

92668

HEARING & APPROVAL 2014
AMENDMENT TO THE
CONSOLIDATED MUSCATINE URBAN
RENEWAL AREA

421464-39

Muscatine, Iowa

February 20, 2014

The City Council of the City of Muscatine, Iowa, met on February 20, 2014, at 7:00 o'clock, p.m., at the City Hall Council Chambers, in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Absent: None

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor Pro Tem announced the hearing closed.

Council Member Natvig moved the adoption of a resolution entitled "A resolution to approve urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area", seconded by Council Member Shihadeh. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread

Nays: None

Whereupon, the Mayor Pro Tem declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 92668-0214

A resolution to approve urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Muscatine, Iowa (the "City"), by prior resolution established the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, an amendment (the "Amendment") to the plan for the Urban Renewal Area has been prepared which would facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of H.J. Heinz Company, L.P. (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area; and

WHEREAS, notice of a public hearing by the City Council of the City of Muscatine, Iowa, on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on February 20, 2014; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Muscatine County and the Muscatine Community School District; the consultation meeting was held on the 6th day of February, 2014; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Muscatine, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The activities proposed under the Amendment conform to the general plan for the development of the City;

B. The Proposed economic development under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved February 20, 2014.

Attest:



City Clerk






Mayor Pro Tem

(Attach copy of the urban renewal plan amendment to this resolution.)

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Upon motion and vote the meeting adjourned.





Mayor Pro Tem

Attest:



City Clerk

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City aforementioned, and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area in the City of Muscatine, Iowa.

WITNESS MY HAND this 20th day of February, 2014.



City Clerk

CITY OF MUSCATINE, IOWA
URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

February, 2014

The Urban Renewal Plan (the "Plan") for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") is being amended for the purpose of identifying a new urban renewal project to be undertaken within the Urban Renewal Area.

1) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project description:

Name of Project: 2014 H.J. Heinz Company Expansion Project

Name of Urban Renewal Area: Consolidated Muscatine Urban Renewal Area

Date of Council Approval of Project: February 20, 2014

Description of Project: H.J. Heinz Company (the "Company") is a significant contributor to the local economy and maintains a substantial workforce at its operations in the City of Muscatine. The Company owns the real property situated at 1357 Isett Avenue in the Urban Renewal Area (the "Development Property") and has proposed to undertake the expansion of its manufacturing facilities, operations and workforce thereon (the "Project"). It is anticipated that the Company will add 106 or more employees to its Muscatine workforce in connection with the Project. It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to carry out the Project on the Development Property.

The Company has been awarded tax credit assistance through the Iowa Economic Development Authority's High Quality Jobs Program in connection with the Project.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the construction and use of the completed Project and to provide economic development payments (the "Payments") thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed \$880,000.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$61,364,553</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed maximum indebtedness to be incurred in connection with this June 2013 Amendment	<u>\$880,000*</u>

*Some or all of the indebtedness incurred in connection with this Amendment may be subject to annual appropriation by the City Council.



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COMMUNITY DEVELOPMENT

MEMORANDUM

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: January 14, 2014
Re: Resolution Approving Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area

INTRODUCTION: Previously, the City Council adopted the Muscatine Consolidated Urban Renewal Area and adopted an Urban Renewal Plan as provided in the Code of Iowa. Any subsequent changes to the Plan require a Public Hearing. A Public Hearing was previously held by the City Council, as required in Chapter 403 of the Code of Iowa.

BACKGROUND: The City is now requested to consider adoption of a resolution amending the plan for the Muscatine Consolidated Urban Renewal Area that will facilitate the undertaking of a new urban renewal project utilizing tax increment financing in support of H.J. Heinz Company, L.P. for the expansion of their manufacturing facilities, operation and workforce within the Urban Renewal Area.

RECOMMENDATION/RATIONALE: It is recommended that the City Council take action approving the attached resolution approving the urban renewal plan amendment for the Consolidated Muscatine Urban Renewal Area.

BACKUP INFORMATION:

1. Resolution

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain