

92641

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT

421464-39

Muscatine, Iowa

January 16, 2014

The Council of the City of Muscatine, Iowa, met on January 16, 2014, at 7:00 o'clock, p.m., at the City Hall Council Chambers, in the City, for the purpose of setting a date for 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 Mayor announced that an amendment to the urban renewal plan for the Consolidated Muscatine Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member Shihadeh moved the adoption of the following resolution entitled "Resolution setting date for a public hearing on urban renewal plan amendment," and the motion was seconded by Council Member Fitzgerald. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

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

Nays: None

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO.92641-0114

Setting date for public hearing on urban renewal plan amendment

WHEREAS, the City Council of the City of Muscatine, Iowa (the "City"), by resolution created the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan 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 (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area (the "Project"), and it is now necessary that a date be set for a public hearing on the Amendment;

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

Section 1. This City Council will meet at the City Hall Council Chambers, Muscatine, Iowa, on February 20, 2014, at 7:00 o'clock p.m., at which time and place it will hold a public hearing on the proposed Amendment to the Plan for the Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Steve Boka is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this January 16, 2014.





Mayor

Attest.



City Clerk

**NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT**

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the City Hall Council Chambers, Muscatine, Iowa, on February 20, 2014, the City Council of the City of Muscatine, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") to facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of H.J. Heinz Company (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area. A copy of the proposed Amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

**Gregg Mandsager
City Clerk**

.....

On motion and vote the meeting adjourned.





Mayor

Attest:



City Clerk

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this 12th day of March, 2014.



City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
COUNTY OF MUSCATINE
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify 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 setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this 16th day of January, 2014.



City Clerk

PROOF OF PUBLICATION

I, Jeff Lee, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following Notice:

Muscatine City Clerk

Notice Of Public Hearing On Proposed Urban Renewal Plan Amendment

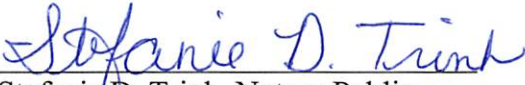
Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

Febraury 10, 2014

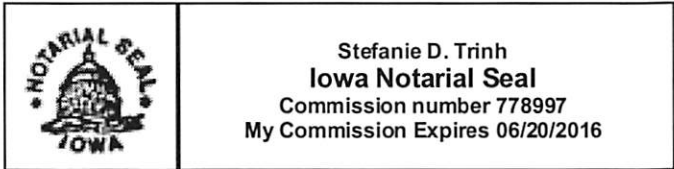
Jeff Lee 

**STATE OF IOWA
MUSCATINE COUNTY**

10th day of February 2014


Stefanie D. Trinh, Notary Public

**NOTICE OF PUBLIC HEARING
ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT**
NOTICE Is Hereby Given: That at 7:00 o'clock p.m., at the City Hall Council Chambers, Muscatine, Iowa, on February 20, 2014, the City Council of the City of Muscatine, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area (the "Urban Renewal Area") to facilitate the undertaking of a new urban renewal project consisting of using tax increment financing in support of H.J. Heinz Company (the "Company") in connection with the expansion of the Company's manufacturing facilities, operations and workforce in the Urban Renewal Area. A copy of the proposed Amendment is on file for public inspection in the office of the City Clerk.
At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.
Gregg Mandsager
City Clerk



[City letterhead]

DATE: _____

TO: Board of Supervisors, Muscatine County
Superintendent, Muscatine Community School District

FROM: City Council
City of Muscatine, Iowa

RE: Urban Renewal Plan Amendment

The City of Muscatine is in the process of amending the urban renewal plan for the Consolidated Muscatine Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2014, at _____ o'clock ____ .m. at the _____ in Muscatine. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at _____ o'clock ____ .m. on February 20, 2014, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at 563-264-1550, if you have questions.

Enclosure



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

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 to Set Public Hearing – 2014 Urban Renewal Plan Amendment

INTRODUCTION: Previously, the City Council adopted a Consolidated Urban Renewal Area and adopted an Urban Renewal Plan as provided in the Code of Iowa.

BACKGROUND: The City is considering the use of tax increment financing in support of H.J. Heinz Company's expansion of their manufacturing facilities, operation and workforce within the Urban Renewal Area. Prior to the consideration of any new projects or changes to the adopted Consolidated Urban Renewal Plan, a public hearing is required.

RECOMMENDATION/RATIONALE: It is recommended that the City Council take action approving the attached resolution setting a public hearing on the proposed amendment to the plan for the Consolidated Urban Renewal Area. It is further recommended that Steven Boka be designated as the City's representative in connection with the consultation process pursuant to Section 403.5 of the Code of Iowa

BACKUP INFORMATION:

1. Resolution
2. Public Notice
3. Attachments

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