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There being no further business to come before the meeting, it was upon motion adjourned.





Mayor

Attest:



City Clerk

MINUTES PROVIDING FOR SECOND CONSIDERATION OF AN ORDINANCE ESTABLISHING THE JUNE, 2022 TAX INCREMENT FINANCING DISTRICT FOR THE CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

421464-68

(Second Consideration)

Muscatine, Iowa

June 16, 2022

The City Council of the City of Muscatine, Iowa, met on the 16 day of June, 2022, at 7 p.m., at City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: Froelich, Osborne, Gordon, Brockert, Simonch, Hopkins

Absent: Lewis

The Mayor announced that, on June 9, 2022, the Council had given its initial consideration and had adopted an ordinance entitled "~~Ordinance No. 988~~ - 0950 An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member Froelich and seconded by Council Member Brockert that the aforementioned ordinance be given its second consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Froelich, Osborne, Gordon, Brockert, Simonch, Hopkins

Nays: _____ Absent: Lewis

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its second consideration.

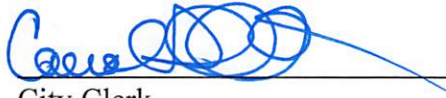
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There being no further business to come before the meeting, it was upon motion adjourned.



Mayor

Attest:



City Clerk



MINUTES PROVIDING FOR FINAL CONSIDERATION AND ADOPTION OF AN ORDINANCE ESTABLISHING THE JUNE, 2022 TAX INCREMENT FINANCING DISTRICT FOR THE CONSOLIDATED MUSCATINE URBAN RENEWAL AREA

421464-68

(Final Consideration and Adoption)

Muscatine, Iowa

July 7, 2022

The City Council of the City of Muscatine, Iowa, met on the 7 day of July, 2022, at 7 p.m., at City Hall, in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: Hopkins, Lewis, Froelich, Gordon, Brockert, Jindrich, Osborne

Absent: _____

The Mayor announced that, on June 9, 2022, and on June 9, 2022, the Council had given initial and second consideration and had adopted an ordinance entitled "Ordinance No. ~~421464-68~~ An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member Hopkins and seconded by Council Member Gordon that the aforementioned ordinance be given its final consideration and that it be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: Hopkins, Gordon, Froelich, Jindrich, Lewis, Osborne, Brockert

Nays: _____

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been given its final consideration and has been adopted.


STATE OF IOWA

SS:

MUSCATINE COUNTY

I, the undersigned, County Auditor of Muscatine County, in the State of Iowa, do hereby certify that on the 09 day of July, 2022, the City Clerk of the City of Muscatine, Iowa, filed in my office a copy of an ordinance of such City shown to have been adopted by the Council and approved by the Mayor thereof on the 2nd day of July, 2022, entitled: "Ordinance No. ~~000-0250~~ An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," and that I have duly placed a copy of the ordinance on file in my records.

WITNESS MY HAND this 09 day of July, 2022.


County Auditor, *Second Deputy*



STATE OF IOWA
MUSCATINE COUNTY
CITY OF MUSCATINE

SS:

I, the undersigned, City Clerk of the City of Muscatine, State of Iowa, do hereby certify that I caused to be published "Ordinance No. ~~2022-0850~~ An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," of which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, on the date and in the newspaper specified in such affidavit, and that such newspaper has a general circulation in said City.

WITNESS MY HAND this 14 day of July, 2022.




City Clerk

(Attach hereto publisher's affidavit of publication with clipping of ordinance as published.)

STATE OF IOWA
MUSCATINE COUNTY SS:
CITY OF MUSCATINE

I, the undersigned, City Clerk of the City of Muscatine, State of Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the Council of such City relating to the adoption of an ordinance entitled "Ordinance No. ~~2020-6850~~ An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

WITNESS MY HAND this 17th day of JULY, 2022.



City Clerk

ORDINANCE NO. 2022-0250

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Muscatine, Iowa (the "City") previously enacted an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Consolidated Muscatine Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to establish a new "tax increment district" by designating certain real property referred to below as the June, 2022 Tax Increment Financing District;

BE IT ENACTED by the Council of the City of Muscatine, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on certain taxable property in the Consolidated Muscatine Urban Renewal Area of the City of Muscatine, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Muscatine to finance projects in such area.

Section 2. Definitions. For use within the remainder of this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Muscatine, Iowa.

"County" shall mean Muscatine County, Iowa.

"June, 2022 Tax Increment Financing District" shall mean the certain real property situated in the Consolidated Muscatine Urban Renewal Area, legally described as follows:

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa, more particularly described as follows:

That territory bounded by a line extended as follows: beginning at a point at the intersection of the centerline Hershey Avenue and the centerline of that portion of Green Street that extends south of Hershey Avenue; thence easterly along the centerline of Hershey Avenue and an extension of the centerline of Hershey Avenue to an intersection with the apparent northerly right of way of the Iowa, Chicago, & Eastern Railroad; thence southwesterly along the apparent northerly right of way of the Iowa, Chicago, & Eastern Railroad; to an intersection with the centerline of

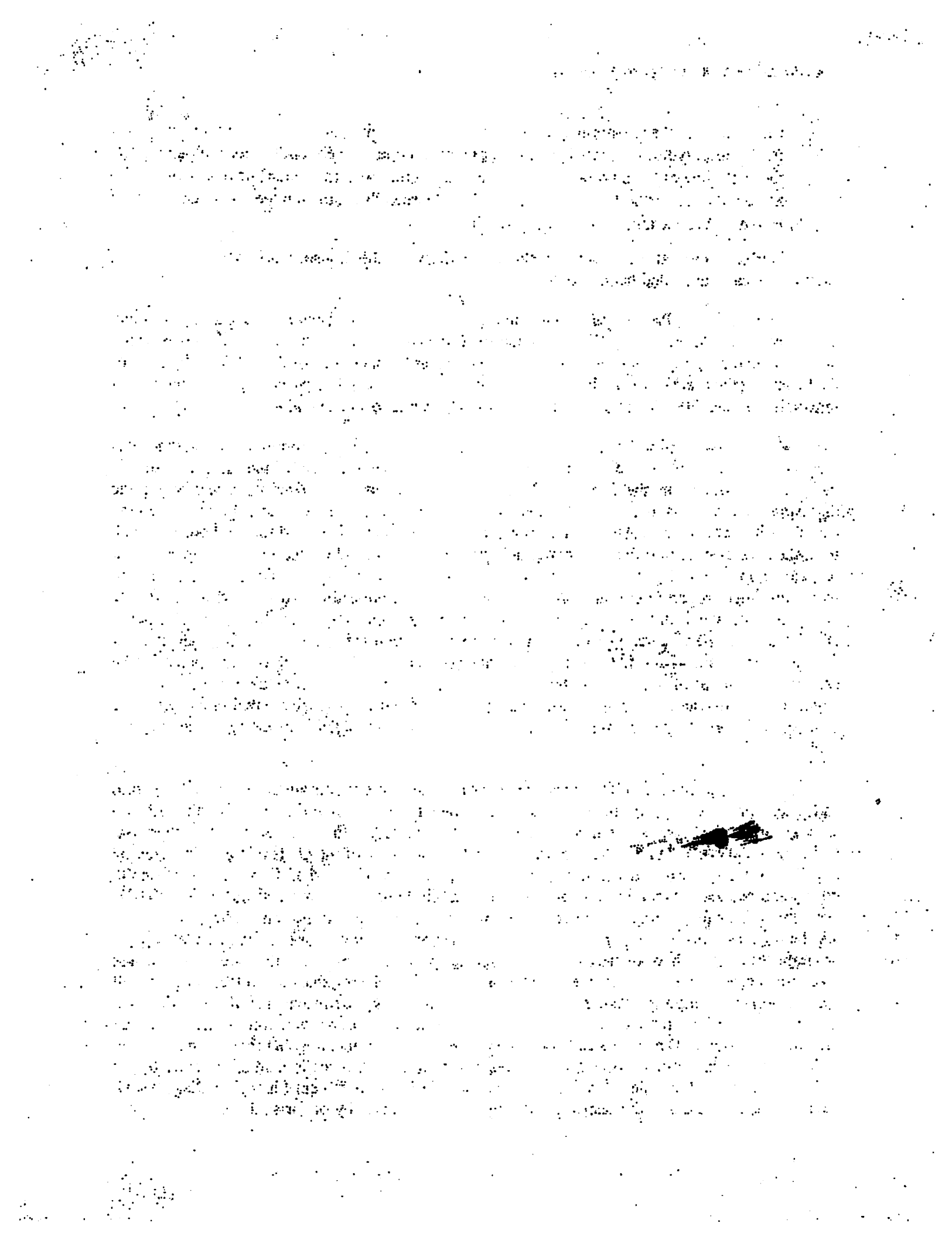
Canal Street; thence northwesterly along the centerline of Canal Street to an intersection with the centerline of Grandview Avenue; thence northeasterly along the centerline of Grandview Avenue to an intersection with the centerline of Green Street; thence northerly along the centerline of Green Street to an intersection with Hershey Avenue and the point of beginning.

“Urban Renewal Area” shall mean the entirety of the Consolidated Muscatine Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the June, 2022 Tax Increment Financing District. After the effective date of this ordinance, the taxes levied on the taxable property in the June, 2022 Tax Increment Financing District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the June, 2022 Tax Increment Financing District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the June, 2022 Tax Increment Financing District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the June, 2022 Tax Increment Financing District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the June, 2022 Tax Increment Financing District to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area , and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the June, 2022 Tax Increment Financing District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the June, 2022 Tax Increment Financing District shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in



the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the June, 2022 Tax Increment Financing District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Muscatine, Iowa, the 17th day of

July



[Handwritten signature]

Mayor

Attest:

[Handwritten signature]
City Clerk

First Consideration: June 9, 2022
Second Consideration: June 16, 2022
Third + final July 7-8, 2022

*** Proof of Publication ***

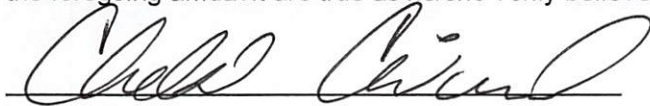
The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE MUSCATINE JOURNAL, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE MUSCATINE JOURNAL, on the dates listed below.

CITY OF MUSCATINE- Legals account

215 Sycamore Street
MUSCATINE, IA 52761

ORDER NUMBER 131270

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.



Section: Notices & Legals
Category: 2635 Legal Ordinance
PUBLISHED ON: 07/14/2022

TOTAL AD COST: 99.82

FILED ON: 7/14/2022

Subscribed and sworn to before me by said affiant this 14 day of July 2022



Notary Public in and for Scott County, Iowa



***** Proof of Publication *****

ORDINANCE NO. 2022-0250

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Muscatine, Iowa (the "City") previously enacted an ordinance entitled "An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa"; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Consolidated Muscatine Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to establish a new "tax increment district" by designating certain real property referred to below as the June, 2022 Tax Increment Financing District;

BE IT ENACTED by the Council of the City of Muscatine, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on certain taxable property in the Consolidated Muscatine Urban Renewal Area of the City of Muscatine, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Muscatine to finance projects in such area.

Section 2. Definitions. For use within the remainder of this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Muscatine, Iowa.

"County" shall mean Muscatine County, Iowa.

"June, 2022 Tax Increment Financing District" shall mean the certain real property situated in the Consolidated Muscatine Urban Renewal Area, legally described as follows:

Certain real property situated in the City of Muscatine, Muscatine County, State of Iowa, more particularly described as follows:

That territory bounded by a line extended as follows: beginning at a point at the intersection of the centerline Hershey Avenue and the centerline of that portion of Green Street that extends south of Hershey Avenue; thence easterly along the centerline of Hershey Avenue and an extension of the centerline of Hershey Avenue to an intersection with the apparent northerly right of way of the Iowa, Chicago, & Eastern Railroad; thence southwesterly along the apparent northerly right of way of the Iowa, Chicago, & Eastern Railroad; to an intersection with the centerline of Canal Street; thence northwesterly along the centerline of Canal Street to an intersection with the centerline of Grandview Avenue; thence northeasterly along the centerline of Grandview Avenue to an intersection with the centerline of Green Street; thence northerly along the centerline of Green Street to an intersection with Hershey Avenue and the point of beginning.

"Urban Renewal Area" shall mean the entirety of the Consolidated Muscatine Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the June, 2022 Tax Increment Financing District. After the effective date of this ordinance, the taxes levied on the taxable property in the June, 2022 Tax Increment Financing District each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the June, 2022 Tax Increment Financing District is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the June, 2022 Tax Increment Financing District, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the June, 2022 Tax Increment

*** Proof of Publication ***

Financing District on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the June, 2022 Tax Increment Financing District to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the June, 2022 Tax Increment Financing District exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the June, 2022 Tax Increment Financing District shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the June, 2022 Tax Increment Financing District shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Muscatine, Iowa on the 7th Day of July, 2022.

Dr. Brad Bark, Mayor

Attest:
Carol Webb, City Administrator