



City of Muscatine

MINUTES

Tuesday, February 13, 2024

1. CALL TO ORDER

Mayor Bark called the City Council meeting for February 13, 2024 to order at 06:00 PM.

2. ROLL CALL

Councilmembers Present: Lewis, Brockert, Gordon, Osborne, Conard, and Jindrich.
Councilmembers Absent: Lampe.

3. DISCUSSION ITEMS

A. Capital/Debt/TIF/RUT

Local Option Review

Start General Fund Discussion

Finance Director Nancy Lueck reviewed the TIF Funds as follows:

Downtown TIF:

Councilmember Osborne had questions regarding what would happen with funds not collected. Ms. Lueck stated the city can only claim funds for what debt they have.

Southend TIF:

Councilmember Lewis had questions regarding how many businesses were still open that had received small business loans. Community Development Director Jodi Royal-Goodwin stated 2 businesses had closed, 1 moved out of the district and 1 never opened. She stated the rest are still open for business.

Ms. Lueck stated that the Downtown and Southend TIF Districts were created prior to 1995 and have no expiration date. All districts Created after 1995 have a 20 year limit.

Cedar Development:

This has ended and has a remaining balance that can be used for improvements in this area.

Highway 38 North as Amended:

Includes MCC Villas and Harrison Lofts.

Allowed for Colorado Street Reconstruction, maintenance facility at Weed Park.

Industrial Urban Renewal Area:

Includes Heinz- has been closed out.

Fridley Theaters and Outlots:

City amended from 10 years to 15 years for outlots with the intention of Fridley sharing with developers of outlot for development incentive.

Councilmember Lewis had questions regarding the infrastructure fees for developers in the outlots.

Ms. Lueck stated the infrastructure is in place and the developers would pay to attach to the existing infrastructure.

Ms. Lueck gave overviews of the following TIF funds with no comments or questions from Council.

Riverview Hotel:

North University Area:

WDS Urban Renewal Area:

Hershey Building Project:

TIF Oak Park:

Colorado Senior Lofts:

Arbor Commons:

Steamboat Apartments:

Ms. Lueck gave an overview of the following funds with no questions or comments from Council:

Low and Moderate Income Setaside Fund

Riverview Reinvestment District Fund

Small Business Forgivable Loan Programs

Emergency Tax Levy/Emergency Fund

Police Forfeiture Fund

HUD Legal Settlement Fund

Computer Replacement Fund

Community Development Block Grant Fund

Ms. Lueck reviewed Debt Services to include:

Building Demolition Project

Parks Soccer Field Irrigation Project Fields 1-6

Lagoon Bank Project at Weed Park

Sports Dome Project

Deferred Building Maintenance

4. ADJOURNMENT

Councilmember Brockert moved the meeting be adjourned at 7:15pm.

