

UNIVERSITY HEIGHTS, IOWA

1004 Melrose Ave.

July 28, 2015

Proceedings of the City Council of University Heights, Iowa, held at St. Andrew Presbyterian Church, 1300 Melrose Avenue, subject to approval by the Council at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

PUBLIC HEARING

PUBLIC HEARING ON THE PROPOSED DEVELOPMENT AGREEMENT WITH JEFFERY L. MAXWELL, INCLUDING THE PROPOSAL TO MAKE TAX INCREMENT PAYMENTS IN AN AMOUNT NOT TO EXCEED \$6,750,000.00 PURSUANT TO IOWA CODE CH. 403 FOR THE PROJECT KNOWN AS ONE UNIVERSITY PLACE.

Mayor From called the public hearing on the proposed development agreement with Jeffery Maxwell to order at 7:14 p.m. The following addressed the council with their concerns:

Pat Bauer – 338 Koser Avenue
Larry Wilson – 308 Koser Avenue

Karen Drake – 322 Koser Avenue
Mary Mathew Wilson – 308 Koser Avenue

Mayor From closed the public hearing at 8:00 p.m.

REGULAR MEETING

Mayor From called the July, 28 2015 special council meeting of the University Heights City Council to order at 7:02 p.m.

Present: Mayor From. Council Members: Carla Aldrich, Mike Haverkamp, Jim Lane and Silvia Quezada. Staff present: Attorney Ballard, City Clerk Anderson and Engineer Bilskemper. Also present were: Pat Bauer, Tim Conroy, Justin Doyle, Karen Drake, Andy Dudler, Linda Fincham, JP Hourcade, Tom Gelman, Eunice Hunzelman, Catherine Lane, Jeff Maxwell, Kevin Monson, Adam Pretorius, Kathy Weishaar, Larry Wilson, Mary Mathew Wilson, Ken Yeggy and Pat Yeggy.

Absent: Council member Miller.

Discussion of TIF Development Agreement: Attorney Ballard commented that Attorneys John Danos and Amy Bjork were unable to attend the meeting but that he would obtain answers to any questions he couldn't answer himself.

A public hearing was held on the TIF Urban Renewal plan during the regular July council meeting and a public hearing was scheduled to discuss the TIF Development Agreement; with a draft circulated to the council. Ballard commented he did not anticipate a vote on the TIF Development Agreement at the meeting but it is an opportunity for the public to give comments and the council to discuss the draft.

A feature of the agreement includes a timing component regarding the payment of property taxes on the development. Once the developer purchases the property, it is entered on the tax rolls and is assessed the following January 1st. The taxes generated due to the assessment will not be received for 18 months, as outlined by Iowa law. Additionally, the building will most likely not be fully constructed at one time, so a partial assessment will be calculated. The full assessment for both the buildings will not occur until they are fully completed and thereafter assessed. The agreement includes language to begin the TIF rebate immediately, realizing the building will be partially assessed, and the full property tax assessment will trigger the 15 year timeline for the TIF. Under the draft agreement, the TIF rebate payments will not exceed \$6,705,211 regardless of how many years the TIF extends.

Ballard commented the TIF rebate is an annual appropriation TIF and it will require the council to annually approve the TIF rebate. There are built-in provisions in the agreement to cover situations if the council did not appropriate the rebate a particular year. There are provisions for lease-purchase of the community space, to be paid out over a 20 year period with a 5% interest rate. The developer commits to a voluntary special assessment to repay the costs for the Melrose Avenue and Sunset Street intersection improvements.

Mayor From reopened the regular council meeting at 8:01 p.m.

Public Comments: Catherine Lane, 303 Highland Avenue and Karen Drake, 322 Koser Avenue, addressed the council with their concerns.

MOTION by Haverkamp, seconded by Lane, to approve second consideration of Ordinance No. 189 providing for the division of taxes levied on taxable property in the University Heights One University Place Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. **Carried.**

Aldrich - Aye	Miller - Absent
Haverkamp - Aye	Quezada - No
Lane - Aye	

MOTION by Aldrich, seconded by Haverkamp, that action for final approval of the TIF Development Agreement (Resolution No. 15-49), and the remaining resolutions on the Council's agenda (Resolution Nos. 15-50, 15-51, 15-52, and 15-53) be adjourned to the city council meeting on August 11, 2015. **Carried.**

Aldrich - Aye	Miller - Absent
Haverkamp - Aye	Quezada - Abstain
Lane - Aye	

Announcements: The next council meeting will be held at St. Andrew Church on August 11, 2015 at 7:00 pm.

The meeting was adjourned **by unanimous consent at 8:21 p.m.**

Attest: Christine Anderson, City Clerk

Approved: Louise A. From, Mayor