

October '18 – City Attorney's Report:

4. **OUP TIF Considerations.** Work continues on possible projects that might be funded in part by the portion of the OUP TIF (5%) that is not rebated to the developer. The initial step in the process is to set a hearing on amending the existing One University Place Urban Renewal Area and on amending the Urban Renewal Plan Amendment. The Council will consider Resolution No. 18-47 that sets a hearing for the November Council meeting. The Resolution is attached.
- The Resolution identifies 3 projects for the hearing in November that the Council may consider funding (in whole or in part) with these funds:
 - Melrose Avenue patching;
 - Olive Court Reconstruction; and
 - Melrose Avenue Streetscape.
 - These projects were identified based upon prior Council discussions and in consultation with Mayor Louise From and John Danos, the City's municipal finance lawyer.
 - Additional planning and discussion concerning direct use of TIF funds for affordable housing/neighborhood stabilization may continue, but for the current year, a program will not be in place to use those funds for that purpose.
 - That said, the Council may use funds that otherwise would have funded the current projects (Melrose Avenue patching and Olive Court Reconstruction) to set aside for affordable housing/neighborhood stabilization. If the Council desires, the funds freed up from those projects could be added to the funds generated by the sale of the Olive Court homes.
 - Work (design and construction) on the first two projects will occur during the present fiscal year (FY19), with a portion of the construction on the Olive Court Reconstruction project extending into FY20. So, accessing TIF funds now to cover a portion of these costs is appropriate.
 - The Melrose Avenue Streetscape project is a couple of years away, but John Danos suggests including that project in the TIF amendment now given that an amendment is underway; that way, if the Council desires to use TIF funds for the Melrose Avenue Streetscape project, the Council will not have to amend TIF documents again in a couple of years.
 - Resolution No. 18-47 does not take action to access TIF funds for any of these projects; it only sets a hearing to discuss that option. Even if the Council decides to access TIF funds to fund these projects this year, the Council may decide not to use such funds for those projects in future years.

RESOLUTION NO. 18-47

**RESOLUTION SETTING DATE FOR PUBLIC HEARING ON
DESIGNATION OF THE EXPANDED UNIVERSITY HEIGHTS
ONE UNIVERSITY PLACE URBAN RENEWAL AREA AND ON
URBAN RENEWAL PLAN AMENDMENT**

WHEREAS, the City Council of the City of University Heights, Iowa (the "City") by resolution previously established the University Heights One University Place 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, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit "A"; and

WHEREAS, the City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of constructing street, sidewalk, lighting, curb and gutter, storm water drainage and related improvements on and along Melrose Avenue in order to provide adequate transportation infrastructure for the growth and retention of commercial enterprises; and (b) using tax increment financing to pay the costs of reconstructing a section of Olive Court in order to provide and enhance the necessary transportation infrastructure for a new hotel, from the City's south corporate limit to Melrose Avenue, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Property and on the Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, IOWA, as follows:

Section 1. This City Council will meet at City Hall, 1302 Melrose Avenue, University Heights, Iowa, on November 12, 2018 at 7:00 o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto at Exhibit "B," which publication shall be made in a legal newspaper of general circulation in University Heights, 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, the City Clerk 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.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Upon motion by _____, and seconded by _____, the vote was as follows:

	AYE	NAY	ABSENT	ABSTAIN
Herbold	_____	_____	_____	_____
Maher	_____	_____	_____	_____
Miller	_____	_____	_____	_____
Moore	_____	_____	_____	_____
Quezada	_____	_____	_____	_____

Upon Roll Call thus recorded, the Resolution is declared passed, approved, and adopted this 9th day of October, 2018.

Louise A. From, Mayor

ATTEST:

Christine M. Anderson, City Clerk

Resolution NO. 18-47
Exhibit "A" – Legal Description
Expanded University Heights One University Place Urban Renewal Area
(November, 2018 Addition)

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

All of the public right-of-way of Melrose Avenue lying between the east and west corporate limits of the City.

All of the public right-of-way of Olive Court, beginning at the south corporate limits of the City, continuing north to and including its intersection with Melrose Avenue.

Resolution NO. 18-47
Exhibit "B" – Notice of Public Hearing

NOTICE OF PUBLIC HEARING ON DESIGNATION OF
EXPANDED UNIVERSITY HEIGHTS ONE UNIVERSITY PLACE
URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 o'clock p.m., at City Hall, 1302 Melrose Avenue, University Heights, Iowa, on November 12, 2018, the City Council of the City of University Heights will hold a public hearing on the question of amending the plan for the University Heights One University Place Urban Renewal Area (the "Urban Renewal Area") and designating an expanded University Heights One University Place Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

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

All of the public right-of-way of Melrose Avenue lying between the east and west corporate limits of the City.

All of the public right-of-way of Olive Court, beginning at the south corporate limits of the City, continuing north to and including its intersection with Melrose Avenue.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment includes the authorization of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of constructing street, sidewalk, lighting, curb and gutter, storm water drainage and related improvements on and along Melrose Avenue in order to provide adequate transportation infrastructure for the growth and retention of commercial enterprises; and (b) using tax increment financing to pay the costs of reconstructing a section of Olive Court in order to provide the necessary transportation infrastructure for a new hotel, from the City's south corporate limit to Melrose Avenue. A copy of the 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.

Christine M. Anderson,
City Clerk