



**NORTH LIBERTY PLANNING COMMISSION
MEETING NOTICE AND AGENDA
Tuesday, March 3, 2020, 6:30 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. URBAN RENEWAL AREA AMENDMENT:** Request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area.
 - a. Staff Presentation
 - b. Questions and Comments
 - c. Recommendation to City Council
- 4. CONSIDERATION OF THE JANUARY 7, 2020 MEETING MINUTES**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**



To **Planning Commission**
From **Ryan Rusnak, AICP, Planning Director**
Date **February 28, 2020**
Re **Plan and Zoning Commission Agenda – March 3, 2020**


Urban Renewal Plan Amendment

The City of North Liberty is requesting an amendment to the Urban Renewal Plan to include the Diamond Dreams Sports Academy project in the North Liberty Urban Renewal Area. The property is located on the south side of Stoner Court approximately 250 feet east of Herky Street (Lot 11, 1-380 Industrial Park).

The proposed amendment to the Plan would bring the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment would include the authorization of new urban renewal projects in the Urban Renewal Area consisting, in part, of providing tax increment financing support to Diamond Dreams Sports Academy, LLC in connection with the construction of a softball/baseball facility.

Staff recommends the Planning Commission vote in favor of the Urban Renewal Plan Amendment.



 Lot 11, I-380 Industrial Park

CITY OF NORTH LIBERTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
NORTH LIBERTY URBAN RENEWAL AREA

March, 2020

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the March, 2020 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Centennial Park Improvements Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of the Project: March 24, 2020

Description of Project and Project Site: The Centennial Park Improvements Project will consist of the construction of improvements to Centennial Park situated in the Urban Renewal Area, including the construction of park roads, playgrounds, shelters, a pavilion/stage, and related improvements.

It is anticipated that the completed Centennial Park Improvements Project will have a positive impact on commerce in the Area through the provision of enhanced recreational amenities.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Centennial Park Improvements Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Centennial Park Improvements Project will not exceed \$6,000,000.

Analysis of Use of TIF: Because the Centennial Park Improvements Project includes City building improvements, the City has analyzed its proposed use of incremental property tax revenues for the funding of the Centennial Park Improvements Project and alternative development and funding options for the Centennial Park Improvements Project, in accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined that the provision of superior parks and recreational facilities are essential to the economic development of the City. Maintaining and enhancing the parks of the City, as described above, will positively impact commerce, growth and development in the Urban Renewal Area. There are no other development options feasible on the property on which the Centennial Park Improvements Project will be constructed.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: The City does not have a Local Option Sales and Services Tax in place.

* General Fund: The City cannot access its General Fund reserves to aid in the funding of the Centennial Park Improvements Project without risking unsound fiscal practice because the annual proceeds from the general fund levy are fully committed to maintain the operational integrity of the City.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City Council has determined that the debt service levy rate should not be raised for the Centennial Park Improvements Project. The City Council may need to raise the Debt Service Levy in the future for other upcoming projects in the City for which tax increment financing is not available. Raising the current debt service levy rate for the Centennial Park Improvements Project would result in an undue burden to the citizens of the City. The use of tax increment financing will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives which are enhanced by the provision of improved recreational facilities.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Centennial Park Improvements Project.

* Fundraising: The City will undertake a fundraising campaign to raise funds to aid in paying the costs of the Centennial Park Improvements Project.

* Grant Funding: The City will apply for grant proceeds to pay for a portion of the costs of the Centennial Park Improvements Project.

B.

Name of Project: Street Improvements Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of Project: March 24, 2020

Description of Project and Project Site: The Street Improvements Project will consist of street reconstruction, including the reconstruction of urban cross sections, sidewalks, trails, roundabouts, and lighting; the installation of water mains; and the incidental utility, landscaping, site clearance and cleanup work related thereto on and along the following rights-of-way in the Urban Renewal Area:

All of the public right-of-way of Kansas Avenue from its intersection with Forevergreen Road on the south to its intersection with St. Andrews Drive on the north; and

All of the public right-of-way of Ranshaw Way from its intersection with Penn Street on the north to its intersection with Forevergreen Road on the south; and

All of the public right-of-way of the Penn and Front Street Corridors.

It is expected that the completed Street Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire easement territory and rights-of-way as are necessary to successfully undertake the Street Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Street Improvements Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvements Project will not exceed \$12,000,000.

C.

Name of Project: Diamond Dreams Development Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of Project: March 24, 2020

Description of Project and Project Site: Diamond Dreams Sports Academy, LLC (the “Company”) has proposed to construct a new softball/baseball facility (the “Project”) on the Property (as defined in Section 1 above) in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Company will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will install public infrastructure in connection with the Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Company with respect to the construction and operation of the Project and to provide annual appropriation economic development payments (the “Payments”) to the Company thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$320,000, plus the Admin Fees.

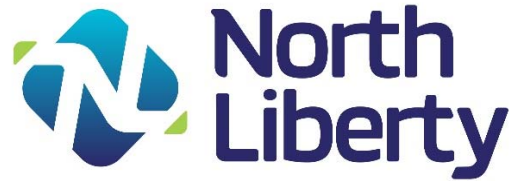
3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$87,230,705</u>
Outstanding general obligation debt of the City:	<u>\$30,940,276</u>
Proposed debt to be incurred under the March, 2020 Amendment*:	<u>\$18,328,000</u>

* It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded North Liberty Urban Renewal Area
(March, 2020 Addition)

Lot 11, 1-380 Industrial Park to North Liberty, Johnson County, Iowa according to the plat thereof recorded in Book 41, Page 200, Plat Records of Johnson County, Iowa, subject to easements, covenants, and restrictions of record.



NORTH LIBERTY PLANNING COMMISSION

Minutes

January 7, 2020

North Liberty City Council Chambers, 1 Quail Creek Circle

Roll Call

At 6:30 p.m., Chair Rebecca Keogh called the January 7, 2020 Planning Commission meeting to order. Commission members present: Josey Bathke, Ronda Detlefsen, Adam Gebhart, Jason Heisler, Rebecca Keogh, Kylie Pentecost and Patrick Staber.

Others present: Dean Wheatley, Grant Lientz, Tracey Mulcahey, Kevin Trom, Carter Kurdre, Ryan Rusnak, Joel Miller and other interested parties.

Agenda Approval

Gebhart moved, Staber seconded to approve the agenda. The vote was all ayes. Agenda approved.

Junge Enterprises, LLC Revised Site Plan

Staff Presentation

Wheatley presented the request of Junge Enterprises LLC to approve a Site Plan at Lot 29 of Liberty's Gate Part Seven, located on North Madison Avenue, west of Kansas Avenue. Staff recommends approval with no conditions.

Applicants Presentation

The applicant was present and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the quality of the structure.

Recommendation to the City Council

Staber moved, Heisler seconded to recommend approval of the revised site plan for Junge Ford to the City Council. The vote was: ayes – Pentecost, Staber, Detlefsen, Bathke, Gebhart, Heisler, Keogh; nays – none. Motion carried.

Evermore Subdivision Preliminary Plat

Staff Presentation

Wheatley presented the request of DERS 380 LLC / Moyna North LLC to approve a Preliminary Plat for property located near the northwest corner of Forevergreen Road and I-380. Staff recommends approval of the preliminary plat.

Applicants Presentation

No applicant presentation was offered.

Public Comments

No public comments were offered.

Questions and Comments

The Commission discussed the application including the applicant being the City, information on the lift station and access to the site.

Recommendation to the City Council

Bathke moved, Detlefsen seconded to recommend approval of the Evermore Subdivision Preliminary Plat to the City Council with no conditions. The vote was: ayes – Detlefsen, Bathke, Staber, Pentecost, Keogh, Heisler, Gebhart; nays – none. Motion carried.

Approval of Previous Minutes

Gebhart moved, Staber seconded to approve the minutes from the November meeting. The vote was all ayes. Minutes approved.

Old Business

As this is Wheatley's last Commission meeting before his retirement, they offered their kind words for his work.

New Business

Rusnak introduced himself to the Commission as the City's new Planning Director.

Adjournment

At 6:43 p.m., Detlefsen moved, Staber seconded to adjourn. The vote was all ayes. Meeting adjourned.