

11/10/2021

The special meeting of the Stuart City Council was called to order on the above date at 5:30 pm by Mayor Cook. Present were Council Members Askren, Kalbach, Belden, and Renslow. Also present were City Administrator Ashour, Deputy Clerk Morgan, Public Works Director Jim Henderson, Chip Schultz, Matt Funk, Brenda Dudley, Jeff Dudley, Mike Johnson, Kory Guisinger, and Cory Kirkpatrick

Moved by Renslow, seconded by Belden to approve the agenda.

Roll Call: All Ayes

Moved by Kalbach, seconded by Belden to approve the 2021 Tax Increment Finance (TIF) Certificate.

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to approve Resolution No. 21-41C "Resolution Setting the Date (December 13, 2021 at 6:30pm at City Hall) for a Public Hearing on Proposal to Enter into a General Obligation Annual Appropriation Refunding Loan Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$2,550,000."

Roll Call: All Ayes

Economic Development Director Matt Funk made a presentation to the Council regarding the City of Stuart Residential Blight Housing Rehabilitation TIF Program Guidelines.

Moved by Belden, seconded by Kalbach to approve the City of Stuart Residential Blight Housing Rehabilitation TIF Program Guidelines as presented by Economic Development Director Matt Funk as follows and to share each Blight Housing Rehabilitation Program Application with City Bond Attorney John Danos with Dorsey & Whitney.:

CITY OF STUART RESIDENTIAL BLIGHT HOUSING REHABILITATION TIF PROGRAM GUIDELINES

The Blight Housing Project is designed to bring dilapidated properties back to life with the intent to resale. This in return will bring the property values up and increase the tax base for the City of Stuart.

DEFINITIONS

Developer: A Company that buys land and/or builds houses, or buys existing buildings and with the intent rehabilitate said property.

Contractor: is an individual registered with the Iowa Workforce Development – Iowa Division of Labor who performs construction work within Iowa.

Blight Property: a property within which the local governing body of the municipality determines that the presence of a property to be of slum, deteriorated, or deteriorating within its structure.

GUIDELINES

1. The Developer must fill out an application through the City of Stuart's Economic Development Director for each Blight Property. The Developer shall provide proof of ownership of said Blight Property when applying. The Economic Director will then present to the City Council for approval.
2. Upon approval of the Application from the City of Stuart, the Developer will have six (6) months to complete the project, with no exceptions of overage.
3. The property applied for must be proven to be a Blight Property by the Code Enforcement Officer.
4. Criteria to be met to be consider for Blight Housing Program:
 - a. Must be able to provide the City of Stuart with a certificate of proof of insurance of a minimum liability coverage of \$1,000,000.00.
 - b. A Contractor and/or Developer will have the intent of selling the Blight Property following the six (6) month term and meeting the criteria listed in paragraph 5 below. Under no circumstances can the Blight Property be used as a rental property, temporary housing and/or storage facility.
 - c. The Blight Property will not be used for the intent of primary fixing, repair and/or remodeling of a personal residence to be fixed to sell.

Criteria required to be met for Blight Housing rehabilitation:

- Repair or replace foundation, as needed.
- a. Install new and matching energy efficient windows and entry doors.
 - b. Old and existing roof materials and sheeting will be removed and new architectural roofing shingles will be installed.
 - c. Matching siding, soffit, fascia and gutters will be installed.
 - d. Removal of all outbuildings that are not rehabilitated with the Blight Property, and all debris must be removed.
 - e. Old porches that are in disrepair must be replaced. Porches cannot be removed for the purpose of reducing the cost of Blight Property.

- f. All electrical wiring will need to be inspected by a certified Electrical Inspector with the State of Iowa. All wiring will need to be brought up to code as per local and state building requirements. A certificate of completion will need to be submitted upon passing inspection.
- g. All plumbing and HVAC will need to be replaced with new energy efficient fixtures and appliances. This shall include: furnace, air conditioner, water heater, toilets, etc. An inspection of all plumbing and HVAC will need to be done at Developer cost by a certified inspector. A certificate of inspection for each of the plumbing and HVAC will need to be submitted upon passing of inspection.
- h. An inspection of the sewer will need to be completed, with a certificate from a certified inspector will need to be submitted upon completion.
- i. All wells and/or cisterns on Blight Property will be properly filled upon the requirements of the State of Iowa.
- j. All materials gutted from the house must be hauled off the Blight Property via dump trailer and/or roll off dumpster.

Following the completion of the Blight Property, the Developer must contact the County Assessor to perform an on-site property assessment and valuation. The Developer shall be required to furnish all updates and improvements to the Assessor to accurately reappraise the Blight Property.

Upon completion of the closing of the Blight Property, the Developer shall provide all documentation to the City of Stuart Economic Development Director. Payment from the City of Stuart will not be made until the Economic Development Director has received all certificates of inspection and has presented to the City Council for approval of funds. Proceeds from the City of Stuart are subject to the available funds and will not be more than 10% of the sale price. Said percentage shall be determined by the City of Stuart during the Application Process.

As already mandated by the State of Iowa, any city employee and/or elected official cannot not be eligible for this program.

Roll Call: All Ayes

Moved by Belden, seconded by Renslow to refer the TIF Proposal for Dudley Family Hardware and Lumber to purchase the Stuart True Value Hardware & Lumber, 112 N Division St., Stuart, IA 50250 to City Bond Attorney John Danos with Dorsey & Whitney with a TIF rebate amount of \$300,000.00 over a ten year period.

Roll Call: All Ayes

Agenda Item No. 7 "Cemetery Committee / Cemetery Plotting Survey" was tabled until the regular meeting scheduled for December 13, 2021 at 6:30pm.

Adjournment at 6:25pm.

Minutes Submitted by Deputy Clerk Morgan

Dick Cook, Mayor

Ashraf Ashour, City Administrator