City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: September 5, 2018

SUBJECT: Carroll Park Apartments Urban Renewal Plan

- Consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan.

At the June 25, 2018 Council meeting, direction was given by the City Council to proceed with creating an Urban Renewal Plan to support a development/tax increment finance (TIF) rebate agreement with Kenyon Hill Ridge LLC related to the Development of Carroll Park Apartments Condominiums. On August 6, 2018, the City Council approved a rezoning request from R-3 to Planned Unit Development with an underlay zoning of R-5 and approved Carroll Park Apartments Preliminary Plat. On August 27, 2018 the City Council approved a resolution adopting the Carroll Park Apartments Urban Renewal Plan.

The proposed development calls for the construction of two, 30-unit, three story, market rate apartment buildings on the southside of the property and 8 owner occupied, duplex buildings, for a total of 16 units on the north side of the property. The apartments will all be two-bedroom units with a higher level of interior finishes including a washer and dryer in each unit, granite countertops, oak cabinets, etc. Rent for the units in the 30-unit building is targeted at $950 to $1,000 per month. The duplexes will be marketed in the range of $240,000 per unit. It is anticipated that Kenyon Hill Ridge, LLC will invest at least $11,500,000 in the development of the housing units including, but not limited to, the construction of new streets, sanitary sewer, storm water, gas, and electrical infrastructure.

At the September 10th Council meeting, the City Council will consider the 2nd reading of Ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan. If the 2nd reading of the ordinance is approved, on September 24, 2018 the City Council will consider the 3rd reading and final adoption of the ordinance and will hold a public hearing and consider adoption of a development agreement with Kenyon Hill Ridge LLC related to the development of Carroll Park Apartments Condominiums.

The approved Carroll Park Apartments Urban Renewal Plan and this Ordinance will provide the City the ability to provide an incentive that will reimburse the developer the cost of installing the public utilities and infrastructure for the development. JEO Consulting Group Inc has completed an engineer's conceptual opinion of probable cost on the public utilities and has estimated that the public utilities will cost $493,060. The Urban Renewal Plan specifies the maximum incentive will be the developer's certified cost of the public improvements or $600,000.

While the development agreement with Kenyon Hills Ridge, LLC is not a subject of tonight's meeting, a concern related to Section 6.9 of the development agreement was raised on August 27th. Section 6.9 of the development agreement restricted the property to market-rate housing and requires that the housing units not be marketed, used or treated as a Section 8 housing project, a Section 42 housing, nor a project under any similar government program through December 31, 2031. In discussions with the developer since the August 27th meeting, they are willing to extend the restriction contained in Section 6.9 into perpetuity. Staff is working with Nathan Overberg with Ahlers & Cooney, P.C to revise this section to extend the restrictions created in Section 6.9 of the agreement in a way that is acceptable to the developer and the City.

RECOMMENDATION: Consideration of the 2nd reading of the attached ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Condominiums Urban Renewal Plan.

Carroll Park Apartments Urban Renewal Plan
Frequently Asked Questions

How does this TIF rebate work?
In a TIF district, property taxes are collected at the normal levy rates. For FY 2019 the consolidated levy rate for the City of Carroll is $25.7527 per $1,000 of taxable value. Debt service levies for the County, City and School District and the Physical Plant and Equipment Levy (PPEL Levy) for the School District are distributed to the various taxing authorities as normal. The remaining tax collections are then diverted to the TIF district to be used on authorized uses. For FY 2019, the "TIF Rate" for the City of Carroll is $23.41427 per $1,000 of value. Since this project is Market Rate and does not include low-to-moderate income (LMI) housing, the City is required to set aside a percentage of the TIF collections equal to the LMI population in Carroll County. The current LMI population in Carroll County is 36.62%. This percentage is subject to change as the rate changes annually. Therefore, of the "TIF Rate" of $23.41427 per $1,000 of value, only $14.83996 is eligible to be reimbursed to the developer after all required set asides.

Working with the Carroll County Assessor, the total assessed value for the apartment buildings and 18 duplex building is estimated to be approximately $8,258,910. Assuming that the project is fully built out by January 1, 2020 and using the FY 2018/2019 tax rates, the developer would pay a total of $135,043 in property taxes in FY 2021/2022. Based on that amount, after debt service levy, PPEL Levy, and required LMI set aside the developer would only be eligible to receive $77,819 back as a TIF rebate in FY 2021/2020.

What happens once the developer is fully reimbursed?
Once one TIF Rebate is completely paid, the TIF District will end and the tax collections will occur like any other property in the City. Based on estimates developed by JEO Engineering, the projected infrastructure cost and eligible reimbursement is $493,060. It would take just over 7 years to fully reimburse the developer $493,060. If infrastructure reaches the maximum cost of $600,000, as specified in the development agreement, it will take just under 9 years to fully reimburse the developer. If the infrastructure cost is ultimately greater than $600,000, that difference would be the responsibility of the developer.

Is the City liable for making up the difference if TIF collections are not sufficient to fully reimburse the developer?
No. The developer is only eligible to receive a TIF rebate for up to 10 years. If tax collections are not sufficient to fully reimburse the developer during that first 10 years from when the TIF district is certified, which will occur in the year that construction first starts in the development, the developer will not be fully reimbursed their costs. The risk in this case is on the developer.

How and where can LMI set aside be used?
The funds in the LMI set aside can be used anywhere in the City of Carroll. Examples on how LMI funds can be used include, but are not limited to:

- Construction of LMI affordable housing.
- Owner/renter-occupied housing rehabilitation for LMI residents and/or families.
- Homeownership assistance for LMI residents and/or families.
- Down payment assistance for LMI residents and/or families
- Mortgage interest buy-down assistance for LMI residents and/or families.
- Under appropriate circumstances, the construction of public improvements that advance housing for LMI residents and/or families.

The ultimate decision on how the LMI funds are used will be made by the City Council. While a discussion has not had at the Council level, some discussions have been held with Region XII Council of Governments about supplementing some of their programs related to housing rehabilitation, down payment assistance, and other similar programs for LMI residents.

Is the proposed Carroll Park Apartment project "dead" if the development incentive is denied by the City Council?

Not necessarily. On August 6, 2018, the Carroll City Council on a 6-0 vote approved the rezoning request and Preliminary Plat for the Carroll Park Apartments development. With an approved preliminary plat, the developer is guaranteed the right, for a one-year period, to develop the property as long as they follow the approved preliminary plat. If the City Council would decide to not provide an incentive, the development would still be permitted to proceed under the approved preliminary plat, just without any incentive or any of the terms and conditions that have been negotiated as part of the proposed Carroll Park Apartments Development Agreement. After one year the preliminary plat approval is void and the developer would be subject to any new zoning restrictions and subdivision requirements that are in place.

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE CARROLL PARK APARTMENTS URBAN RENEWAL AREA, IN THE CITY OF CARROLL, COUNTY OF CARROLL, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CARROLL, COUNTY OF CARROLL, CARROLL COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE CARROLL PARK APARTMENTS URBAN RENEWAL AREA (**THE CARROLL PARK APARTMENTS URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Carroll, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 27th day of August, 2018, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Carroll Park Apartments Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 34 WEST OF THE 5TH P.M., CARROLL COUNTY, IOWA, WHICH EXTERIOR BOUNDARY IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE N00°27'59"W, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 935.42 FEET; THENCE S89°50'09"W ON THE NORTH LINE OF EAST BUSINESS PARK SUBDIVISION 552.83 FEET TO THE POINT OF BEGINNING: THENCE N00°15'35"W, 339.98 FEET TO THE SOUTH LINE OF NORTHRIDGE FOURTH SUBDIVISION, PHASE THREE; THENCE S89°50'21"W, ON SAID SOUTH LINE, 774.67 FEET TO THE WEST RIGHT OFWAY LINE OF BELLA VISTA DRIVE; THENCE S00°15'35"E, ON SAID WEST LINE, 340.02 FEET TO A POINT ON SAID WEST LINE; THENCE N89°50'09"E, ON THE NORTH LINE OF EAST BUSINESS PARK 774.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.05 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Carroll, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Carroll, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CARROLL, STATE OF IOWA:

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Carroll, County of Carroll, Carroll Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Carroll, State of Iowa, certifies to the Auditor of Carroll County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Carroll, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Carroll, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes

levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Carroll, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Read First Time: _____, 2018

Read Second Time: _____, 2018

Read Third Time: _____, 2018

PASSED AND APPROVED: _____, 2018.

I, _____, City Clerk of the City of Carroll, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2018, signed by the Mayor on _____, 2018, and published in the Daily Times Herald on _____, 2018.

_____
City Clerk, City of Carroll, State of Iowa

(SEAL)

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Carroll Park Apartments Project Timeline

June 25, 2018 – City Council – Carroll Park Apartments Project was presented to Council. Dave Walters, Green Stream of Iowa, discussed the project with Council. No Council action taken. Council consensus to continue exploring this project.

July 11, 2018 – Planning and Zoning Commission:

- Planning and Zoning Commission held a public hearing on the rezoning from R-3, Low-Density Residential to P.U.D., Planned Unit Development with an underlay zoning of R-5, High-Density Residential District, Marty Steffes was present to represent and support the request. No one appeared in opposition. All present voted aye. Absent: Horbach, McQueen and Pietig.
- A preliminary plat for Carroll Park Apartments was submitted for review. All present voted aye. Absent: Horbach, McQueen and Pietig. To recommend to the City Council approval of the preliminary plat.

July 23, 2018 – City Council – Set public hearing & consultation for the urban renewal area. All present voted aye. Absent: Siemann. Motion carried.

August 6, 2018 – City Council:

- Held public hearing and approved the rezoning request from R-3 to Planned Unit Development with an underlay zoning of R-5. No public comments made. All present voted aye. Absent: None. Motion carried.
- Approved the Preliminary Plat. All present voted aye. Absent: None. Motion carried.
- Set a public hearing date (August 27) for the Development Agreement. All present voted aye. Absent: None. Motion carried.

August 8, 2018 – Planning and Zoning Commission – Planning and Zoning Commission reviewed and recommended to the City Council approval of the Urban Renewal Plan for Carroll Park Apartments. All present voted aye. Absent: Macke. Motion carried.

August 27, 2018 – City Council:

- Held public hearing and approved the resolution to set up the urban renewal plan. Neil Bock, Jean Ludwig and Rhonda Bock addressed Council during the public hearing. All present voted aye except Siemann voted nay. Absent: None. Motion carried.
- Approved the first reading of the ordinance to set up the TIF district. All present voted aye. Absent: None. Motion carried.
- Held public hearing and deferred action on the resolution until September 24 council meeting to enter into a development agreement with Kenyon Hill Ridge LLC. Neil Bock addressed Council during the public hearing. All present voted aye. Absent: None. Motion carried.

NORTHRIDGE FOUTH SUBDIVISION
PHASE THREE

5' UTILITY EASEMENT

S89°50'21"W 694.67'

20' LANDSCAPE BUFFER

5' UTILITY EASEMENT

57.37' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 46.97'

5' UTILITY EASEMENT

20' BSL

1A 1B 2A 2B 3A 3B 4A 4B 5A 5B 6A 6B 7A 7B 8A 8B

94.00'

5' BSL

S00°15'35"E 94.00'

N00°09'39"W 94.00'

10' BSL

57.21' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 42.00' 42.33' 47.13'

100+00 101+00 102+00 103+00 104+00 105+00 106+00 107+00

50' ROW

1.50% -3.50% VPI -3.50% VPI 2.80% 9TH STREET 2.80% VPI 1.00%

5' ELECTRICAL EASEMENT

28' BOC

POT ST

BELLA VISTA DRIVE

S89°50'21"W 694.67'

5' ELECTRICAL EASEMENT

45' R

112.00'

S00°15'35"W 339.98'

N89°50'21"E 60.01'

5' UTILITY EASEMENT

196.02'

S00°15'35"E 340.02' (M)

9

AREA =
129,314.78 SF

EAST LINE OF R.O.W.

5' UTILITY EASEMENT

133.98'

N89°50'09"E 694.67'

5' UTILITY EASEMENT

EAST BUSINESS PARK
SUBDIVISION

GRAPHIC SCALE
0 15 30 60
UNIT OF MEASURE IS FEET

JEO CONSULTING GROUP INC
800.723.8567

2018
CARROLL PARK
APARTMENTS SUBDIVISION
CARROLL, IOWA

PROPOSED SITE PLAN

PROJECT NO.	180482.00
DATE	7/18/2018
DRAWN BY	jrandolph
FILE NAME	S-180482-A.04.dgn
FIELD BOOK	FIELDBOOK
FIELD CREW	FC INI
SURVEY FILE NO	SURVEY FILE NO
PLAN IN HAND INITIALS	PIH INI
PLAN IN HAND DATE	PIH DATE
70 PERCENT REVIEW INITIALS	70% INI
70 PERCENT REVIEW DATE	70% DATE
95 PERCENT REVIEW INITIALS	95% INI
95 PERCENT REVIEW DATE	95% DATE
REVISIONS	

A.04

FUSION
ARCHITECTS, INC.

MATERIALS NOTES:
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FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. EVERYWHERE THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

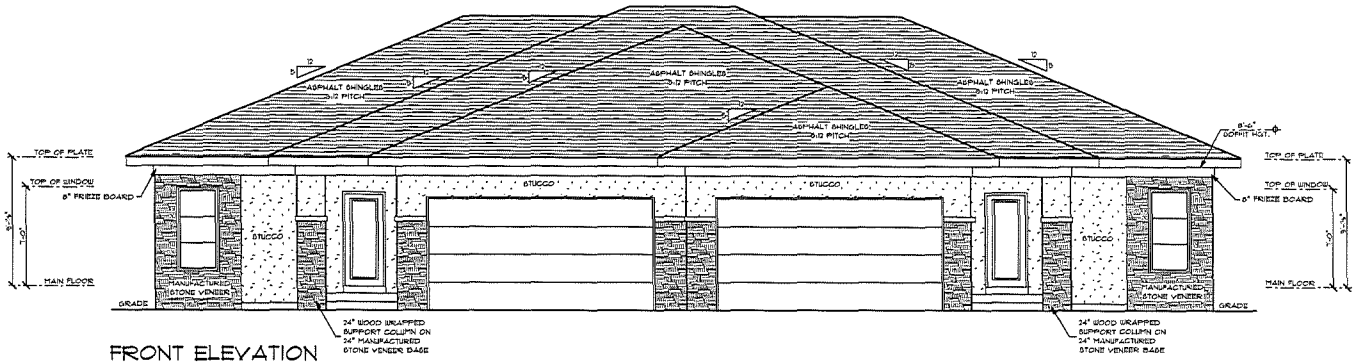
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DRAINS:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. + RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS + TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQD BY CODE.

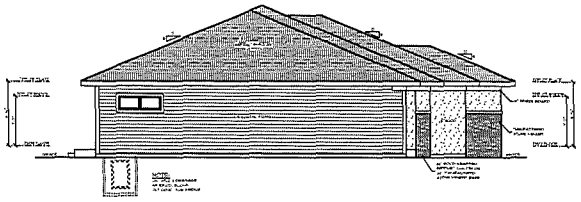
NOTE:
ACCORDING TO THE 2012 IRC SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION

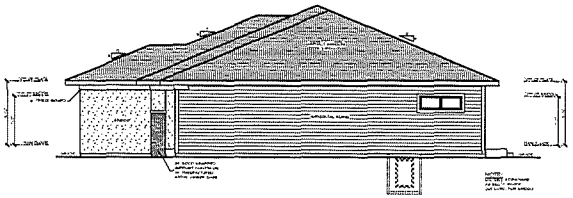
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



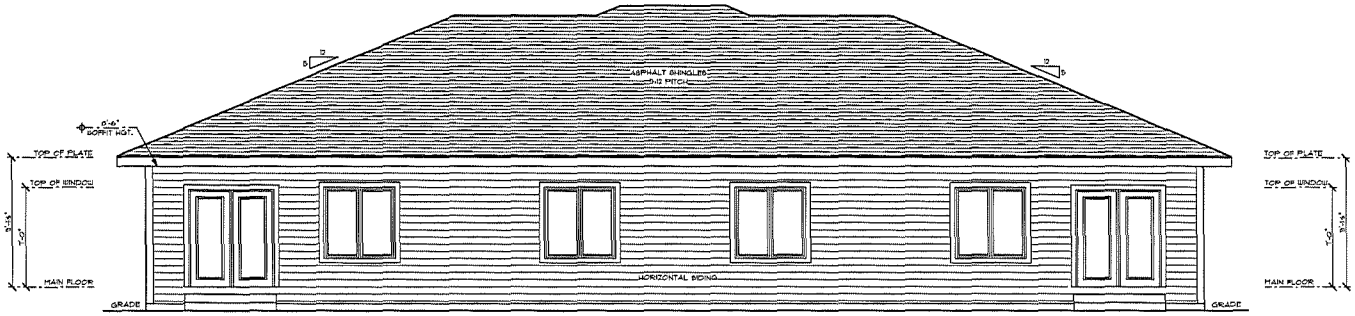
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. AT (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

AHMANN DESIGN INC.

(319) 395-7900

WWW.AHMANNDESIGN.COM

DRAWN BY: J.P.

CHECKED BY:

FINAL RELEASE:

REVISIONS:

JOB NO. 16-29T00

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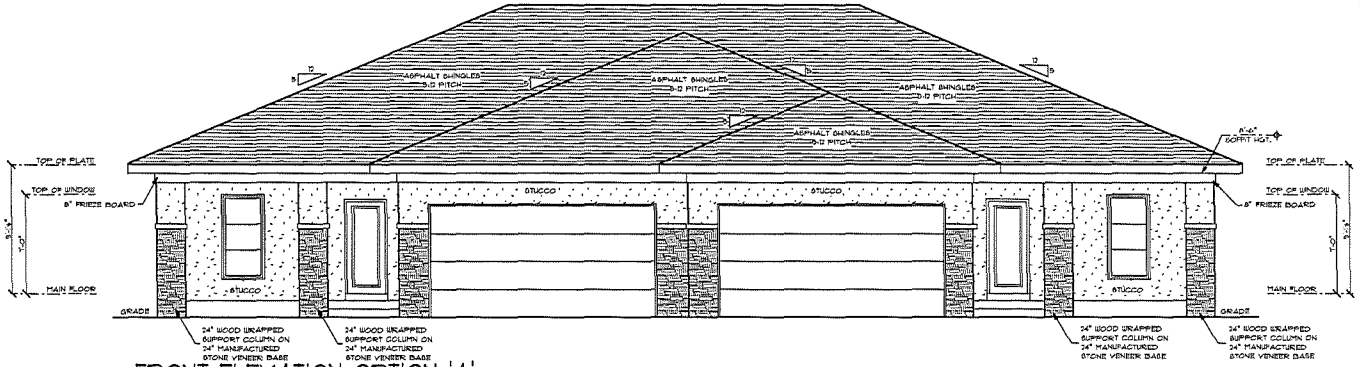

FRONT ELEVATION OPTION 'A'

SCALE: 1/4" = 1'-0"

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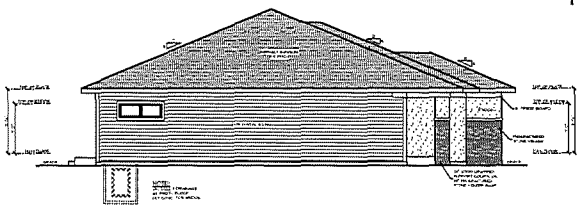
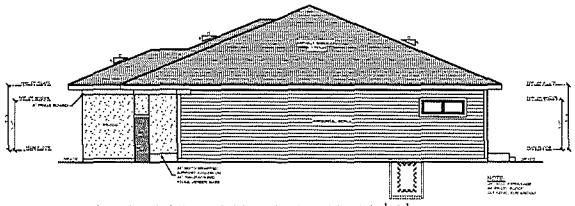


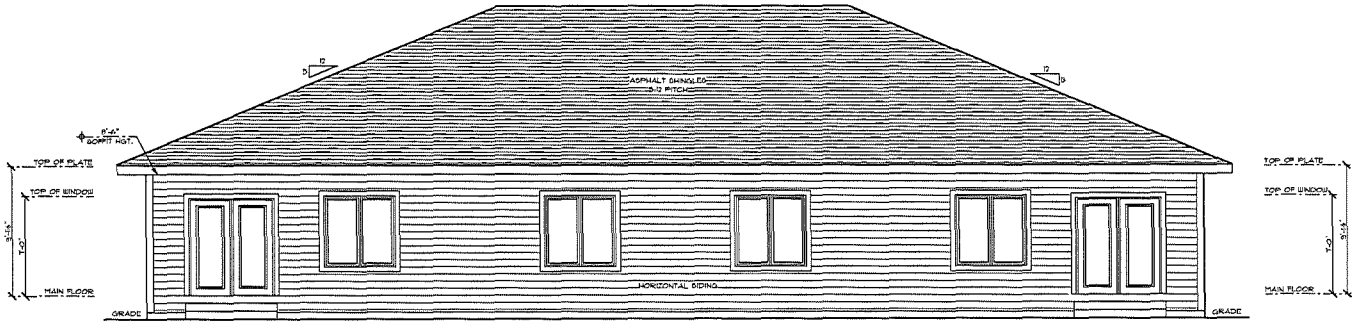
LEFT ELEVATION OPTION 'A'

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'A'

SCALE: 1/8" = 1'-0"



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FINAL RELEASE:
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6

MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.

FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE'S A CHANGE IN ROOF SLOPE OR DIRECTION.
3. AROUND ROOF OPENINGS

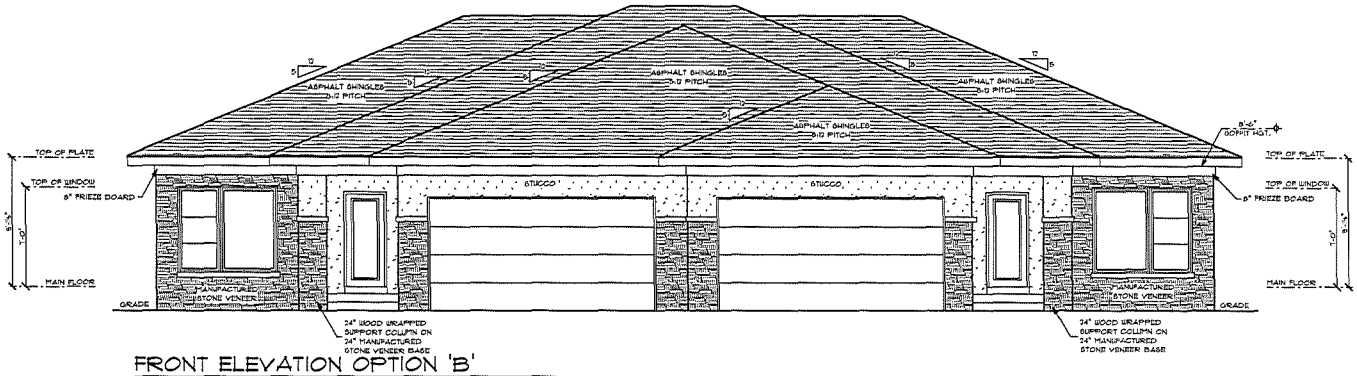
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. + RAFTERED AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS + TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.

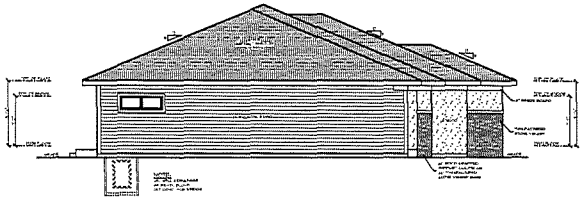
NOTE:
ACCORDING TO THE 2012 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION OPTION 'B'

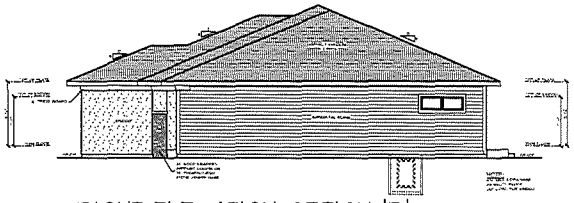
SCALE: 1/4" = 1'-0"

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION



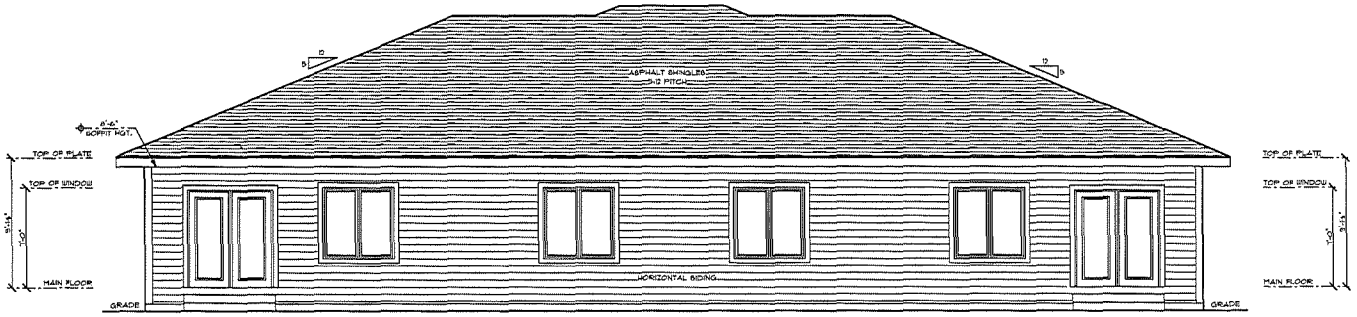
LEFT ELEVATION OPTION 'B'

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'B'

SCALE: 1/8" = 1'-0"



REAR ELEVATION OPTION 'B'

SCALE: 1/4" = 1'-0"

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AHMANN DESIGN INC.

(319) 395-7900

WWW.AHMANNDESIGN.COM

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DRAWN BY: J.P.

CHECKED BY:

FINAL RELEASE:

REVISIONS:

JOB NO. 16-29100

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FOUNDATION NOTES:

1. 2,000 P.S.F. SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. IF DIFFERENT CONDITIONS ARE ENCOUNTERED NOTIFY DESIGNER.
2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE.
3. 3,000 P.S.I. CONCRETE (TYPICAL)
4. DO NOT PLACE ANY FOOTINGS ON DISTURBED OR UNSTABLE SOIL - OVER EXCAVATE AND EXTEND FOOTING DEPTH.
5. CONCRETE WALL FOOTINGS & PAD SIZED TO BE VERIFIED BY CONTRACTOR, REINFORCING SIZE & SPACING - BY OTHERS.
6. VERIFY DEPTH OF FROST FOOTINGS W/ LOCAL CODES, REGION AND SOIL BEARING.
7. PROVIDE TERMITE PROTECTION AS REQUIRED PER LOCAL CODE.
8. ACTUAL FLOOR JOIST LAYOUT & SPACING BY MFG.

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

NOTE:
ACCORDING TO THE 2012 IRC SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.

LOWER LEVEL FINISH: 658 SQ. FT.
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.

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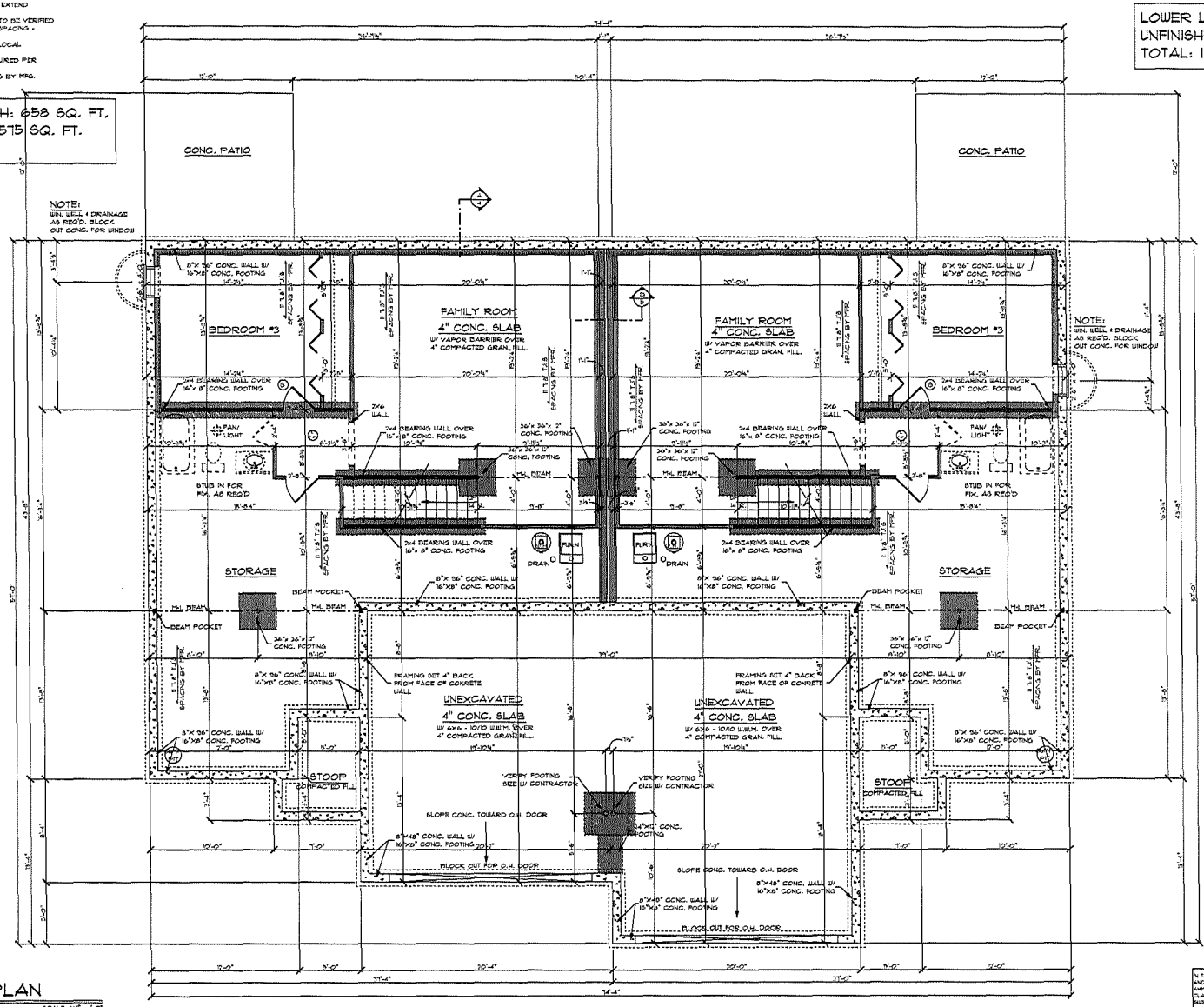
UNFINISHED AREA: 575 SQ. FT.
TOTAL: 1233 SQ. FT.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. 7'-9 1/2" CEILING HGT.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
4. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (D)
7. VENT FAN (F)
8. SMOKE/CARBON MONOXIDE DETECTOR (D)
9. INTERIOR DIMENSIONS ARE TO CENTER OF STUDS.
10. BASEMENT EGRESS WINDOWS AS REQ'D BY LOCAL CODE. VERIFY SIZE & LOCATION W/ CONTRACTOR.
11. FURR OUT AND INSULATE BASEMENT WALLS AS REQ'D BY LOCAL CODES.
12. 7'-0" MIN. CEILING HGT. / 6'-8" MIN. TO UNDERSIDE OF BEAMS, DUCTS, ETC.

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DRAWN BY: J.P.
CHECKED BY:
FINAL RELEASE:
REVISIONS:
JOB NO. 16-29700

4

PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

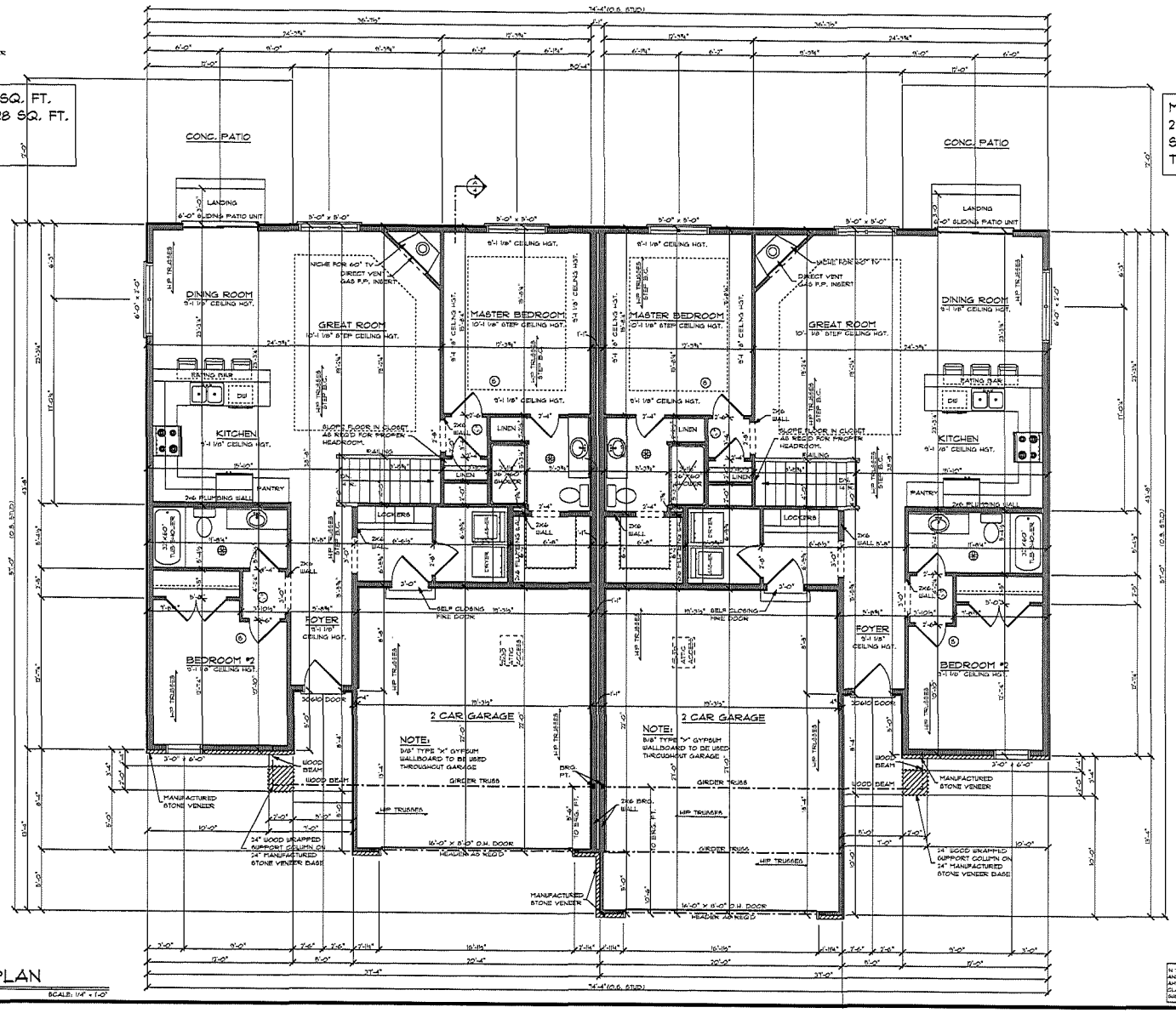
FRAMING NOTES:

1. 9'-1 1/8" WALL HEIGHT UNLESS NOTED
2. WINDOW R.O. DO NOT INCLUDE TRANSOM OR ARCH TOPS.
3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD & LIVE LOADS.
4. ALL EXTERIOR WALLS 2X6's @ 16" O.C. ALL INTERIOR WALLS 2X4's @ 16" O.C. GARAGE WALLS 2X4's @ 16" O.C.
5. "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
6. 2X6 PLUMBING WALLS AS REQ.

NOTE:
ACCORDING TO THE 2013 IRC SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 428 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1781 SQ. FT.

MAIN FLOOR: 1305 SQ. FT.
2 CAR GARAGE: 545 SQ. FT.
STOOP: 48 SQ. FT.
TOTAL: 1847 SQ. FT.



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. CASEMENT WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
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6. SMOKE DETECTOR (S)
7. VENT FAN
8. SMOKE/CARBON MONOXIDE DETECTOR
9. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
10. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.

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City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

JULY 31, 2018
11:00AM
CITY COUNCIL CHAMBERS
CITY HALL, 112 E 5TH STREET
CITY OF CARROLL
CONSULTATION SESSION
URBAN RENEWAL PLAN FOR THE
CARROLL PARK APARTMENTS URBAN RENEWAL AREA

No representatives from either Carroll County or the Carroll Community School District were present for the consultation.

No written comments were received.

Michel J. Pogge-Weaver, City Manager

PLANNING AND ZONING COMMISSION

MINUTES OF AUGUST 8, 2018

The Carroll Planning and Zoning Commission met in regular session on August 8, 2018, 5:16 PM, in the Farner Government Building, Mayor's Office. Present: John Horbach, Ron Juergens, Jean Ludwig, Katie McQueen, Dan Messerich, Jayne Pietig and Pat Venteicher. One Commissioner Position vacant. Absent: Pat Macke. Also present: Mike Pogge-Weaver, David Bruner, City Attorney and Greg Schreck, Building/Fire Safety Official. Commissioner McQueen presided.

* * * * * * *

MOTION by Juergens, second by Horbach, to approve the minutes of the July 11, 2018 as mailed. All present voted aye. Absent: Macke. Motion carried.

* * * * * * *

A request from the City Council asked that the Commission review the Urban Renewal Plan for Rolling Hills South Condominiums. The area to be developed contains 3.63 acres of land and is located between Highway 71 and Meadow Lane. The development will contain 6 duplex buildings for a total of 12 residential dwelling units. MOTION by Juergens, second by Venteicher to recommend to the City Council approval of the Urban Renewal Plan for Rolling Hills South Condominiums as being in conformity with the general plan for the development of the City at a whole. All present voted aye. Absent: Macke. Motion carried.

* * * * * * *

A request from the City Council asked that the Commission review the Urban Renewal Plan for Carroll Park Apartments. The area to be developed contains 6.05 acres of land and is located immediately east of Bella Vista Drive and is approximately 550 feet west of Griffith Road. The development will contain 8 duplex buildings on the north side of the property for a total of 16 units and on the south side of the property two 30-unit market rate apartment buildings. There are a total of 76 residential dwelling units proposed in the development. MOTION by Juergens, second by Venteicher to recommend to the City Council approval of the Urban Renewal Plan for Carroll Park Apartments as being in conformity with the general plan for the development of the City at a whole. All present voted aye. Absent: Macke. Motion carried.

* * * * * * *

DRAFT

MOTION by Juergens, second by Messerich, to adjourn at 5:27 PM. All present voted Aye. Absent: Macke. Motion carried.

Katie McQueen, Vice-Chairperson

Michel J. Pogge-Weaver, City Manager

DRAFT

City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

Date: August 27, 2018

Re: Public Hearing Comments for the Carroll Park Apartments Urban Renewal Plan

From: Laura A. Schaefer, City Clerk

Public comments were received during the public hearing held on August 27, 2018, for the Carroll Park Apartments Urban Renewal Plan. The following individuals addressed Council: Neil Bock, Jean Ludwig and Rhonda Bock, all residents of Carroll, Iowa.

The comments were not in favor of the project of building a market rate apartment complex in their neighborhood. The comments included how taxpayers should not pay a subsidy to an outside developer and the Council should support Carroll and not outside investors. There was also a comment about a potential for a concentration of Section 8 housing in the apartment complex at some time in the future. And a final comment was made about the impact the apartment complex would have on the real estate market in the area.

Neil Bock
1216 Woodland Drive
Carroll, Iowa 51401

Cell Phone/Neil: 712-830-0094 **Email: neiljbock@yahoo.com**

Dear City Council Members/Mayer/City Manager:

At the August 27th City Council Meeting the following points were made.

1. The concern of community contribution of local tax money to fund up to $600,000 in grant money to outside investors. Plus other incentives.
2. The unfair advantage given to savvy outside developers over local developers.
3. Long term detrimental effects of 30-60 apartments on local builders and investors.
4. The fact that rental profits would leave the community on a long term basis.
5. Lower property values, increased traffic and aesthetic issues.

The Carroll County Housing Assessment Summary for Carroll. Page 54 Para.2 reads:

"Overall housing reinvestment and maintenance is strong. The city's older housing stock will require continued reinvestment especially for the large number of homes constructed in the 1960's and 1970's. For most of the existing city, neighborhood conservation and infill should be the top priority...."

Please note their statement that "***Overall housing reinvestment and maintenance is strong***". Subsidized outside investment is not needed. The "top priority" would also be hurt by a subsidized large scale development of 30-60 units of apartments because the older homes referenced would be less economical to fix up when in competition with subsidized housing. Thus the heart of Carroll would not be kept up as we currently enjoy.

The number of older homes for sale is increasing with the building of Garden View etc.. This increases available housing. No large scale employer is guaranteed to move to Carroll, further questioning the wisdom of building so many apartments at this time.

Since the population of Carroll decreased 52 residents from 2000 to 2014 there is NOT justification to give incentives to outside developers. (Ref. p.54 of Housing study.

.

Kenyon apartments will not solve any immediate problems. All housing can be Sec 8 or 42 after December 2031. (Only 12 years from the 2019 desired date of completion of 30 units). Kenyon wants the City of Carroll to subsidize their future of Sec 8 housing.

The decision on subsidizing a large scale apartment housing project has long term detrimental effects and should be made with a focus on the people of Carroll.

Your consideration is appreciated and you are welcome to contact me. Neil Bock

Neil Bock

Mike Pogge-Weaver

From: Rhonda Mart <Rhonda_Mart@newhopevillage.org>
Sent: Thursday, September 06, 2018 1:02 PM
To: 'mkots@ci.carroll.ia.us'; 'mboes@ci.carroll.ia.us'; 'chaley@ci.carroll.ia.us'; 'csiemann@ci.carroll.ia.us'; 'jfleshner@ci.carroll.ia.us'; 'ldirkx@ci.carroll.ia.us'; 'ejensen@ci.carroll.ia.us'; Mike Pogge-Weaver
Subject: Carroll Workforce Housing

New Hope provides employment opportunities in over 400 entry-level, para-professional, professional, and administrative positions.

The workforce shortage has significantly diminished our ability to grow our business, has resulted in substantial overtime expenses, created unsustainable turnover in entry-level positions as a result of to burn-out, and reduced our ability to hire supervisors, professional staff and administrative staff.

In 2015, I hired a Dir. of Operations from Chicago. We nearly lost her as a hire as she couldn't find housing. Fortunately, a rental opened unexpectedly and she was able to make the move. We have lost other professional and administrative candidates in recent years due to the lack of available housing.

I recently had correspondence with Matt Reicks, the Business Community Liaison for Denison Job Corps. I was looking to make a connection with his Certified Nurses Aid students/graduates for employment at New Hope. In quotes is his response:

"Being honest with you, most of our graduates return to the area they came from, I know counter intuitive. One of the main reasons for this is the severe lack of affordable housing in the area."

You should know that the workforce shortage is worsening for New Hope. While we have increasing numbers of entry-level positions that are vacating, we have a reduction in new hires for these positions. The information below illustrates the sharp decrease in the number of applicants that have been hired for entry-level positions in 2018 compared to the three previous years.

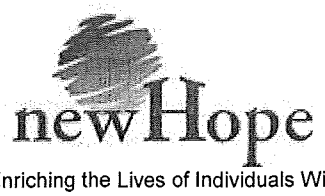
January through August 2015, 77 applicants were hired
January through August 2016, 78 applicants were hired
January through August 2017, 79 applicants were hired
January through August 2018, 64 applicants were hired

Affordable, available housing goes hand-in-hand with a qualified, available workforce. The current workforce conditions are unsustainable. Sooner or later, the community will begin to lose businesses that are vital to its' own sustainability. Let's not let that happen.

Thank you.

Rhonda

Rhonda Mart
Executive Director
1211 East 18th St. PO Box 887
Carroll, IA 51401-0887
☎ (712) 794-0906
🖷 (712) 792-9944
✉Rhonda_Mart@newhopevillage.org



Enriching the Lives of Individuals With Disabilities

Notice of Prohibition on Redisclosure of Mental Health Information
(Pursuant to Iowa Code 228.2(2))

This information has been disclosed to you from records protected by the confidentiality provisions of Iowa Code Chapter 228. Chapter 228 prohibits you from making further disclosure of this information except pursuant to the written authorization of the individual whom it concerns or the individual's legal representative, or except as otherwise authorized by Chapter 228. A written authorization for disclosure of this information must conform to the requirements of Iowa Code Section 228.3(1). A general authorization of release of medical or other information is not sufficient for this purpose. Unauthorized disclosure of this information is unlawful and may give rise to civil damages or criminal penalties or both.

Notice of Restrictions

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Mike Pogge-Weaver

From: Lynne Hansen <rgnxiiha@qwestoffice.net>
Sent: Thursday, September 06, 2018 2:20 PM
To: ejensen@ci.carroll.ia.us
Cc: Mike Pogge-Weaver; mkots@ci.carroll.ia.us; mboes@ci.carroll.ia.us; chaley@ci.carroll.ia.us; jfleshner@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us; csiemann@ci.carroll.ia.us
Subject: Public Meeting/Housing

After reading the August 28th article that was in the Daily Times Herald and discussing the public meeting which was recently held and attended by one of my staff members, I felt compelled to send each of you this email. I have worked in Carroll for 23 years; the past 3 years as Director of the Housing Authority. Carroll is a progressive community with many excellent resources (education system, healthcare, transportation, employment opportunities etc) I've always felt so positive about the community that I even encouraged my mother to relocate here, which she did a few years ago.

I would like to note that not one of the concerned citizens mentioned in the article or any of you receiving this message have contacted our office in search of information regarding "Section 8". The article indicates that there are "questions circling around our community...will any Section 8 housing be in the apartments?" I would think that encouraging adequate and affordable housing should be a priority for a community who wants "to attract young households from varying backgrounds to overcome natural population loss, fill existing jobs and expand the economy".

The voucher program is tied to the individual, not the property. A program participant could be living anywhere in the community, as City Manager, Mike Pogge-Weaver pointed out in the article. (Perhaps even next door to some of you.) Region XII Regional Housing Authority does not own any property and therefore, doesn't offer Public Housing Assistance. Currently, only 2 vouchers, "Section 8", are being used at the multi-family units located on East 18th St. I believe that there are 86+ units at that complex. USDA funding is available at that location. You will need to contact either the property management company or the USDA for their program rules so that you'll be well versed and ready for public comments which may be directed at those properties.

Eligibility for the HCV program is based on income. The gross income limits for Carroll County are below:

Household of 1 = $2075 HH of 2 = $2371 HH of 3 = $2667 HH of 4 = $2963 HH of 5 = $3200 HH of 6 = $3438 HH of 7 = $3675 (I'm fairly confident that a family who qualifies for our program will not be able to afford the current proposed project, but feel free to stop by the office and we can work through a calculation)

Households may be comprised of singles, families with children, aged or disabled persons. Below are a few stats for Carroll as of today:

Active vouchers = 176
Issued vouchers but searching for housing in Carroll = 40

Of the total 216 vouchers, 57 households are age 60 or older;
Of the remaining 159 households, 80 of them have a disabled family member.

The statistics above clearly show that many program households contain either or both an elderly or disabled individual. Within the last few weeks, I've met with New Hope Village after a contact from their agency. They would like to consider applying for assistance for some of their group home consumers. In the past, we've had tenants living at Sunny Brook who have benefited from Section 8 eligibility.

I hope that you take the time to educate yourselves before the next public meeting and definitely before you cast a vote. Know the differences between programs and be ready for the public's comments.

In closing, I would like to share a few stories about 3 tenants who have used or are currently using Section 8 in Carroll. We have lots of success stories

1.) Hometown girl, born and raised here in Carroll. Single Mom of 1 child. Applied for housing, while working a fulltime minimum wage job for a couple of years. Enrolled in DMACC. Graduated from Nursing. Called recently to report a fulltime job offer. She asked to withdraw from the program and thanked staff for the help.
2.) Out of State applicant, while in the office she asked the following: Is it safe in Carroll? Does the community have a strong school system? Are jobs available? She moved to Carroll with her child. Mom worked 2 part time jobs and enrolled in classes at DMACC. She recently quit one job to devote more time for studies.
3.) Elderly woman receiving assistance, health issue sent her to the hospital and to nursing home to recover. Her apartment was retained and she was able to return to her home and maintain her independence.

Thank you for your time. I would be happy to discuss Section 8 program rules and regulations with any of you. If you have additional questions, don't hesitate to stop by the office.

Lynne Hansen
Executive Director
Region XII Regional Housing Authority
320 E 7th St PO Box 663
Carroll IA 51401
712.792.5560 Phone
712.792.1650 Fax

Mike Pogge-Weaver

From: Dawn Meyer <dawn@mmctsu.com>
Sent: Thursday, September 06, 2018 2:32 PM
To: mkots@ci.carroll.ia.us; mboes@ci.carroll.ia.us; chaley@ci.carroll.ia.us; csiemann@ci.carroll.ia.us; jfleshner@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us; ejensen@ci.carroll.ia.us
Cc: Mike Pogge-Weaver
Subject: FW: Housing Development--DRAFT

Good afternoon-
I just wanted to reach out in advance of your final two TIF votes for the new housing development possibility. What an awesome opportunity! I know it may be controversial with some people, but I just wanted to say THANK YOU for considering participating in order to make it a reality.

As a much smaller community, but the second largest in the County, we recognize and feel the effects of a lack of housing in the region—especially with our employers. Commuting patterns show majority of our in-bound employees coming from the Carroll area. And most of our people that live here but work elsewhere, commute go to Carroll. So as housing shortages effect the area as a whole, it effects all of us and our ability (or inability) to grow.

We are doing what we can to help meet housing needs. The city bought lots and sells them at a discount, we built our own subsidized housing (managed by the Manning Municipal Housing Agency) several years ago, we used TIF to incent the assisted living, and we're using tax abatement to try to attract even more housing. But there are some things that we recognize that we can't do here. One of them is the projects like the multifamily housing project you are considering now. If we could attract multifamily, we would. There are several lots (some literally in my back yard) that would be great for it. Unfortunately, developers look at us as too small to consider.

So, I wanted to say thank you for considering it in Carroll. If we could do it, we would. But there are some things that only Carroll can provide. And it means a lot to the region as we look to Carroll to continue to be a strong regional hub.

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