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: October 18, 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 (3rd Reading and consider final adoption).

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. 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 and the 1st Reading of the Ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan. On September 10, 2018, the City Council approved the 2nd Reading of the Ordinance for the division of revenues under Iowa Code Section 403.19 for 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 October 22nd Council meeting, the City Council will consider the 3rd reading and final adoption of the ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments Urban Renewal Plan and will hold a public hearing and consider approval of a development agreement with Kenyon Hill Ridge LLC related to the development of Carroll Park Apartments.

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.

RECOMMENDATION: Consideration of the 3rd reading and final adoption of the attached ordinance for the division of revenues under Iowa Code Section 403.19 for Carroll Park Apartments 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.

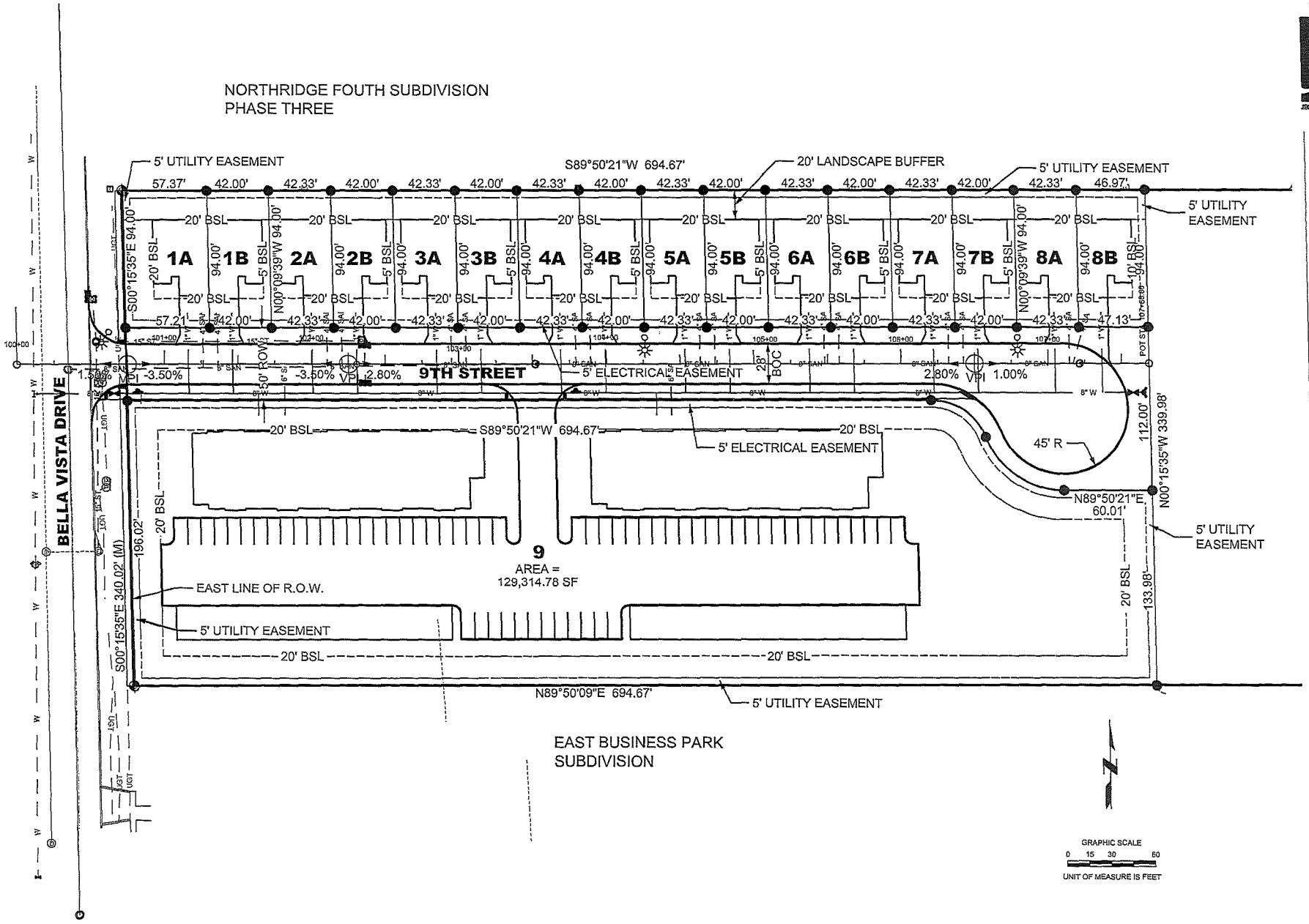
August 6, 2018 – City Council:

- 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.



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
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FIELD BOOK	FIELDBOOK
FIELD CREW	FC INI
SURVEY FILE NO.	SURVEY FILE NO
PLAN IN HAND INITIALS DATE	PIH INI PIH DATE
70 PERCENT REVIEW INITIALS DATE	70% INI 70% DATE
95 PERCENT REVIEW INITIALS DATE	95% INI 95% DATE
REVISIONS	

A.04

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By: jrandolph

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Plot Table Used: K:\Bentley\Resources\WISLIED_OpenRoads\Workspace\Standards\tables\LIED_penTable.tbl

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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 EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

ROOF DRAINAGE:
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ROOF DESIGN:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
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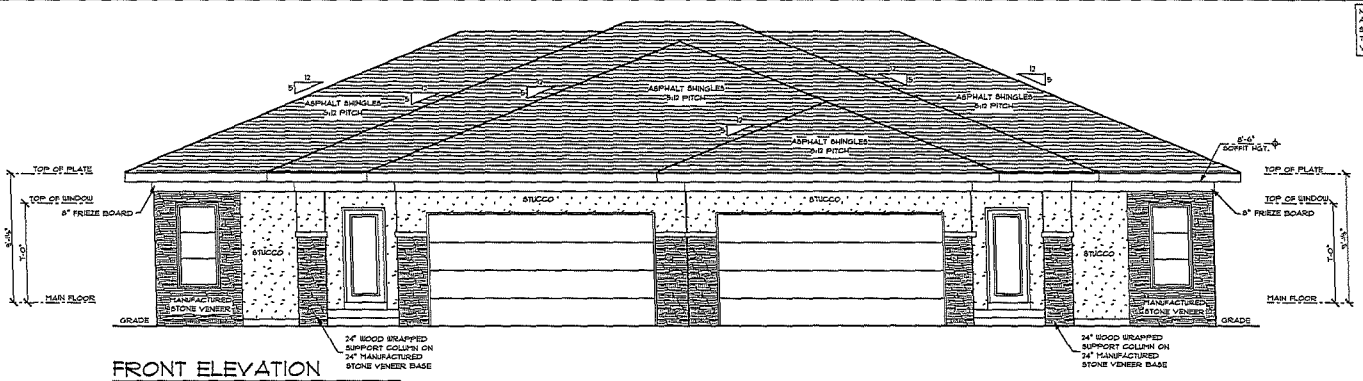
NOTE:
ACCORDING TO THE 2012 IRC SOME WINDOWS MAY NEED TO BE ADJUSTED TO MEET SECTION R310.2 REQUIREMENTS. VERIFY W/ LOCAL BUILDING DEPARTMENT.



FRONT ELEVATION

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

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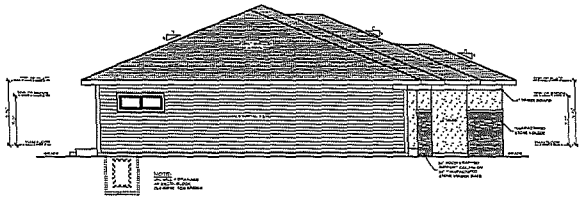

LEFT ELEVATION

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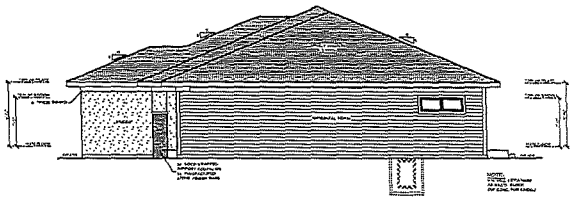

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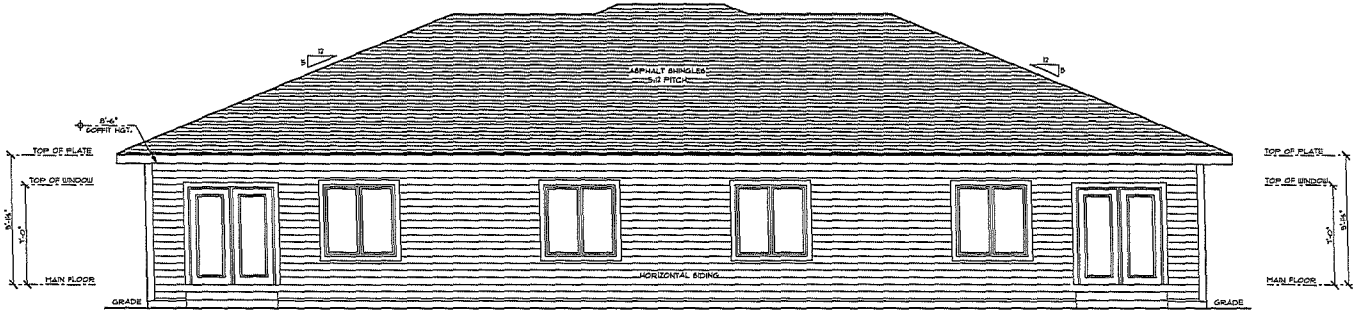

REAR ELEVATION

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CHECKED BY:

FINAL RELEASE:

REVISIONS:

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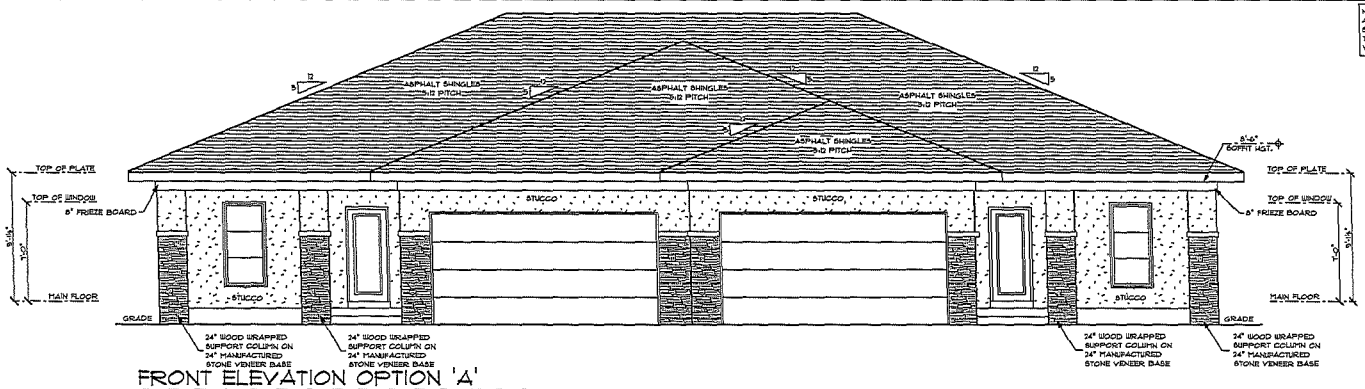

FRONT ELEVATION OPTION 'A'
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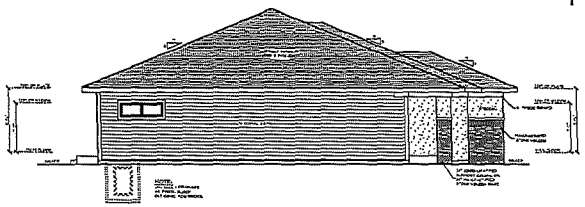

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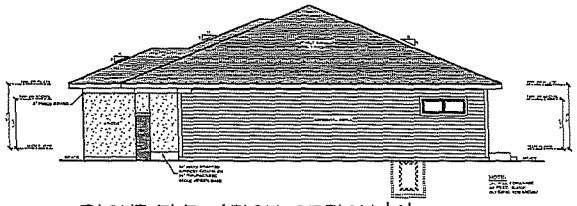

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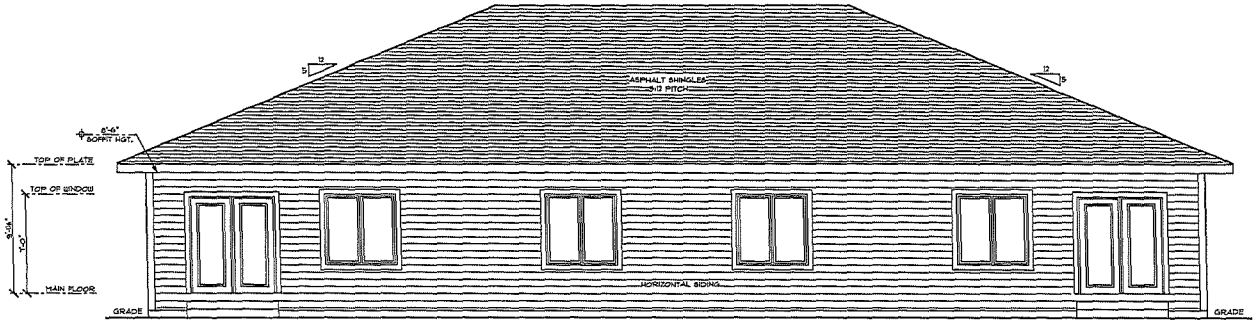

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MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILDUP OF MOISTURE OR MOLD.
2. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY 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

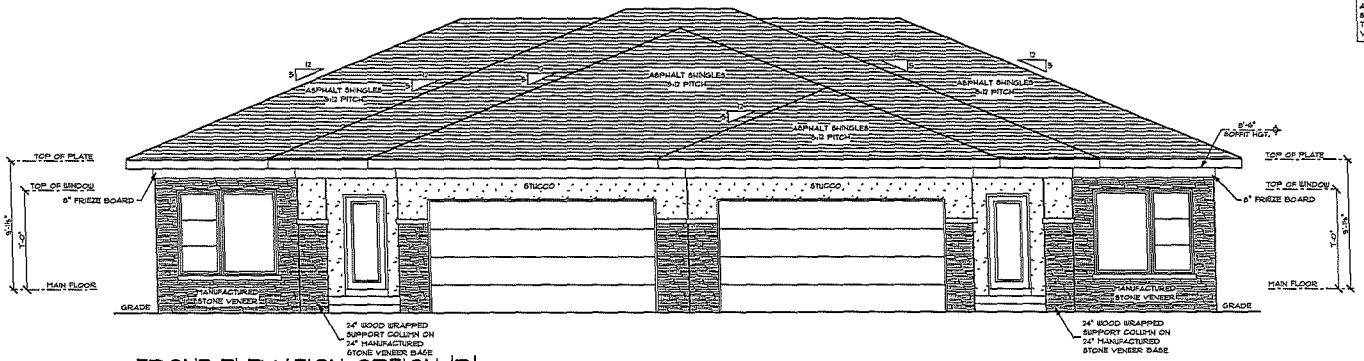
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

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

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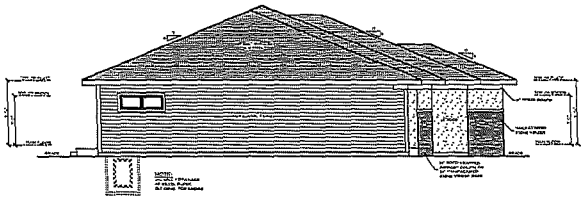
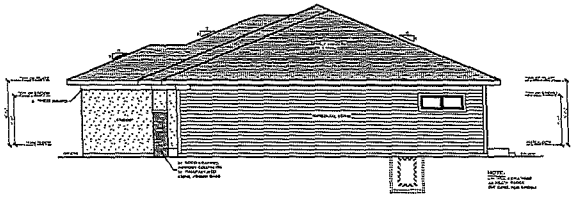
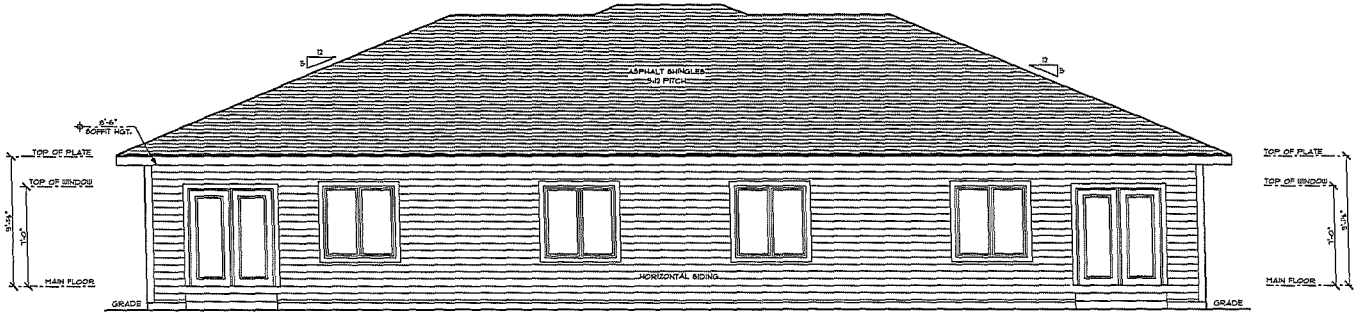


LEFT ELEVATION OPTION 'B'
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION OPTION 'B'
SCALE: 1/8" = 1'-0"



REAR ELEVATION OPTION 'B'
SCALE: 1/4" = 1'-0"

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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, FOOTING & PAD SIZES 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.

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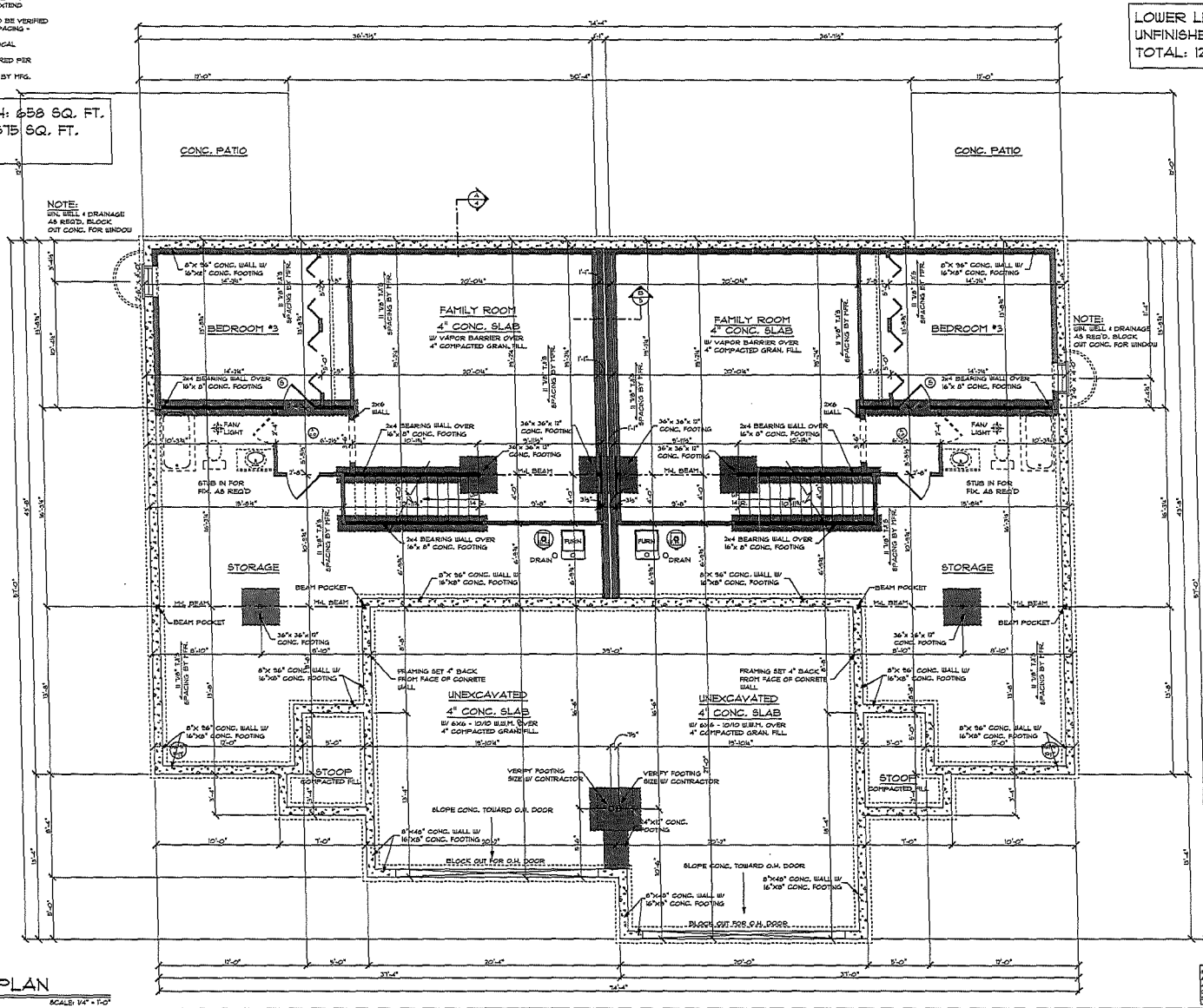
NOTE:
ACCORDING TO THE 2012 IRC
SOME WINDOWS MAY NEED TO BE ADJUSTED
TO MEET SECTION R2613 REQUIREMENTS.
VERIFY W/ LOCAL BUILDING DEPARTMENT.

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

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



FOUNDATION PLAN

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

GENERAL NOTES:

1. 7'-6 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 (S)
7. VENT FAN (F)
8. SMOKE/CARBON MONOXIDE DETECTOR (S/C)
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. 16-2970O

4

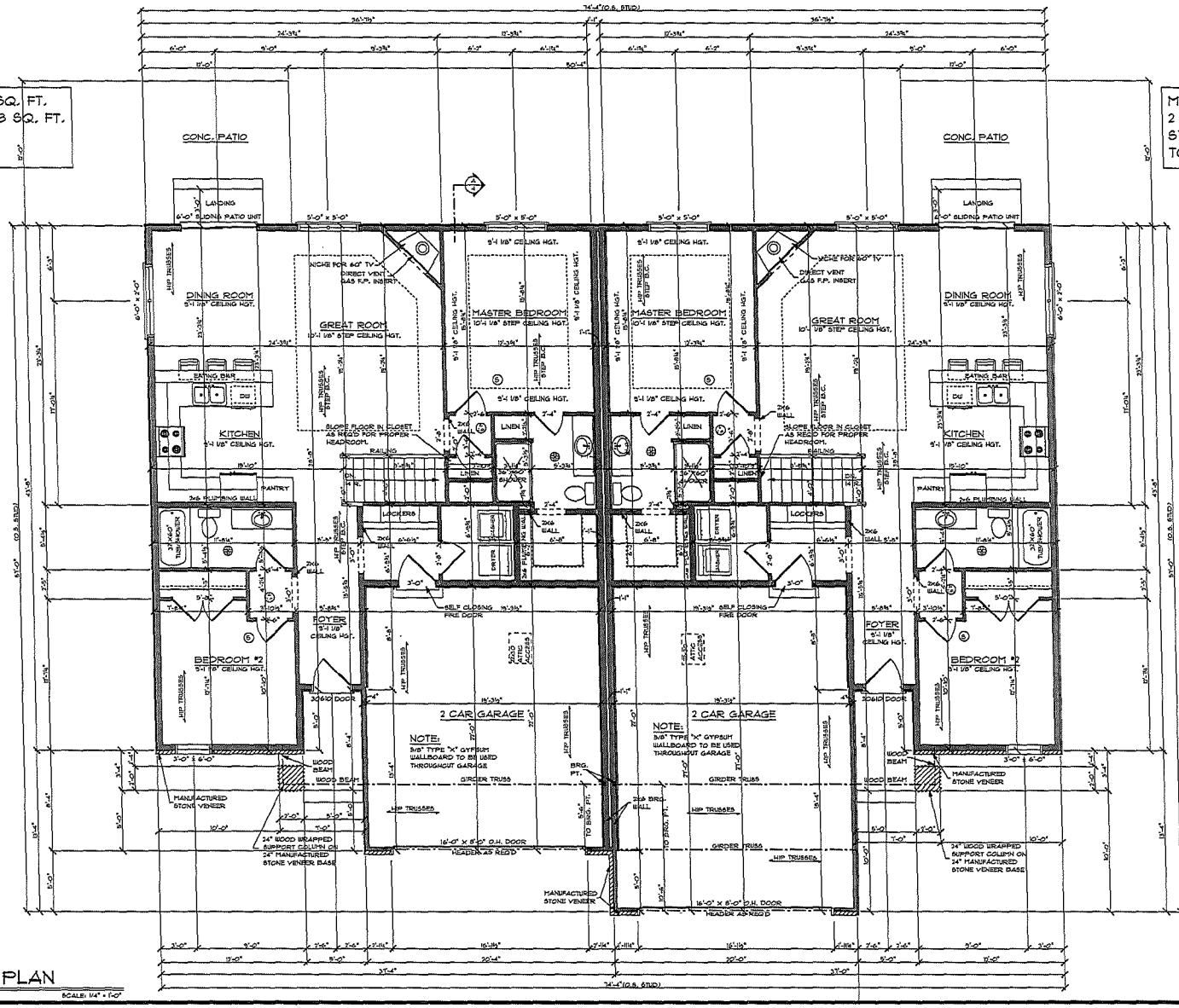
PRELIMINARY PLANS ONLY - NOT FOR CONSTRUCTION

FRAMING NOTES:
1. 9'-1 1/8" WALL HEIGHT UNLESS NOTED
2. WINDOW R.O. DO NOT INCLUDE TRANSOMS 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 2012 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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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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PLANS DESIGN BY: BY ENTERING CONTRACT I STIPULATED AND AGREED THAT AHMANN DESIGN, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSS OF PROFITS DUE TO THE ABSENCE OF A CONSTRUCTION PROFESSIONAL, THE PROJECT AS REPRESENTED BY PLANS OR ELEVATIONS MAY ARISE DURING THE CONSTRUCTION OF THE STRUCTURE OR PART THEREOF. I FURTHER AGREE THAT I AM SOLELY RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS AND I HEREBY WAIVE ANY LIABILITY FOR THE ACCURACY OR OVERALL PROPERTY OF THESE PLANS. I FURTHER AGREE TO HOLD AHMANN DESIGN, INC. HARMLESS FOR ANY DAMAGES RESULTING FROM MY OR MY'S REPRESENTATIVES FAILURE TO FOLLOW THE PLANS.

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REVISIONS:
JOB NO. 16-29700

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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.

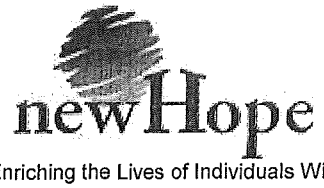
January through August 2015, 77 applicants were hired
January through August 2016, 78 applicants were hired
January through August 2017, 79 applicants were hired
January through August 2018, 64 applicants were hired

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

This message does contain privileged confidential client information and is intended only for the use of the named recipient. If you have received it in error and are not the intended recipient, we direct and request that you not disclose the contents or distribute or copy the communication except to the addressee. If this message is received in error, or if you are unsure of its intended distribution, please call our office collect (712-792-5500).

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.

Dawn Meyer
City Clerk/Administrator
City of Manning
321 Center Street
Manning, IA 51455
Phone: 712-655-2176
dawn@mmctsu.com

Mike Pogge-Weaver

From: Richard Hunsaker <cogexec@hotmail.com>
Sent: Friday, September 07, 2018 12:43 PM
To: jfleshner@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us; csiemann@ci.carroll.ia.us; chaley@ci.carroll.ia.us; mboes@ci.carroll.ia.us; mkots@ci.carroll.ia.us; ejensen@ci.carroll.ia.us; Mike Pogge-Weaver
Subject: Kenyon Housing Project
Attachments: Hunsaker Letter on Kenyon.pdf

Honorable Mayor & Council
Attached is a letter concerning a housing project you are considering. I apologize for its length. This is sent as a citizen of the community and therefore from my personal email and not on COG letterhead. While my professional position has provided insight for some of my comments, I am also a member of CADC, the hearing officer for the RHA, and serve on various state and national boards which have afforded me additional perspective. At the foundation of all of this, I am a resident of Carroll and am concerned for the city's long-term viability and prosperity.

Thank you for the opportunity to comment on this important issue.
Rick Hunsaker

RICHARD T. HUNSAKER
505 EAST FIRST STREET
CARROLL IA 51401
(712) 775-2397 (H) (712) 775-7800 (W)
COGEXEC@HOTMAIL.COM

September 7, 2018

Dear Mayor Jensen & Council Members:

Please support the Kenyon Hill project in eastern Carroll. As you know by the housing needs assessment you funded in consortium with other entities, there is a need for various types of housing in Carroll. While in the past I have highlighted the large number of units we are short for low income households, I am also aware of the need for middle and upper middle income workforce housing. As I understand the project as it is proposed, this latter category is targeted. I apologize for the length of this letter, but business requires that I be out of town for each of the next two council meetings.

As you may know, I administer an agency that employs 30 or so persons in Carroll County and have been in my position for 23 years. I have experienced first-hand the difficulty of finding housing for candidates we recruit. While the number of persons we hire from outside the region to relocate to Carroll is not large, in each instance it has been a challenge to locate housing. Many of these individuals are young professionals beginning their careers. A few have purchased homes but most prefer to rent, either out of necessity or choice. Like most employers, we rely on our local network to find them accommodations, many times rental units that are unadvertised. When I moved to Carroll 28 years ago I faced a similar challenge. Available rentals I could find were gross, even worse than student housing in the Drake neighborhood. It was only by sheer luck (and waiting for Tom Twit in his office for 2 hours while he returned from a funeral) that I found suitable housing. The situation has not changed much since that time. Quality housing, both rental and that in my employee's price range to purchase, has always been scarce.

I have been fortunate to be part of CADC and serve on their existing industry call program team. While workforce availability has been the common #1 concern, housing quickly follows. Comments include the need for quality housing for recruits (rental or single family) and opportunities for their workforce to move from their commuting town closer to Carroll to cut travel time and costs for the worker. I am concerned that complacency towards our housing shortage will cost us investment, reinvestment, and ultimately our location. Carroll's employment and industrial/commercial health relies heavily on several companies that do not have local ownership, and they have options that do not include Carroll when it comes to rebuilding, expansions, and closures. Locally-owned companies may find that their recruiting challenges (and I speak to those relating to housing) make it more difficult to be successful in Carroll. If we are unable to recruit quality candidates because they do not have suitable housing options, we may become less effective, less competitive, and less profitable. None of these

results, whether in the private sector, service industry, government, or retail, help our community grow and prosper.

There is no single solution to solving our housing problem, and Carroll is not unique in its quality housing shortage. While other communities have been undertaking developments themselves (e.g. Spencer), using urban renewal and urban revitalization law (dozens), some even issuing general obligation debt to provide incentives to developers and homeowners (e.g. Newton), Carroll has not had much of an appetite in recent years (or really, even, since I've lived here) to pursue any housing solutions, much less even one path. To the current council's credit, the first housing TIF was established in SW Carroll and I sense there is a (refreshing) openness to additional solutions. Included in your plan is that you plan to seek a CDBG for housing rehabilitation that will preserve some of our older units owned by persons with incomes below 80% AMI. Preservation of existing housing is a recognized critical strategy for rural communities to maintain a broad and healthy housing stock. These two efforts are good, and I hope that you continue to evaluate and implement additional strategies. Market-rate housing (both rental and single-family like the project before you now), is central to all housing strategies with which I am familiar, so it makes sense you would authorize this project.

While I have not been in the center of the discussion of the Kenyon project, I know that there is a great deal of misinformation from what I have read and heard. First, I am unaware of any government funding being utilized by the project outside of TIF. TIF is a basic tool that is commonly applied to housing developments in communities large and small across Iowa. Among other things, TIF enables a project to 1) be feasible from an investment standpoint; 2) provide a developer with an incentive to construct a certain type of housing unit desired in the community or include certain design features; 3) provide demonstrated local support to projects that require a state or federal investment; or, 4)to provide an investment motive over that which is needed to make a project work so that the developer will complete the project in the community (as opposed to going somewhere else that may be easier or more lucrative). TIF is a reasonable and common way to make projects happen where they would otherwise not occur for whatever reason. Since we have been short on projects in Carroll, especially in the "affordable" or "workforce" housing category, I believe TIF to be an extremely reasonable tool for the community to employ. I am aware of no projects occurring in communities surrounding Carroll, or indeed across rural Iowa, that happen in absence of a community incentive. Commonly the tool used is TIF.

Note that the Kenyon project requires no Low Income Housing Tax Credit (LIHTC), no IFA Workforce Housing Loan, no IEDA Workforce Housing Tax Credits, and no support from HUD or USDA. The developers are receiving no support from the local housing trust fund and have not approached the region for any lower-interest financing. The development is truly a market-rate project, the type of project the council said it wanted to support when it turned away a LIHTC project. From what I know of the target sales price of the duplexes to be sold, they will not be affordable to persons of low and moderate incomes, and the rents in the multi-family portion of the project would also exceed any ceiling for rents for HUD's Section 8 program.

I have heard that there is a concern among neighbors that this development could become a LIHTC project (also referred to as a Section 42 project). This simply can't happen as LIHTC is an equity investment tool which must be established prior to project construction. There are also rent ceilings for LIHTC, and I don't believe the proposed rents would meet those thresholds. This contention is therefore baseless. Second, I have heard a concern that the units could become Section 8 units. While any housing unit in town, multi-family or single-family, could become home to a Section 8 voucher recipient (even homes in Collison or Rolling Hills or the homes north of the proposed development), this would only happen if the landlord would be willing to limit the rent they collect on that unit. The proposed multi-family rent to be collected is far above this ceiling. Contending that the project owner would lower rents to this level and accept vouchers is as unlikely an argument as mine that a home in Rolling Hills would also rent at this level. The pro-forma for the project (which I have admittedly only seen an early version) would not allow for the lower rents, and the owner will wish to maintain the integrity of their project to remain solvent. This contention is also baseless.

The Section 8 discussion as it relates to this project is perhaps the most troubling for me. The idea that our community is too special or precious to be bothered to provide housing to people with lower incomes, many who work service jobs we take for granted, sickens me. This proposed project doesn't even serve that population. Opponents appear to be ginning up the vitriol, however, by scapegoating the poor to oppose a project for the more fortunate. I hope you do not succumb to what I feel deep in my gut is a morally repugnant attempt by some individuals to create a fear of and distaste for poor people just to kill a needed housing project that for some reason they don't like.

Aside from fear-baiting as an attempt to dehumanize the poor (which I hope does not include racist overtones), invoking Section 8 as some bad actor displays a disturbing and willing ignorance of the program. Section 8 is well-administered by the staff of Region XII Housing Authority (no connection to Region XII COG). This program helps people in need retain quality housing, and rental units assisted through this program are subject to property inspections that hold both the tenant and landlord to certain standards. I postulate that the Carroll renters vilified as Section 8 clients are indeed not so, at least not the vast majority, and instead are either assumed to be on some sort of public assistance because of their appearance or are on a different program. "Section 8" has become a convenient catch-all term designed fear-monger while marginalizing the less-fortunate among us. Use of this argument demonstrates a severe lack of understanding of the facts and worse, creates a moral void in our public discourse. Again, Section 8 has nothing to do with the Kenyon project.

The most common property I have heard cited as a problem in the community is Fairview. Fairview is a USDA-funded and supported property. Rent subsidies are tied to only that property. In other words, to get any assistance for housing, you must live there. Kenyon is not a USDA property. Note that Section 8 is rarely used at Fairview, and I believe may only have 2 vouchers currently in place at that location. Holders of the Section 8 vouchers choose their housing. Section 8 clients don't often choose Fairview. It is well-established that Fairview has been a drain on the community's policing resources. The call volume (regardless of reason) was

high, last I knew, compared to other similar properties. I am part of a committee of CADC that looked into the issues at Fairview (both real and perceived). A major problem appeared to be the management company (now changed) and the owner (in the process of being changed). CADC intervened with USDA at a critical time to help effectuate both of these transitions. We discussed policing and how charges were not leading to convictions. What we found was that evidence was lacking in many cases. This isn't the fault of the police but of the available witnesses who are often not credible. We suggested surveillance cameras in common areas to the new owner. As far as I know these were installed. We also suggested to the city that cameras be placed in public rights-of-way (Grant Road and 18th St) and that a rental inspection program be implemented in Carroll to further help serve as a deterrent. I don't believe those paths have yet been pursued.

Of course the number of police calls on face isn't a good indicator of problems. Some of those may be fire alarms. When breaking down the true problems (and I'm not suggesting there aren't serious problems in various places), the nature of the calls need to be examined. From the information we gathered at the time, Meadow Wood (one of several LIHTC properties in Carroll) was not as much of a call-generator for the police department as Fairview, although it had more than you might expect for the number of units. Still, the chief indicated at the time that this property was not of great concern.

As council members you know all too keenly the need to maintain a strong valuation to provide needed and desired services at acceptable tax levels. Adding these units to the tax rolls will significantly increase tax collections on this property (long term) and help complete and stabilize what has become a beautiful neighborhood on our community's east side. From a planning standpoint, the placement of the multi-family unit as a buffer between the commercial zone and the single-family residences is a quality nod to proper land use.

Housing is a complicated issue, and again, there is no single correct solution. Much like building a workforce, maintaining infrastructure, or providing services to the citizens, housing takes constant vigilance. I believe it wise for communities to be aware of all aspects of housing (single-family, multi-family, preservation/rehabilitation, nuisance/demolition, second story, transitional, elderly, etc.) and how each of these segments at all income levels is performing in the community. Competitive communities suffer these details, and I think Carroll, under your leadership, is beginning to embrace this concept. Obviously not everything can be done at once, but when a developer is willing to create dozens of units for simply a TIF rebate, I know of no communities – none – that would think twice about taking that deal.

Thank you for the opportunity to opine on this subject.

Sincerely,

Rick Hunsaker

Mike Pogge-Weaver

From: Quandt, David <David.Quandt@ahs.com>
Sent: Friday, September 07, 2018 2:04 PM
To: Mike Pogge-Weaver
Subject: Housing Project

Mr. Pogge-Weaver. As one of the leaders for American Home Shield & one of our largest employers in Carroll would like for your support in passing this housing project for the City of Carroll. AHS has great employee's today and wants to continue to hire more staff in Carroll as we plan to continue to grow as a company. Without proper housing for potential employee's it becomes very difficult to attract new and talented employee's. Right now over ½ of our employee's live outside the 51401 area code. One of our turnover reasons we track is why employees' leave AHS. Distance to travel to work is one of the top reasons.

Any assistance from you is greatly appreciated in this matter.

Thank you
Dave

Dave Quandt
VP Field Operations
American Home Shield

1524 Hwy 30 East | Carroll, IA 51401
O: 712 792 7122
David.Quandt@ahs.com

Mike Pogge-Weaver

From: Shannon Landauer <s.landauer@carrolliowa.com>
Sent: Friday, September 07, 2018 4:43 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 Housing Project

I wanted to take this opportunity to address our city leadership with regard to the housing project that is currently under review by the Council. Carroll has been presented with a great opportunity with regard to the apartment project that is on the agenda for Monday night and eventually the meeting on September 24. With the tax increment financing amount being requested, the city will be able to realize significant taxable value and meet an important need in our community.

Housing Need

According to the Carroll County Housing Assessment, completed in May 2016, there are a number of areas where Carroll provided evidence of housing need. This included varying price points, as well as a mix of ownership and rental options. With regard to the rent rates for this specific market rate project, the need for units totaled sixty-seven at a price point over $700 per month. Also, the condos in the proposed project would be a part of satisfying the high market ownership need, which is 101 units in total in the timeframe provided, ending in 2025. An area of the assessment that was important to the working committee was senior housing. This provided indication that a range of 38-156 units should be constructed to meet the needs of the aging population in our community. I absolutely applaud the leadership of St. Anthony for building the Assisted Living facility on campus. This is an important part of meeting the housing need, but I also believe these apartments and condos can offer an opportunity for downsizing from larger, single family ownership units that would allow for others to transition into those units. Our local developers are also an important part of this discussion. They have been creative in approaching the housing needs and have worked hard to provide new construction and rehabilitation projects to continue to provide area residents with housing options.

Workforce

An important consideration in this discussion is the workforce topic. As you have seen in the recent years, we have had the opportunity to watch several employers in Carroll County grow! We have seen new construction of facilities, expansion of facilities to meet their growth needs and investments into operations for long term success. Currently, per the Iowa Workforce Development team, there are 223 open positions in Carroll County, which does not include multiple positions per job description. As we watch the circle expand that shows our commuting patterns into the community, this creates additional concern for longevity. These are conversations I will leave to our employers, but I can definitely make the statement that Carroll County is in significant need of workforce at entry level through professional positions.

Program Information

I have followed some of the discussion in the community around this project regarding subsidized housing. I am definitely not an expert when it comes to these programs, but there are people very knowledgeable that are available to you to learn more if you are interested. If these programs are a factor in your decision making, I would suggest more research on your part for a better understanding of the programs that are being put into the narrative around this project.

In Carroll, Lynn Hansen at the Region XII Housing Authority works with the Section 8 voucher program, and can provide a great amount of knowledge based on her experience. I believe she was going to reach out to you, but her contact information is below.

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

rgnxiiha@qwestoffice.net

Also, with regard to the Section 42 program, or Low Income Housing Tax Credit (LIHTC), we as a community have experienced interest in development of these units. What we learned is that not only is this a program that needs to be approved prior to construction in order to make the feasible business case for investment, it is a very competitive process at the state level with a great number of criteria points that need to be met. Neither Steve nor I would say it can't happen to have a project converted to section 42, but with the credits being very competitive, he indicated that the majority of the credits are used for new construction that scenario would be unlikely. I am not an expert beyond basic knowledge, but have spoken with Steve Eggleston from the HUD office in Des Moines. Again, he is very willing to talk with any of you and is willing to be in Carroll on Monday to make himself available for questions around the program.

Steve Eggleston
Field Office Director
Des Moines Field Office
U.S. Department of Housing and Urban Development
210 Walnut Street, Room 937
Des Moines Iowa 50309
Office: (515) 323-2462
Cell: (720) 219-9495
Fax: (515) 284-4743
Email: steven.eggleston@hud.gov

Ultimately, it is a complement to our community that project developers continue to consider Carroll a great community to invest. We continue to be presented with opportunities that other communities would be excited to have! Similar to industrial projects, investments that will expand the local tax base are great opportunities for our community. The financials for this project indicate that not only will the city recover investment, but that we have an outstanding opportunity to begin building a set aside for LMI projects in the community for the future. Each project that we do in Carroll creates additional opportunity for growth.
I encourage you to support this project. The facts have been presented to the council regarding the communities need for housing and how this project will impact that need. I welcome your thoughts or questions, and am happy to provide whatever documentation I can. As previously mentioned, our housing partners listed in this message are also very willing to talk with all of you. Thank-you!

Shannon Landauer, CEcD
Executive Director
PO Box 307
Carroll, IA 51401
O-712.792.4383
M-712.790.3584

#ChooseCarroll

Mike Pogge-Weaver

From: hdrees@dreesco.com
Sent: Monday, September 10, 2018 12:08 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: Apartment Project

What a great opportunity we have to help relieve some of the burden local Businesses have in finding employees. We need housing to attract new employees. Drees Co employs 68 people and has been here for over 85 years. We all know the problems in hiring and maintaining an adequate workforce, to you provide quality services to Carroll. Finally the answer to our prays has arrived. Thank you!

I have reviewed this project and it's a perfect transition from residential to commercial and at Market Rate. Drees Co has around 22 rental properties from Commercial to low income and everything in between. I have several employees living in some of them, at market rate. So what I am telling you, is that I understand rental properties and welcome a market rate project. This project will spend over 11 million dollars in our community, increase the tax base, provide MARKET Rate (Employee) housing and lessen the hiring burden on local businesses. The housing study we paid for said this was what was needed in Carroll and finally it's here.

Thank you!!
Howie

DREES CO.
Howard J. Drees
Drees Co.| 609 N. Carroll Street, Carroll, Iowa 51401
☎Phone: 712 792 2863 ext 115 | Fax: 712 792 2869 | : hdrees@dreesco.com
www.dreesco.com| Drees Co.

Mike Pogge-Weaver

From: Kevin Lein <klein@carrolltigers.org>
Sent: Tuesday, September 11, 2018 8:03 AM
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: Residential opportunity in Carroll

Carroll leaders:

As an educator and caretaker of children, I urge your support of the proposed housing projects that would provide residential opportunity for new and present Carroll citizens. Affordable housing is the compassionate route that is a symbol of Carroll, and should eclipse any self-interests. My job is immersed in chances and hope - this project mimics those optimistic words, and the culture of Carroll. Make the adult lives better, which in turn, of course will make the children's lives better. And in the end, make all of our lives not only better, but of the legacy we wish for.

Respectfully,

Kevin

--

With what you get, you can make a living...with what you give, you can make a life...

Dr. Kevin Lein, Superintendent
Carroll Community School District
klein@carrolltigers.org 712-792-8001

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Mike Pogge-Weaver

From: Kjellberg, Brent <kjellbergbc@Pella.com>
Sent: Thursday, September 13, 2018 4:43 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 Housing Project

Mayor, Council Members, and City Manager,
First, let me thank you for your service. You all put in a lot of time and effort to make Carroll a better place for all. Thank you for your commitment to this community.

Second, I would like to let you know why Pella Corporation supports the proposed Housing Project. As a larger employer in the area, we are constantly looking for good employees around the region. We continue to grow and expect to grow for years to come. We are also seeing many of our employees begin the retirement process as we have celebrated 36 years of operation in the Carroll community. So, between the growth and retirements, we are needing to hire quite a few team members. As we have gone through the interviewing and hiring process with over 450 potential employees this year, some of them are looking to move into the region and have mentioned that adequate, affordable housing is tough to find.

As a site, we have hired more employees outside the Carroll community the past few years than our typical average. As community leaders, I feel this would be an alarming trend and one we would want to reverse. I believe this Housing Project is an initial step in the right direction. It is not the only step needed, but we need to do something to get moving in the right direction. I appreciate your time and consideration in this matter. Please feel free to reach out to me if you have any questions.

Thanks
Brent Kjellberg
Plant Manager
Pella Corporation Carroll Operations
712-792-7205

Mike Pogge-Weaver

From: Jim Gossett <gossettj2000@yahoo.com>
Sent: Sunday, September 09, 2018 3:27 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
Cc: ejensen@ci.carroll.ia.us; Mike Pogge-Weaver; Shannon Landauer
Subject: Carroll Park Apartments development plan

To the Carroll City Council,

I applaud you for taking up the proposal to develop a portion of North Ridge Subdivision for the Carroll Park Apartments. Having some experience in Tax Increment Finance, Housing, and Community & Economic Development, I would like to offer my thoughts from that perspective.

In 22 years of service to community & economic development in Iowa, the approach I advocate to developers and development organizations is to present opportunities to elected officials and ask them to treat these proposals as business decisions. Consider making an investment of property tax dollars that has the greatest opportunity for return on investment for the taxpayer. I will not go into specifics of TIF or return on investment of this project, but I will outline my review:

- An investment in housing development that has been documented by the Carroll County Housing Needs Assessment to address an area of need.
- A developer willing to make an $11 million investment in the community.
- A request upon the City to rebate property taxes paid for 10 years; $600,000; or the cost of infrastructure; whichever is less.
- A development agreement that ties TIF rebate dollars to performance standards that by and large would not be enforceable without such development agreement.

As a new resident of North Ridge Subdivision, I would like to offer my perspective on the "not-in-my-back-yard" nature of some of the opposition to the project. I live in Carroll - and benefit from all the good that comes from it's policies, people and progress no matter where it is located in the City. Conversely, I suffer from any negative aspects such as low-unemployment stunting job growth, and lack of affordable housing limiting our employers' ability to create jobs, allowing our community to grow.

No matter the location of the development, my experience is there will be detractors - for whatever reason. I support this project that just happens to be proposed for my neighborhood. I urge you to consider it favorably.

Best Regards,

Jim Gossett
1023 Amy Avenue
Carroll, IA 51401

Mike Pogge-Weaver

From: john.perrin@farner-bocken.com
Sent: Monday, September 17, 2018 11:31 AM
To: ejensen@ci.carroll.ia.us; mkots@ci.carroll.ia.us; mboes@ci.carroll.ia.us; chaley@ci.carroll.ia.us; csiemann@ci.carroll.ia.us; ldirkx@ci.carroll.ia.us; fleshner@ci.carroll.ia.us
Cc: Mike Pogge-Weaver; Shannon Landauer
Subject: Perspective

City Council member,

I wanted to reach out and let each of you know how much I respected and agreed with the position stated by Jeff Scharfenkamp at the July 10th, 2018 Carroll City Council meeting. I appreciate that he took the effort and stood up to those who I feel have short-sighted perspective. Jeff's concerns about employment are real. Very real. Anyone of a position of influence within our community who does not believe this is a very serious (short term and long term) problem has their head buried in the sand. It is easy to sit from afar and believe that the solution is simply to expect employers to raise wages to match the housing landscape in Carroll. Given the vastly diverse employment positions at several of our larger employer, we are challenged every day. Housing opportunities need to match the diversity of the overall workforce. Keep in mind that many of the larger employers in Carroll have locations in other parts of the country. Should finding employees become more challenging, these employer could start making strategic plans that may not include Carroll, Iowa. I do not say this as someone who is simply "crying wolf", but merely to ask you to consider your role in determining our communities long range viability As you each know, often times the decisions made today pay dividends many years down the road. One only need to look at our communities history for many examples of this. Our solutions have to be multi-faceted, of which an important component is housing. There are other parts of this challenge that the community needs to embrace, including diversity, both racial and class. I would hope our elected officials could help this process along, by setting examples of cooperation and long term vision.

I moved to Carroll (from Ames) in 1989 and lived in a mobile home for several years. Literally, a house on wheels. Traditional housing was not an option. However, through time, I was able to elevate my family and myself to a point where I could upgrade up through the housing world. Since then, I've owned three houses in Carroll. In what I think is a very timely sequence of events, the point is I would not have stayed here (might not have even moved here) had I not had a chance to start at the bottom and work my way up. That starting point is missing Carroll. The housing study showed it and honestly, anyone who looks at the facts realizes that.

I wanted to point out that I live roughly 3/10th of mile from what many consider to be "the problem housing area" in Carroll and yet I see no impact on the value of my house, the quality of my neighborhood or the safety of my family In fact, we've all seen the results of a planned, cooperative approach between public and private entities to work on this potential problem area and make it better. I am not naive enough to believe that some of the concerns stated should be considered. But let's not have them cloud the vision and become short-sighted on what really needs to take place in our community.

In the end, the biggest mistake is doing nothing. Carroll is what it is because civic leaders (like yourself) have made sometimes tough decisions who's benefits were not seen immediately.

I challenge each of you to consider your role in this solution and have the courage to make tough decisions that will positively impact our community in the short term as well as long term.

I respect that each of you are serving our community in your respective positions and I appreciate taking the time to read this.

A wise person once told me "do what is right, not what is easy"....

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