

Council Workshop Avoca City Council, May 5th 2021

Mayor Aaron Long called the meeting to order at 7 PM with council members Matt Gramkow, Charles Stolz, Diane Stamp, Bill Dea and Fred Miller III present. Also present were City Administrator Dave Mitchell, City Engineer Mike Jorgensen, Utility Board representative Brad Myers, Urban Renewal representatives Larry Petersen and Jim Cumper. Mike Hansen and Lori Hansen representing Makin Hay Land Development LLC presented a request to enter a multi-million-dollar partnership with the City to develop all 71 lots of the Sunrise Ridge addition in a single phase. The request includes City investments totaling \$4,810,796 via City loan and special assessments including 50 percent tax incremental financing (TIF) initiatives to the project, housing incentives, operation, maintenance, and depreciation. The estimated return on investment is \$5,943,286 which includes interest, cumulative TIF, cumulative utilities, cumulative DS levy taxes, and special assessment admin fees through June of 2037. Bob McCarthy of Western Iowa Land Development presented a conservative request to work with the City to develop 25 lots for phase 1 of the project. Developer requests 100 percent of the TIF plus City sponsored incentives to new homeowners totaling \$625,000. Stakeholders presented questions to both developers providing details of each proposal. Next Council workshop set for Tuesday May 11th at 5pm in the Avoca Fire Hall to review proposals.

ATTEST:

David M. Mitchell MPA CPM; Administrator