

Petition

To establish the Iowa City Downtown Self Supported Municipal Improvement District (SSMID) pursuant to Chapter 386 of the Code of Iowa.

We, the undersigned, being owners of the property within the SSMID, hereby petition the City Council of Iowa City, Iowa, pursuant to the provisions of Chapter 386 of the Code of Iowa (the "Act") as follows:

1. To establish by ordinance a Self Supported Municipal Improvement District in Iowa City, Johnson County, Iowa:
 - a. The name of which shall be the "Iowa City Downtown Self Supported Municipal Improvement District" (herein referred to as the "Proposed District"),
 - b. A description of boundaries and map of the Proposed District is attached hereto as Exhibit A.
 - c. The purposes of which shall be the undertaking of actions authorized by the Act and the performance of administration, redevelopment, and revitalization of the Proposed District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property, businesses, and residents within the Proposed District, including, but not limited to activities that expand the mix of businesses, increase consumer traffic, enhance beautification and landscaping, and expand the Park & Shop/Bus & Shop program.
2. To establish an operation fund for the Proposed District and levy an annual tax (the "Operation Tax") upon the property defined in the Act (excluding property assessed as residential property for property tax purposes) at a maximum levy rate not to exceed two dollars (\$2) per one thousand dollars (\$1,000) assessed value for a period of four (4) years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2012 for the purpose of : (a) paying the administrative and operational expenses of the Proposed District, as defined and authorized in the Act, or (b) paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements" as defined in the Act with respect to the Proposed District.
3. It is the intent of this Petition that the operation taxes levied and collected on behalf of the Proposed District shall be expended for new, additional or enhanced services within the Proposed District, and that the City shall not diminish the type and extent of governmental services currently provided.
4. This Petition is not requesting any amount of levy for either a Debt or Capital Fund.
5. To disburse annually all amounts collected in the Operation Fund, for one or more of the following purposes, at such times and under such conditions as shall be recommended to the City Council by a SSMID Advisory Board (described in section 7), as more specifically described below.
 - a. Development and management of activities in support of marketing, business retention and attraction, including, but not limited to:
Establish databases

Space referrals and assistance
Marketing activities, including media and advertising campaigns and communication materials
Miscellaneous business support services
Establishment and promotion of special events, festivals, and activities
Further improvements and expansion of the Park & Shop/Bus & Shop program

- b. Physical or other improvements designed to enhance the image and appearance of the Proposed District, including, but not limited to:
 - Lighting Improvements
 - Seasonal and decorative enhancements
 - Signage and banners
 - Landscaping
 - c. To hire a Business Development Manager and Assistant Business Development Manager who will work for the Board to manage the work of the Iowa City Downtown Self Supported Municipal Improvement District Board and to fulfill the intent of this Petition.
6. It is the intent of this Petition that the City of Iowa City enter into an operating agreement with the Iowa City Downtown Self Supported Municipal Improvement District Board (herein referred to as the “Proposed Board”). This Board will be formed as described below. All SSMID levy monies shall be appropriated to the SSMID Board for the management and operation of the Proposed District. From time to time, the City of Iowa City may provide additional revenue to the Proposed Board for the purposes of the management and operation of the Proposed District.
- a. The Proposed Board shall establish itself as a 501 (c)(6) non-profit organization with a Board of Directors consisting of fourteen (14) to nineteen (19) members serving four year terms.
 - i. Board membership shall consist of voting members:
 1. Two from property owners or their representatives from a single property within the Proposed District that has an assessed value in excess of 1.0% of the total assessed value of property within the district boundaries as of January 1, 2011.
 2. Two from property owners or their representatives from a single property within the Proposed District that has an assessed value less than of 1.0% of the total assessed value of property within the district boundaries as of January 1, 2011.
 3. Two from business owners within the Proposed District that lease more than 3,000 square feet of commercial space.
 4. Two from business owners within the Proposed District that lease less than 3,000 square feet of commercial space.
 5. One from a business in the Northside Marketplace area.
 6. One from The University of Iowa.
 - ii. Board membership may consist of up to four (4) other stakeholders of the Proposed District as voting members of the Board.
 - iii. Board membership shall consist of ex-officio non-voting members from:

1. Iowa City-Coralville Area Convention and Visitors Bureau;
 2. Iowa City Area Chamber of Commerce;
 3. Iowa City Area Development Group; and
 4. City of Iowa City.
 - iv. Board membership shall include the Downtown Business Development Manager as an ex-officio non-voting Board member.
 - v. It is the intent of this Petition that no revenues produced through property taxes imposed specifically for the Proposed District or tax increment financing revenues attributable to the operation tax levy on properties in the Proposed District shall be spent by the City Council without the approval of the Board.
 - b. The initial Board shall be chosen by a group of five persons representing:
 1. Iowa City-Coralville Area Convention and Visitors Bureau;
 2. Iowa City Area Chamber of Commerce;
 3. Iowa City Area Development Group; and
 4. City of Iowa City; and
 5. The University of Iowa.
7. The SSMID Advisory Board to the City Council shall be made up of specific members of the Proposed Board and will be chosen by the Proposed Board as follows:
- i. A property owner or their representative from a single property within the Proposed District that has an assessed value in excess of 1.0% of the total assessed value of property within the district boundaries as of January 1, 2011.
 - ii. A property owner or their representative from a single property within the Proposed District that has an assessed value less than of 1.0% of the total assessed value of property within the district boundaries as of January 1, 2011.
 - iii. A business owner within the Proposed District that leases more than 3,000 square feet of commercial space.
 - iv. A business owner within the Proposed District that leases less than 3,000 square feet of commercial space.
 - v. One from a business in the Northside Marketplace area.
8. It is the further intent of this Petition that, notwithstanding the fact that the Proposed District is located within the boundaries of a Tax Increment Finance District which has been created by the City, an amount of funds which would be derived from the annual SSMID levy of the Operation Tax against property within the Proposed District if the Proposed District were not located within such Tax Increment Finance Districts shall be made available annually for the services, improvements, and activities set out in this Petition, and that the City should take all actions necessary to accomplish this purpose, including, if necessary, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the Proposed District. These allocations may be from the SSMID levy or other sources.

EXHIBIT A

Proposed SSMID Area



CITY OF IOWA CITY



Proposed SSMID Area

All block numbers referenced in the description below are in the Original Town.

- Beginning at the centerline of Gilbert Street where it intersects with the extended centerline of the east-west alley between Bloomington and Davenport Streets in Block 57;
- Thence west along said alley centerline to the centerline of Linn Street;
- Thence south along the Linn Street centerline to where it intersects with the extended centerline of the east-west alley between Market and Bloomington Streets in Block 68;
- Thence west along the alley centerline to where it intersects the centerline of Dubuque Street;
- Thence south along the Dubuque Street centerline to the centerline of Jefferson Street;
- Thence east along the Jefferson Street centerline to the sidewalk on the east side of Gilbert Street;
- Thence south along the western boundary of said sidewalk to its intersection with the south boundary of the east-west alley between Iowa Avenue and Jefferson Street in Block 45;
- Thence east along the southern boundary of the alley to the NW corner of Lot 6 Block 45;
- Thence south along western boundary of Lot 6 to where said western boundary extended intersects the centerline of Iowa Avenue;
- Thence west along the Iowa Avenue centerline to the centerline of Clinton Street;
- Thence south along the Clinton Street centerline to the centerline of Washington Street;
- Thence west along the Washington Street centerline to the centerline of Capitol Street;
- Thence south along the Capitol Street centerline to the southern boundary line extended of Lot 4 Block 83;
- Thence east 182' to the east right-of-way line of Clinton Street;
- Thence south to the southwest corner of Lot 5 Block 82;
- Thence east along the southern boundary of Block 82 to the centerline of Dubuque Street;
- Thence north along Dubuque Street centerline to a point 40' west and 120' north of the southwest corner of Lot 5 Block 64;
- Thence east to the centerline of Linn Street;
- Thence south along Linn Street centerline to the southern boundary of block 63 extended;
- Thence east along the southern boundary of block 63 to the centerline of Gilbert Street;
- Thence north along the Gilbert Street centerline to a point 40' west of the NW corner of Lot 4 Block 44;
- Thence east along the south right-of-way line of Iowa Avenue to the NE corner of Lot 3 Block 44;
- Thence north to the northern boundary of the east-west alley between Iowa Avenue and Jefferson Street in Block 45;
- Thence west along the northern boundary of said alley to the eastern boundary of the sidewalk on the east side of Gilbert Street;
- Thence north along the eastern boundary of said sidewalk and crossing Jefferson Street to the northern boundary of the sidewalk on the north side of Jefferson Street;
- Thence west, crossing Gilbert Street, to the NW corner of Gilbert and Jefferson Streets;
- Thence west along the sidewalk to the SW corner of Lot 5 Block 59;
- Thence north to the centerline of the east-west alley between Jefferson and Market Streets;
- Thence east along the alley centerline to the SE corner of Lot 4 Block 46;
- Thence north to the northeast corner of Lot 4 Block 46;
- Thence north 105' to a point 25' north of the SE corner of Lot 5 Block 47;
- Thence west to the centerline of Gilbert Street;
- Thence north to the point of beginning, and excepting those properties zoned *Neighborhood Public*, which are as follows:
 - The north 110' of the west 58.5' of Lot 4 Block 65
 - Lots 7, 8, and the east 20' Lot 6 Block 65
 - The west 58.5' of N 110' of Lot 4 Block 65
 - Lot 5 and the west 28.66' of Lot 6 Block 61
 - The east 38.3' Lot 6, all of Lot 7, and the west 39.7' of Lot 8 Block 58

