

## **Welcome to the Mayor's Update August, 2013**

The Mayor's Update is an attempt, on a monthly basis, to better inform Orange City's citizens and others on the progress and activities occurring within the community. City Council decisions, retail and commercial development progress, business activities and other actions affecting the community are included in a brief and, hopefully, informative manner.

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### **City Economic Development Position**

The City Council approved the hiring of Mr. Mark Gaul as the new City Economic Development Director. He will begin his work on September 3, 2013.

Mark has successfully served as the Executive Director for the Chamber and Development Corporation in Sheldon, Iowa, for the past 10 years. He has a BA Degree in Business Administration from Briar Cliff College and is extremely active in economic development organizations in northwest Iowa and statewide.

### **Daycare Facilities Expansion**

Preliminary sketches have been received from the architect regarding the expansion of the daycare facilities. Approximately 8500 sq. ft. addition is being considered including a multi-purpose area.

Further planning continues with funding sources being considered and identified.

### **Update on Puddle Jumper Addition #5**

1. Lots are presently available providing affordable housing opportunities of 1400 sq. ft. or less to be constructed. The lots are priced at \$20,000 per lot. Infrastructure is planned for completion by mid-September with most of the infrastructure completed by the end of August. Additional information regarding the purchase of these lots can be obtained by contacting Ken Meendering at the City Office, 707-4885.
2. For the purpose of constructing larger homes, a 12-acre plot along the trail is being developed that includes lots that are larger in size. Infrastructure for this portion of the development will, hopefully, also be installed by mid-September.
3. The Federal Tax Credit Housing option, providing fourteen 3 and 4 bedroom single-family rentals for lower income families, is presently being reviewed. The application is due in December with notification of approval received in March, 2014. If approval is granted, construction would begin in early spring of 2014.
4. Apartment complexes, non-subsidized, are also being considered for the new addition. There remains a need for apartment living options.

### **City Housing Incentives**

Housing incentives in Orange City, approved by the City Council, include:

- First time home purchase in Orange City:
  - 1% of purchase cost of home - Up to \$1,000 total savings from City
- New housing construction - Tax abatement options:
  1. Two year tax abatement:

- ✓ A newly constructed home valued at \$200,000 – approximately \$3,158 per year, \$6,316 total savings
- 2. One year tax abatement and \$2,000 cash:
  - ✓ Approximately a \$3,158 tax abatement + \$2,000 cash for an approximate \$5,158 savings
- 3. Additional savings - A 3.95% construction loan @ Orange City lending institutions available with no origination fees .

Additional information is available by contacting the City Office, 707-4885.

**Construction Completion Dates**

The City of Orange City has experienced significant construction projects over the past couple of years. Many of these projects are nearing completion:

- Performing Arts Center on Unity Christian’s campus – ribbon cutting ceremonies are scheduled for August 22.
- Learning Commons on Northwestern College’s campus – dedication ceremonies scheduled for September 27.
- Trinity Reformed Church – construction is in its final stages with services to be conducted this fall
- Prairie Winds Care Facility – completion date scheduled for early to mid-October

These projects impact the quality of life within the community in many meaningful ways for people of all ages.

**Hampton Inn Hotel**

A press conference was scheduled by the Orange City Development Corporation in early July to announce plans for a \$6.2 million Hampton Inn Hotel coming to Orange City in the very near future. The hotel will be located just east of the Event Center along Highway 10 East with construction to begin later this fall. An early spring completion date, 2014, is projected.

**Casey’s General Store**

OCDC also announced at the press conference that Casey’s General Store has acquired a 44,000-square-foot site, also on Highway 10 East. A current motel, the Dutch Colony Inn — on property encompassing a total of 125,000 square feet — was purchased by the OCDC, with the portion of the site subsequently sold to Casey’s for the construction of a new 4,200-square-foot store.

Construction on the Casey’s General Store is scheduled for early next spring, 2014.

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Once again, thank you citizens of Orange City for making our community a special place to live, work, worship, and play.

Les Douma  
Mayor, Orange City

