

**TO:** The Honorable Mayor and City Council Members

**FROM:** Michael C. Van Milligen, City Manager

**SUBJECT:** Potential Five Flags Civic Center and Theater City Election/Referendum Information Packet

**DATE:** February 13, 2020

A recommendation from the Five Flags Civic Center Commission was made to the Council regarding the Phase 2A Planning for Expanded/Improved Five Flags Civic Center at the January 6, 2020 City Council meeting. Five Flags Civic Center Advisory Commission endorsed scenario 4/hybrid and recommended that the City Council move expeditiously to draft a ballot for the next available voting date on March 3, 2020 for the Five Flags Civic Center Expansion Project. The City Council received and filed the Summary of Phase 2A Planning for an Expanded/Improved Five Flags Civic Center. The Council after discussion voted to have the City Attorney prepare ballot language to include the bond amount for Scenario 4 Hybrid for Council approval and in anticipation of a September 8, 2020 referendum date.

City Attorney Crenna Brumwell has prepared a memo and resolution for calling a special city election/referendum as requested by the City Council. Within the resolution is the ballot language.

"SHALL THE CITY OF DUBUQUE, IOWA, ISSUE ITS BONDS IN AN AMOUNT NOT EXCEEDING THE AMOUNT OF \$74,340,000 FOR THE PURPOSES OF DECONSTRUCTION, CONSTRUCTION, ACQUISITION, IMPROVING, AND EQUIPPING AN EXPANDED FIVE FLAGS CIVIC CENTER AND THE RENOVATION AND PRESERVATION OF THE HISTORIC FIVE FLAGS THEATER, INCLUDING ACCESSIBILITY ENHANCEMENTS TO BOTH?"

In the memo the City Attorney explains the amount in the resolution is \$74,340,000 which is less than the consultants estimate of \$75,084,058 because the bond issuance costs included by the consultants in that figure were higher than those calculated by the City financial advisor.

The following chart summarizes the impact to the average homeowner for the Five Flags Renovation Hybrid Option 4 scenario as compared to the Budget and Fiscal policy Guidelines for Fiscal Year 2021 using the Fiscal Year 2021 projection as the base:

**Hybrid Option 4: \$74,340,000 Debt Issuance Repaid with Debt Service Levy**

<b>Hybrid Option 4: Impact to Average Homeowner</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY25</b>
<i>FY21 Policy Guidelines Projected City Tax Rate</i>	\$10.4346	\$10.6819	\$11.0507	\$11.5693	\$12.1076
<i>Hybrid Option 4 City Tax Rate Impact</i>	\$0	\$0.9759	\$1.6725	\$1.6546	\$1.6395
<i>Hybrid Option 4 Adjusted City Tax Rate</i>	\$10.4346	\$11.6578	\$12.7232	\$13.224	\$13.7471
<i>FY21 Policy Guidelines Impact to Avg Homeowner \$</i>	\$791.11	\$809.86	\$837.82	\$877.13	\$917.95
<i>Hybrid Option 4 Impact to Avg Homeowner \$</i>	\$0	\$73.99	\$126.81	\$125.45	\$124.30
<i>Hybrid Option 4 Adjusted Impact to Avg Homeowner</i>	\$791.11	\$883.85	\$964.63	\$1,002.58	\$1,042.25

From the potential vote on September 8, 2020 it will take four years to get to the opening of a new building, taking us to September of 2024.

The current building and facilities would be open and operational until approximately June 1, 2022.

This information was prepared at City Council direction and awaits further action.

  
Michael C. Van Milligen

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Attachment

cc: Crenna Brumwell, City Attorney  
Teri Goodman, Assistant City Manager  
Cori Burbach, Assistant City Manager  
Marie Ware, Leisure Services Manager  
Jennifer Larson, Director of Finance and Budget