

Moville Frontage Road Proposal FY24-25

Since 2016, the City of Moville has accomplished the following on Frontage Road:

- Added seven new businesses to include:
 - Jensen Funeral Home
 - Security National Bank
 - Countryman Financial Group
 - Lewis Drug
 - Movillatte
 - Future Medical Clinic
 - Dollar General

This economic development and business rebirth of Frontage Road has increased the following values:

- Increased Property Value - \$1,959,150
- Increased Tax Revenue - \$275,328
- Project Costs - \$1,208,715

City of Moville's proposal for Woodbury County's support in FY2024-25

- Frontage Road improvement from 3rd Street to Fair Street
 - New 27' wide road (existing is 18-22'), water, storm sewer, sidewalk and retaining wall
- City of Moville will be responsible for water, storm sewer, sidewalk and Jeff's Bar retaining wall.
- Estimated Project Costs:
 - Total - \$873,500
 - Moville - \$208,500
 - Woodbury County - \$665,000

Total contributions to Frontage Road 50/50 split with Woodbury County (cost share)

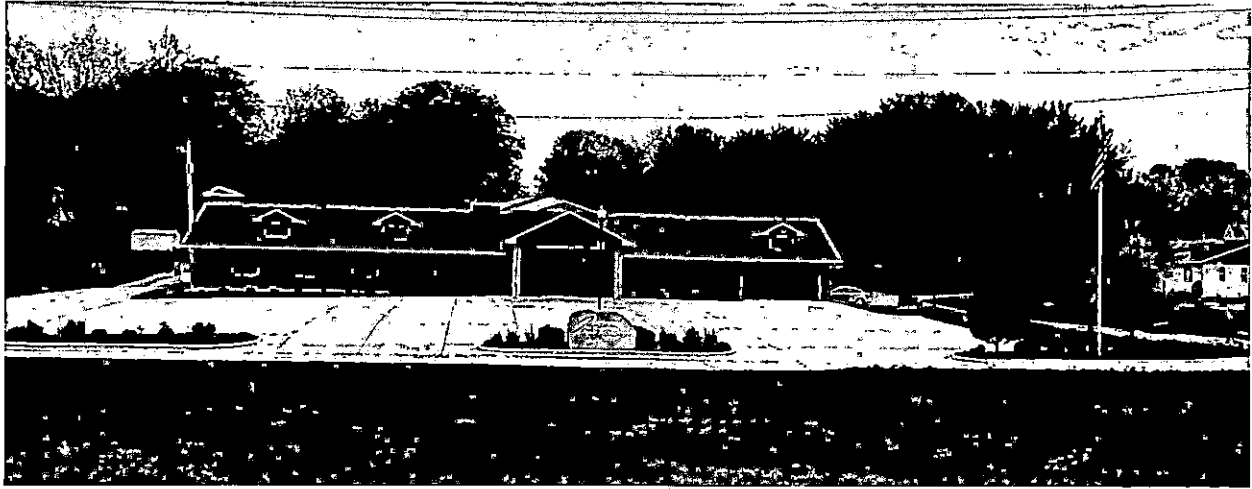
- Moville's contribution to Frontage Road repairs will be \$1,460,974 (including this project)
 - That is 55% of total costs.
- Woodbury County's contribution of \$665,000 will cover the remaining 45%

Moville's Frontage Road Improvements

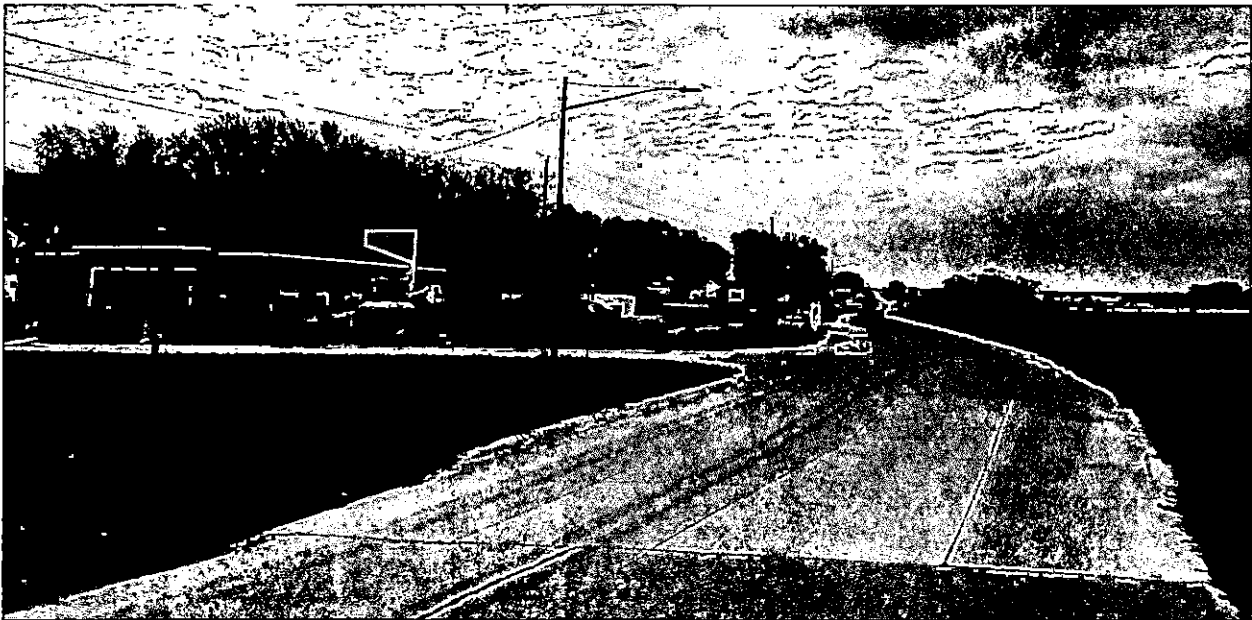
Parcel	Owner	Business	Frontage Address	Improvements	Previous value	2023 Assessed Value	Annual Property Taxes	Estimated Taxes after new construction (not including BPTC credits)	City of Moville's Investment to Improvements	Improvement details
					\$1,003,350.00	\$ 2,962,500.00	\$ 79,598.00	\$ 195,730.00	\$ 1,417,215.00	
8944-32-154-014	Niddas and Sara Jensen	Jensen Funeral Home	225	new building 2018 - est. value \$400,000	2017 - \$22,000 2018 - \$370,060	\$ 612,510.00	\$ 18,165.00			
8944-32-156-015	Security National Bank	Security National Bank	309	new building 2023 - est. value \$3,000,000	2023 - \$40,350 2025- estimated \$3M+	\$ 40,350.00		\$ 88,970.00	\$587,474	2nd to 3rd street, new street and all infrastructure
8944-32-156-013	Countryman Financial Group	Countryman Financial Group	325	new building 2020 - est value \$233,000	2020 - \$7,450	\$ 352,420.00	\$ 10,450.00			
8944-32-180-018	DB Developers	Lewis Drug	411	new building 2017 - est. value \$400,000	2017 - \$23,710 2018 - \$29,640	\$ 627,260.00	\$ 18,600.00		\$115,910	Purchase of lot, Demo and removal of trailer court, landscaping
8944-32-182-008	Trissa Botorff	Movilatte	503	new building 2018- est. value \$50,000	2018 - \$12,550	\$ 99,440.00	\$ 2,950.00			
8944-32-182-006	G Rental	Subway	509		2019 - \$133,620	\$ 190,460.00	\$ 5,650.00			
8944-32-182-007	Arturo Deanda	Jeff's Bar Parking Lot	515		2019 - \$14,680	\$ 14,350.00	\$ 425.00			
8944-32-183-002	Arturo Deanda	Jeff's Bar & Grill	607		2019 - \$94,940	\$ 123,770.00	\$ 3,670.00			
8944-32-184-002	Gilbert Barcelou	Barcelou Electric shop	615		2019 - \$14,680	\$ 24,440.00	\$ 725.00			
8944-32-184-006	Moville Area Medical Clinic	Future Home of Medical Clinic	631	Proposed 2024 medical clinic est. cost \$3,600,000	2023 - \$37,860 2025 - estimated \$3M+	\$ 37,860.00	\$ 1,125.00	\$ 106,760.00	\$505,331	Purchase of lot, Demo of Motel 20, new street/infrastructure
8944-32-252-012	Frontage LLC	Dollar General	711	new building 2016 - sold for \$1,209,720 2017	2019 - \$601,510	\$ 839,640.00	\$ 17,838.00			

Frontage Road Improvement Project - 3rd Street to Fair Street - Proposed	All new 27-foot wide street, water, storm sewer, sidewalk, retaining wall	\$ 873,500.00
Proposed City investment	water and sidewalk and Jeff's Bar retaining wall	\$ 208,500.00
Proposed County investment	street, storm sewer	\$ 665,000.00

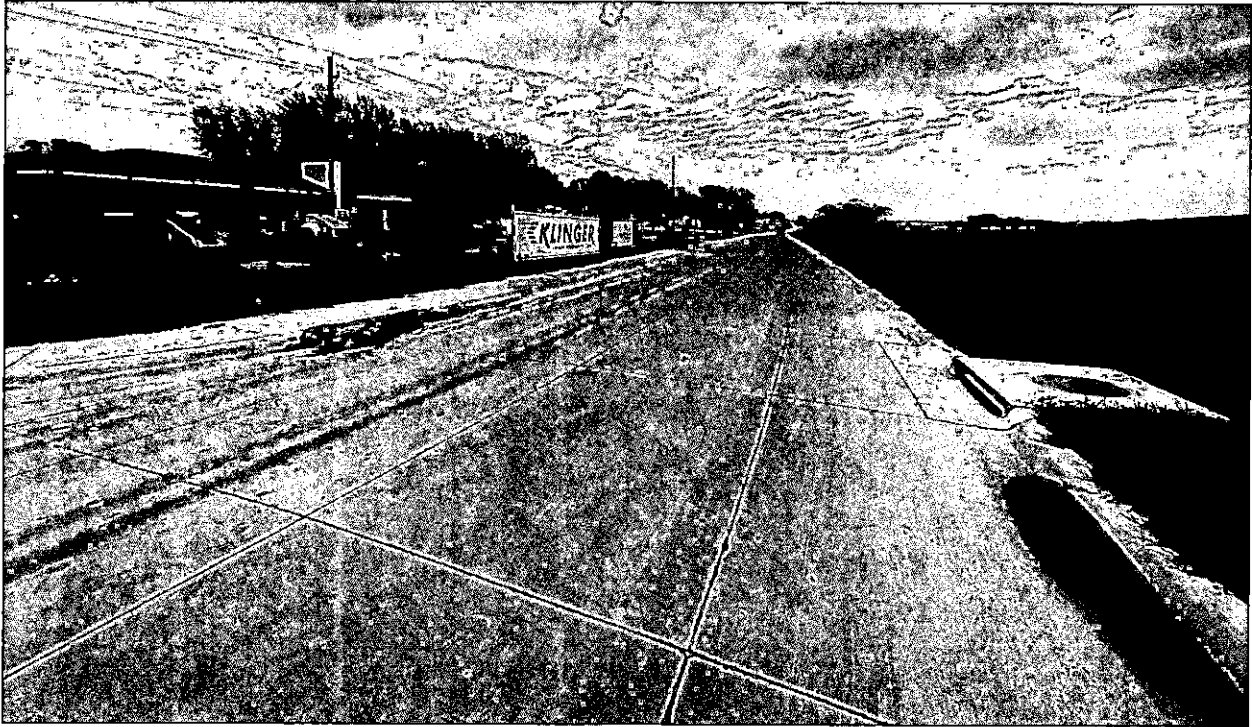
JENSEN FUNERAL HOME



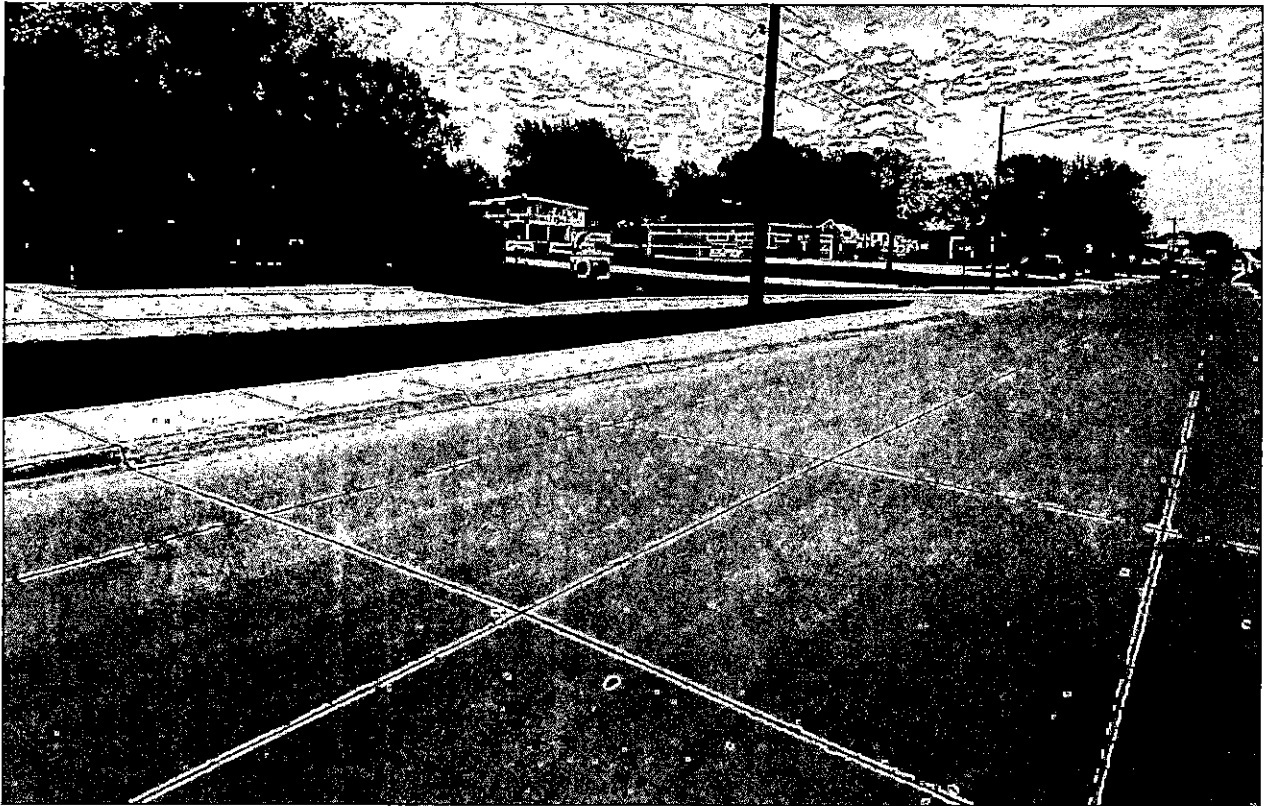
SECURITY NATIONAL BANK



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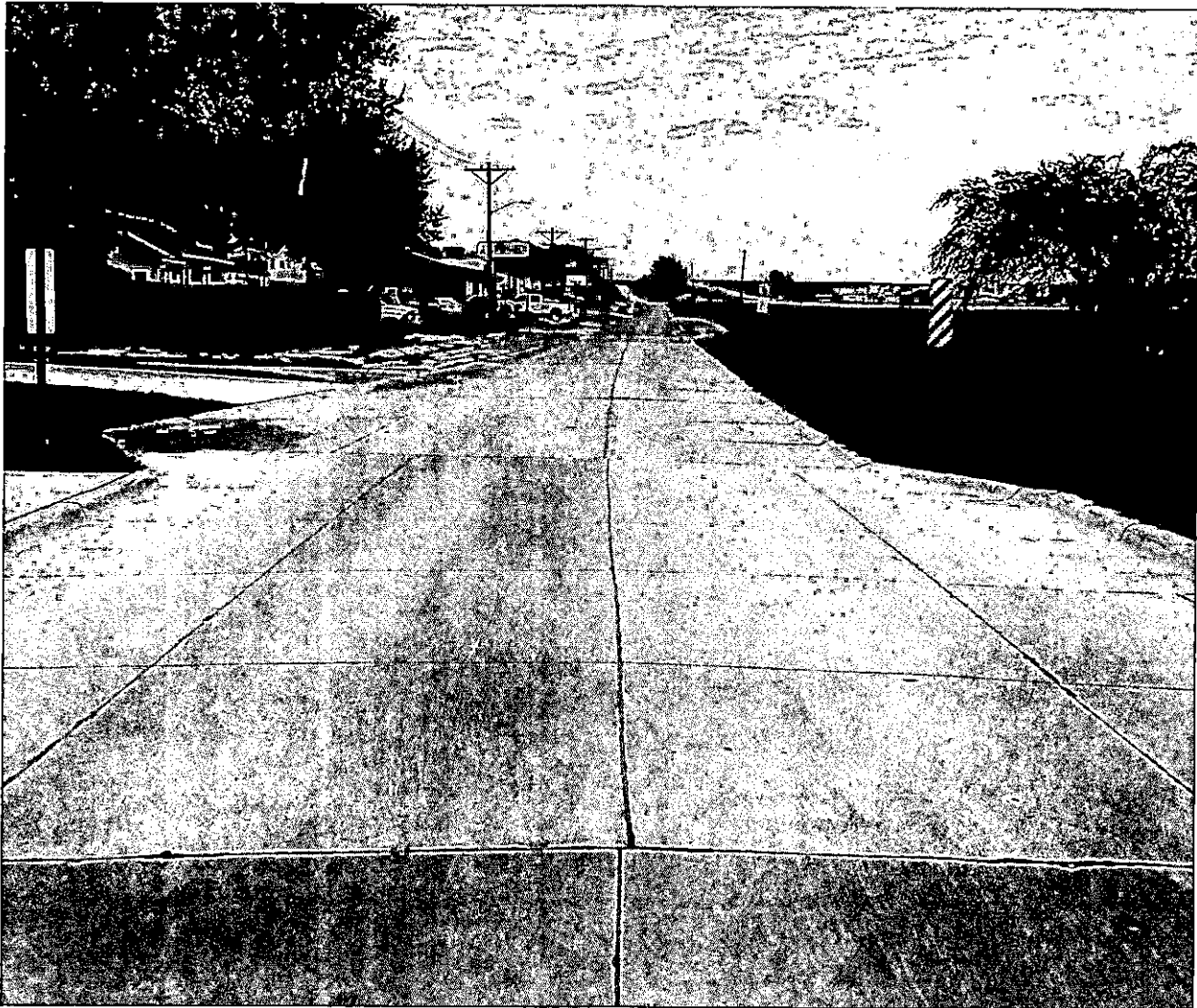
COUNTRYMAN FINANCIAL GROUP

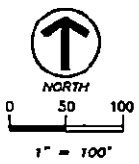
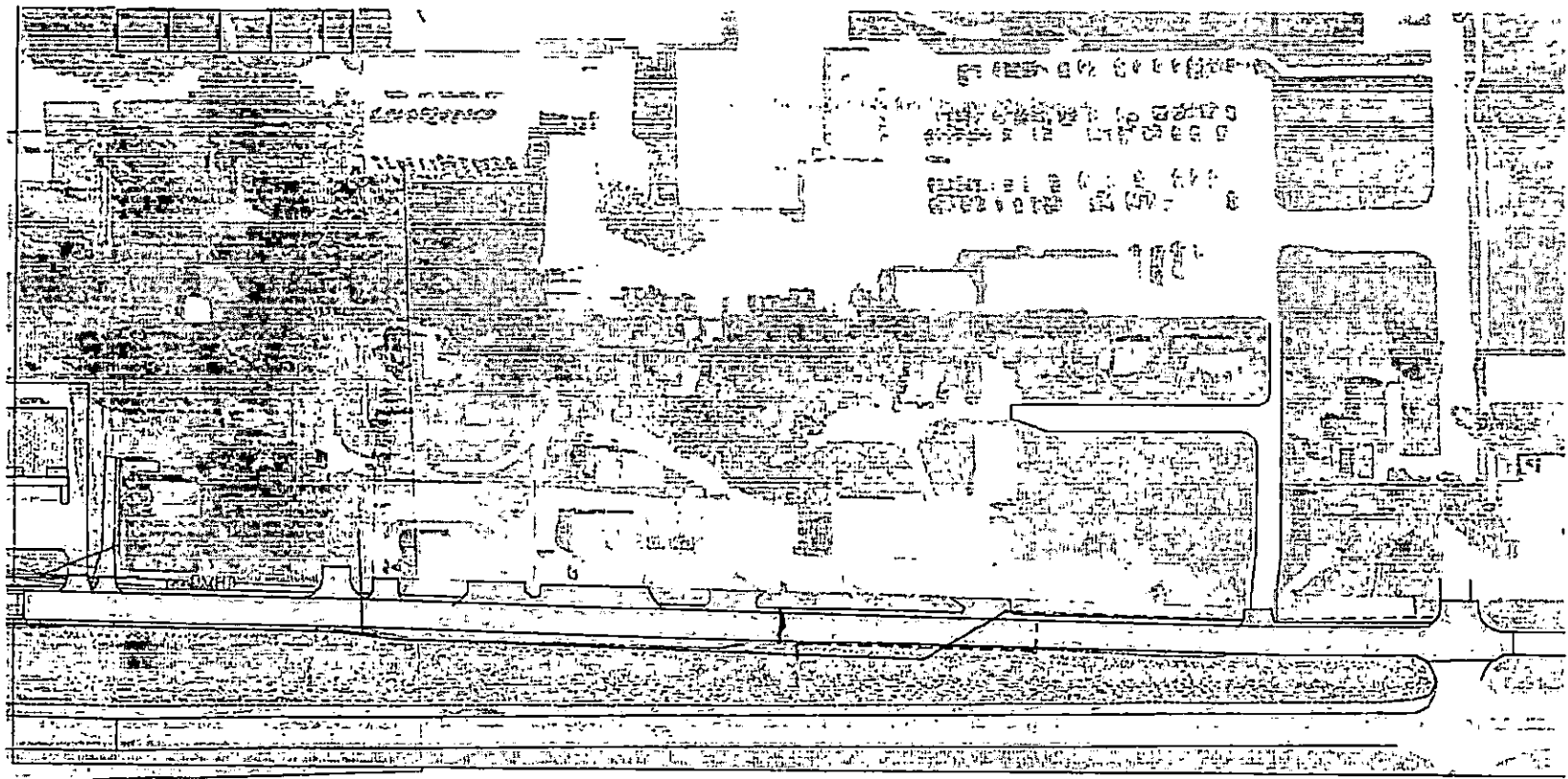


LEWIS DRUG



LEWIS DRUG – LOOKING EASTBOUND





Phase 2

	True Engineering & Land Surveying <small>INCORPORATED</small>	
	<small>1111 North 1st Street, Des Moines, IA 50319</small>	
No. Section	Township	Range
Frontage Flood Improvement Project Moyle, Iowa Phase 2 - East End	Date: 11/10/09 By: [Signature] C1.0	