

**Wierson, C. Ray**

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**From:** Huey, Timothy  
**Sent:** Monday, March 24, 2008 9:16 AM  
**To:** Hufford, Craig F.; Rostenbach, Wes; Wierson, C. Ray  
**Subject:** Long Grove Urban Renewal Area

Craig and Wes:

We received notice from the City of Long Grove of its intention to create an Urban Renewal Area. We will be discussing the information they have provided us with the Board of Supervisors at tomorrow morning's Committee of the Whole.

I will forward the Notices they sent us which mostly include the standard Dorsey & Whitney language of "increasing tax base and promoting economic growth", "construction of public improvements" and "financing for development projects". Basically not telling us anything about what the TIF is actually going to be used for.

In talking with Susan Mahannah the City Clerk, they are creating the urban renewal area around the City sewage lagoon and the areas of new subdivisions to capture TIF income on the residential development to help fund improvements to the sewer plant and lagoon. The upgrades to the sewer system are needed due to DNR requirements and to accommodate the additional residential growth. This appears to be very similar to what Donohue did recently although Long Grove is anticipating much more growth. The other difference is a portion of this area lies outside of city limits, is in the process of being annexed, but as a result needs County approval for inclusion in the Urban Renewal Area.

I have asked for more information from the City which they said they would provide early this week. The meeting with our opportunity to consult is scheduled for April 7<sup>th</sup> at 3 PM. Please join us if you like for the discussion with the Board at COW in the morning.

Tim

March 20, 2008

TO: ✓ Board of Supervisors, Scott County  
Superintendent, North Scott Community School District  
President, Eastern Iowa Community College

FROM: City Council, City of Long Grove, Iowa *sem*

RE: Long Grove Urban Renewal Area

The City of Long Grove is in the process of establishing an urban renewal area, and pursuant to Section 403.5 of the Code of Iowa, the City is sending you a copy of its urban renewal plan and scheduling a meeting at which you will have the opportunity to discuss this plan.

The meeting to discuss our urban renewal plan has been set for Monday April 7, 2008 at 3:00 p.m. in the City Hall in Long Grove. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan at 7:00 p.m. on April 22, 2008 in the City Hall and a copy of the notice is enclosed for your information.

Please call Susan Lensch Mahannah, City Clerk at 563-285-4904 if you have any questions.

/enc

the city of LONG GROVE

LONG GROVE, IOWA 52756

Phone: (563) 285-4904

Fax: (563) 285-4929

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE LONG GROVE URBAN RENEWAL AREA, AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 7 o'clock P.m., at the City Hall, Long Grove, Iowa (the "City"), on the 22nd day of April, 2008, the City Council will hold a public hearing on the question of designating as the Long Grove Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, the property generally described as follows:

- 1) Certain real property in the City of Long Grove, Iowa, situated in the southeast corner of the City and lying south of the Winfield Estates housing addition, bounded on the south by the City limit, bounded on the east by the City limit, and bounded on the west by 162<sup>nd</sup> Avenue; and
- 2) Certain real property in the City of Long Grove, Iowa, lying west of the current lagoon, and bounded on the north, south, and west by the City limit; and
- 3) Certain real property in the City of Long Grove, Iowa in the southern portion of the City, lying south of the Laglin Housing addition, bounded on the east by 162<sup>nd</sup> Avenue, and bounded on the south and the west by the City limit; and
- 4) Certain real property currently proposed for annexation to the southern portion of the City of Long Grove, Iowa lying south of West Edgewood Lane and mainly west of 162<sup>nd</sup> Avenue.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Long Grove Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan, as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in Long Grove by encouraging commercial and industrial development, constructing necessary public improvements and assisting private enterprise through financial incentives. The initial purpose of the plan is to facilitate the use of tax increment financing in support of the City's sanitary sewer improvement project.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Susan Lensch Mahannah  
City Clerk

RESOLUTION NO. 08-03

Setting date for a public hearing on designation of the Long Grove Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made to the City Council of the City of Long Grove, Iowa (the "City") which shows the desirability of designating a portion of the City of Long Grove as the Long Grove Urban Renewal Area (the "Urban Renewal Area"), pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal the real property (the "Property") lying within the boundaries set out in Exhibit A would be designated an urban renewal area; and

WHEREAS, a portion of the Property meets the definition of "agricultural land" under Section 403.17 of the Code of Iowa, and certain consent agreements (the "Agricultural Land Agreements") have been prepared for presentation to the owners of such land; and

WHEREAS, a portion of the Property lies outside the City limits, and it is necessary to seek the consent of the County through a resolution (the "County Resolution") of the Board of Supervisors of Scott County before adding this land to the Urban Renewal Area; and

WHEREAS, this Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan for a project within that proposed designated area has been prepared and it is now necessary that a date be set for a public hearing on the designation of the area and on that plan and project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Long Grove, Iowa, as follows:

Section 1. This Council will meet at the City Hall, Long Grove, Iowa, on the 22nd day of April 2008, at 7 o'clock p.m., at which time and place it will hold a public hearing on the designation of the proposed Long Grove Urban Renewal Area described in the preamble hereof and on the proposed urban renewal plan and project for the Urban Renewal Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Long Grove, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for the hearing.

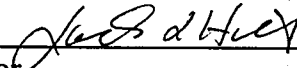
Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Clerk and the Mayor are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed urban renewal plan is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

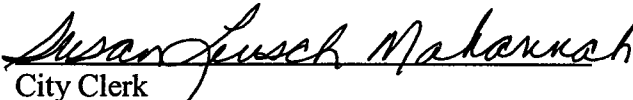
Section 5. The City Clerk is hereby authorized and directed to deliver the Agricultural Land Agreements to the owners of all "agricultural land" proposed for inclusion in the Urban Renewal Area, such agreements to be executed and delivered to the City prior to the public hearing on April 22, 2008.

Section 6. The City Clerk is hereby authorized and directed to deliver the County Resolution to the County Board of Supervisors, such Resolution to be authorized, executed and delivered to the City prior to the public hearing on April 22, 2008.

Passed and approved March 19, 2008.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

*Proposed*

CITY OF LONG GROVE, IOWA  
URBAN RENEWAL PLAN  
LONG GROVE URBAN RENEWAL AREA

March, 2008

**I. INTRODUCTION**

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create "economic development" areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a "public purpose" and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines "economic development" as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City's existing comprehensive or general plan. All other affected taxing entities must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for the City of Long Grove's (the "City") Long Grove Urban Renewal Area (the "Urban Renewal Area") and will guide the City in promoting economic development through the encouragement of commercial and industrial enterprises in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

## **II. DESCRIPTION OF URBAN RENEWAL AREA**

A description of all property that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

## **III. URBAN RENEWAL OBJECTIVES**

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in commercial and industrial development, and to encourage commercial and industrial job retention, growth and expansion through the use of various federal, state and local incentives.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.

## **III. URBAN RENEWAL PROJECTS AND ACTIVITIES**

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.
3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.
4. Acquisition, preparation and disposition of property for development and/or redevelopment.
5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.
6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic

development, in such form and subject to such conditions as may be determined by the City Council.

The initial purpose of this Urban Renewal Plan is to facilitate the use of tax increment financed incentives in support of the City's sanitary sewer improvement project in the Urban Renewal Area.

#### IV. LAND USE PLAN AND PROPOSED DEVELOPMENT

The City has adopted a Comprehensive Land Use Plan which guides the establishment of commercial and industrial land uses throughout the incorporated area. Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the Comprehensive Land Use Plan.

#### V. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district physical plant and equipment levy, are allocated by state law to the City's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.



## VI. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

For economic development-based urban renewal areas established after January 1, 1995, Chapter 403 states that incremental property taxes may be collected within a TIF District for a period not to exceed twenty years.

## VII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

## VIII. FINANCIAL INFORMATION

### CITY DEBT INFORMATION

1. Current constitutional debt limit	\$ <u>2,327,765</u>
2. Outstanding general obligation debt:	\$ <u>                    </u>
3. Proposed amount of debt to be incurred:	\$ <u>                    </u>

**EXHIBIT A  
LEGAL DESCRIPTION  
LONG GROVE URBAN RENEWAL AREA**

Certain real property situated in the City of Long Grove, County of Scott, State of Iowa more particularly described as follows:

1) TRACT CONTAINING THE WASTEWATER TREATMENT FACILITY

Part of the Northeast Quarter of Section 34, Township 80 North, Range 3, east of the 5<sup>th</sup> P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 34; thence south 89°28'00" west (assumed bearing for this description) 1617.92 feet along the north line of the Northeast Quarter of said Section 34 to the Point of Beginning of the tract of land hereinafter described:

thence south 00°04'20" west 563.82 feet along the west line, and west line extended northerly of Lancer Meadows 3<sup>rd</sup> and 4<sup>th</sup> Additions to the City of Long Grove, Iowa, to the southwest corner of said Lancer Meadows 4<sup>th</sup> Addition;

thence north 89°29'45" east 676.74 feet along the south line of said Lancer Meadows 4<sup>th</sup> Addition and along the south line of Lot 1 of Lancer Meadows 1<sup>st</sup> Addition to the City of Long Grove, Iowa;

thence south 08°32'45" east 321.75 feet to a point on the north line of Grabbe's Second Addition to the City of Long Grove, Iowa;

thence south 81°00'20" west 774.60 feet along the north line to the northwest corner of said Grabbe's Second Addition;

thence south 00°04'20" west 325.30 feet along the west line to the southwest corner of said Grabbe's Second Addition;

thence north 26°46'10" west 867.65 feet;

thence north 89°28'00" east 391.80 feet;

thence north 00°04'20" east 543.77 feet to the north line of the Northeast Quarter of said Section 34;

thence north 89°28'00" east 40.00 feet along the north line of the Northeast Quarter of said Section 34 to the point of beginning,

Containing 10.44 acres, more or less.

2) WINFIELD ESTATES UNPLATTED PROPERTY

Part of the Southwest Quarter, the West Half of the Southeast Quarter, part of the South Half of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter, all in Section 35, Township 80 North, Range 3 east of the 5<sup>th</sup> P.M. in the City of Long Grove, Iowa, being more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 35, said point being the Point of Beginning of the following described tract of land;

thence south 89°57'46" west 1320.87 feet along the south line of said Section 35;

Thence south 89°45'10" west 1382.91 feet along the south line of said Section 35 to the easterly line of First Street;

thence north 00°38'23" west 2791.46 feet along the easterly line of said First Street;

thence north 89°28'49" east 209.84 feet along the south line of Edgewood Lane;

thence north 00°38'00" west 50.00 feet;

thence south 87°42'36" east 172.00 feet;

thence north 00°36'36" west 146.23 feet;

thence north 88°14'13" west 171.98 feet;

thence north 00°39'50" west 183.94 feet;

thence south 86°08'08" east 68.02 feet;

thence north 09°37'18" east 243.49 feet;

thence south 80°20'04" east 158.77 feet;

thence south 00°22'00" west 103.56 feet;

thence south 88°48'00" east 760.41 feet;

3) JOHN & GRETCHEN LINDLE PROPERTY

Part of the Southwest Quarter of Section 35, and part of the Southeast Quarter of Section 34, Township 80 North, Range 3, east of the 5<sup>th</sup> P.M., Scott County, Iowa, more particularly described as follows:

Commencing at the southeast corner of said Section 34, said point being the Point of Beginning of the following described tract of land:

thence west 673.00 feet along the south line of the Southeast Quarter of said Section 34;

thence north 990.00 feet;

thence east 1287 feet;

thence south 165.00 feet;

thence east 528 feet to a point on the west right-of-way line of Y-64;

thence south 00°38' east for 825.00 feet to a point on the south line of the Southwest Quarter of said Section 35;

thence west 1142.00 feet along the south line of the Southwest Quarter of said Section 35 to the Point of Beginning.

4) QUAD CITY SALVAGE AUCTION, INC. PROPERTY

Part of the Southwest Quarter of Section 35, Township 80 North, Range 3, east of the 5<sup>th</sup> P.M., Scott County, Iowa, more particularly described as follows:

Beginning at the southwest corner of said Section 35; thence north 89°46'56" east along the southerly line of said Section 35 to the westerly right-of-way of County Highway Y-64;

thence north 00°38' west 825.00 feet along the westerly line of said county highway to the Point of Beginning;

thence south 89°46'56" west 528.00 feet;

thence north 00°13'04" west 185.00 feet;

thence north 89°46'56" east 526.65 feet to the westerly right-of-way line of Y-64;

thence south 00°38' east 185.00 feet along said westerly right-of-way to the Point of Beginning, said tract containing 2.24 acres;

thence south 00°06'09" west 80.40 feet;

thence north 89°51'15" east 597.55 feet;

thence north 89°49'04" east 372.53 feet;

thence north 00° 08'21" west 111.15 feet;

thence south 89°52'50" east 60.00 feet;

thence south 00°08'21" east 108.75 feet;

thence north 89°37'12" east 276.97 feet;

thence south 24°33'59" east 242.36 feet;

thence south 89°34'33" east 125.05 feet;

thence south 00°26'13" west 312.08 feet;

thence south 00°33'14" west 2647.43 feet along the east line of the West Half of the Southeast Quarter of said Section 35 to the Point of Beginning;

Excepting therefrom Winfield Estates 1<sup>st</sup> Addition to the City of Long Grove, Iowa,

Containing 183.30 acres, more or less.

**AND**

The East Half of the Southeast Quarter of Section 34, Township 80 North, Range 3, east of the 5<sup>th</sup> P.M., excepting therefrom the following:

Commencing at the northeast corner of the Southeast Quarter of said Section 34, which point is the Point of Beginning of the following described tract of land;

thence south 1032.14 feet;

thence south 89°52' west 1333.00 feet;

thence north 00°15' east 1041.21 feet;

thence south 89°42' east 1328.48 feet to the point of beginning,

Containing 31.67 acres, more or less.

Also, that part of the Southwest Quarter of the Southwest Quarter and the South Half of the Northwest Quarter of the Southwest Quarter of Section 35, Township 80 North, Range 3, east of

the 5<sup>th</sup> P.M., lying west of the Davenport-Long Grove Road, excepting therefrom the following parcels:

That part deeded to Harold Young and wife and recorded in Book 171 Town Lot Deeds on Page 187, in the office of the Recorder of Scott County, Iowa.

Also, excepting the tract conveyed to North Scott Community School District in the Warranty Deed (Instrument No. 7084-79) and filed in the office of the Recorder of Scott County, Iowa.

Also, excepting the tract deeded to Dennis Twigg and Carol Twigg by Warranty Deed (Instrument No. 15345-80) and filed in the office of the Recorder of Scott County, Iowa.

Also, excepting a tract label Parcel-A on the Plat of Survey (Instrument No. 2005-39060) and filed in the office of the Recorder of Scott County, Iowa.