

**PLANNING & DEVELOPMENT**

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Timothy Huey  
Director

To: Dee F. Bruemmer, County Administrator  
From: Scott County TIF Review Committee  
Date: April 1, 2014

**Re: City of Davenport's proposed expansion of the I-74/53<sup>rd</sup> Street Economic Development Area to meet the requirements of the State Reinvestment District Program.**

The City of Davenport has notified Scott County of an opportunity to consult that is scheduled for Monday, April 7, at 2:30 PM regarding the proposed expansion of the I-74/53<sup>rd</sup> Street Economic Development Area. The expansion of the I-74/53<sup>rd</sup> Street urban renewal area is a requirement for the State of Iowa's Reinvestment District funding for which the City has submitted an application.

The Board of Supervisors recently sent a letter in support of the creation of this Reinvestment District. Approval of that application by the State of Iowa would make development in this district eligible to receive State funding through the rebates of State Sales and Hotel-Motel taxes generated within this district. At the time the letter was drafted we were aware that such a reinvestment district was required to be in an URA and that the State application would require the expansion of the URA. The letter of support for the reinvestment district did not include any comment on the future use of TIF within this area. Presumably any development within this area would be retail-commercial, hotel-casino, and possibly multi-family. Historically, Scott County has opposed the use of TIF in greenfields, like this current area, for retail-commercial developments. Granted this current notice does not propose any TIF plans for this area but expansion of the URA would allow it to be considered. State Law does not require taxing bodies to give opportunities to consult when individual TIF plans are approved, only the creation or expansion of URAs are formal opportunities to consult required to be offered.

The TIF Review Committee recommends that the Board send a letter that states that while we support the reinvestment district we would not support the use of TIF as an incentive for retail commercial type developments. Staff will attend the meeting next Monday and will discuss any additional information we receive at the Committee of the Whole meeting next Tuesday.



# City of Davenport

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226 West Fourth Street • Davenport, Iowa 52801  
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DATE: March 27, 2014

TO: Board of Supervisors, Scott County  
Superintendent, Davenport Community School District  
President, Scott Community College

FROM: City Council  
City of Davenport, Iowa

RE: I-74/53rd Street Economic Development Area Amendment

The City of Davenport is in the process of expanding an urban renewal area known as the I-74/53<sup>rd</sup> Street Economic Development Area and pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment. The expansion of the I-74/53<sup>rd</sup> Street urban renewal area is a requirement for the State of Iowa's Reinvestment District Application for which the City has applied.

The meeting to discuss the urban renewal plan amendment has been set for Monday, April 7, 2014, at 2:30 o'clock p.m. at City Hall, City Council Chambers, 226 West 4<sup>th</sup> St. in Davenport. 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 amendment no later than seven days following the date of the meeting.

The City plans to hold a public hearing on this urban renewal plan amendment at 5:30 o'clock p.m. on May 7, 2014, and a copy of the notice of hearing is enclosed for your information.

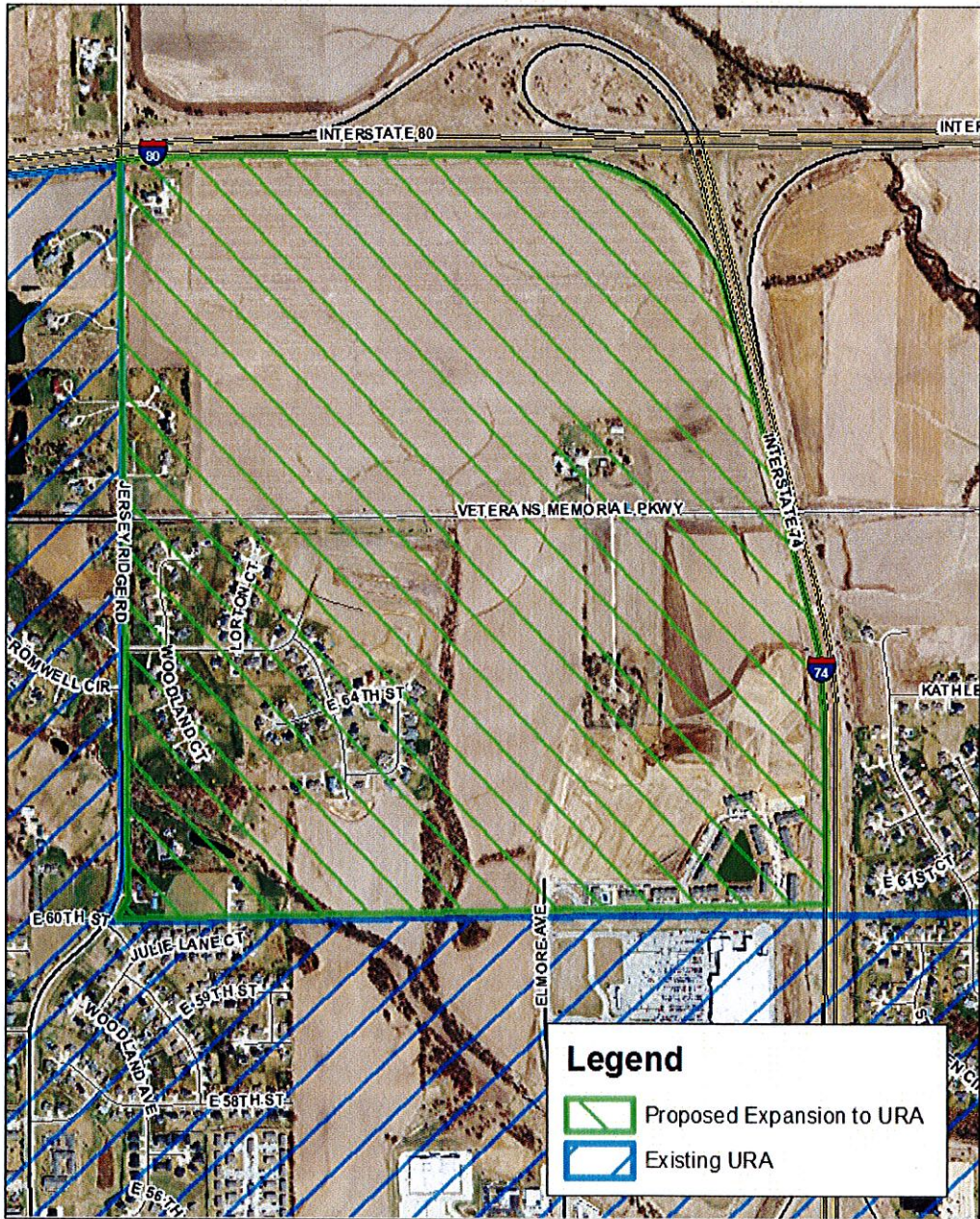
Please call Susanne Knutsen, Lead Economic Development Coordinator, at 326-6179 or via email at [smk@ci.davenport.ia.us](mailto:smk@ci.davenport.ia.us), if you have questions.

Enclosure

cc: Dee Bruemmer



# Proposed Expansion to I-74/53rd St Urban Renewal Area



0 0.125 0.25 0.5 Miles



**2014 AMENDMENT TO THE URBAN RENEWAL PLAN  
DAVENPORT I-74/53<sup>rd</sup> STREET ECONOMIC DEVELOPMENT AREA**

The Urban Renewal Plan for the I-74/53<sup>rd</sup> Street Economic Development Area in the City of Davenport is being amended to increase the size of the original district. The property which is being added to the Urban Renewal Area is described in Exhibit A.

If the proposed ordinance covering this Amendment is adopted during calendar year 2014, and if debt payable from incremental taxes is certified to the County Auditor by December 1, 2014, the property being added to the district as a result of this amendment will have a “frozen base” as of the January 1, 2014 valuation date.

With the adoption of this plan amendment, the City of Davenport will designate the property being added as an economic development area and the property being added will also become subject to the provisions of the original plan.

The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

|   |                       |
|---|-----------------------|
| Outstanding general obligation debt of the City:    | <u>\$ 135,675,000</u> |
| Remaining Constitutional debt capacity of the City: | <u>\$ 125,831,217</u> |

**Exhibit A**  
**Legal Description**  
**Amendment to I-74/53rd Street Urban Renewal Area**  
**(SW corner I-80 and I-74 Intersection)**

A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5<sup>th</sup> Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED  
I-74/53<sup>rd</sup> STREET ECONOMIC DEVELOPMENT AREA AND ON  
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4<sup>th</sup> Street, Davenport, Iowa, on the 7th day of May, 2014, there will be conducted a public hearing on the question of designating an expanded I-74/53<sup>rd</sup> Street Economic Development Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5<sup>th</sup> Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

The subject matter of the public hearing will also include a proposed amendment to the urban renewal plan for the I-74/53<sup>rd</sup> Street Economic Development Area covering the property identified above, pursuant to Chapter 403, Code of Iowa, a copy of which amendment is on file for public inspection in the office of the City Clerk.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan.

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

Jackie Holecek  
Deputy City Clerk