

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Scott County TIF Review Committee
Date: August 19, 2014
Re: City of LeClaire's proposed Amendment to TIF District #1.

The City of LeClaire has notified Scott County of the proposed amendment to the City's URA #1 to rebate TIF income for three economic development incentive projects. The first is CK Marine LLC, a boat sales business that is relocating from Bettendorf. The City is proposing a six year TIF rebate totaling \$80,000. The second project listed is BACK Properties LLC, a new commercial retail development which includes the relocation of Snap Fitness. The City is proposing a six year TIF rebate totaling \$74,000. The third project is Schwenke Investments, LLC, a commercial office remodel. The City is proposing a two year TIF rebate totaling \$21,000.

This appears to be the type of TIF incentive the County Board has not supported in the past. It is neither for the elimination of blight nor for the creation of new primary jobs but rather as an incentive to retail/commercial enterprises that are in competition with other similar business located in LeClaire and other areas of Scott County and the Quad Cities. It is the TIF Review Committee's opinion that such incentives are inappropriate because they give such businesses an unfair advantage over long established, existing businesses of a similar nature.

The meeting giving the affected taxing entities an opportunity to consult on this proposal was held Monday, August 18, 2014 at 9 AM at LeClaire City Hall. In addition to myself, Ed Choate and Councilperson Terri Applegate were there from the City and Jim Spelhaug, Superintendent and Mike Clingingsmith, CFO were there from Pleasant Valley Community School District.

Current State TIF law requires that when a business is re-locating from one local community to another that before TIF incentives can be offered the two communities must enter into a written agreement with both agreeing to the relocation of the building and the use of incentives. This requirement applies to the relocation of CK Marine from Bettendorf to LeClaire. A copy of the agreement and Bettendorf's resolution approving it are attached.

Also attached are the questions submitted by the TIF Review Committee to the City. Following the City's response, the TIF Review Committee will prepare a letter for the Board's consideration.

Staff would note that the City of LeClaire has recently established written TIF policies, application requirements and review procedures. These were also discussed at yesterday's meeting. Staff will review those policies and procedures and discuss them with the Board. Copies of the policies and review check list are included.

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Timothy Huey
Director

Questions for the City of LeClaire on proposed Urban Renewal Plan Amendment for three commercial businesses from Scott County Tax Increment Financing Review Committee.

1. Can you provide more details on the current base valuation of each project, the estimated value of the taxable improvements, and the expected total annual tax increment to be generated?
2. Is there a development agreement with each project? If so can we be provided a copy?
3. Who completes the TIF Project Review & Evaluation checklist? Can we get a copy of the scoring sheets or an aggregate of the total scores by all reviewers?
4. City TIF policy states that projects that create “impact” business or new “outside” commercial trade qualify for TIF assistance, how do these projects qualify when two of the three are already in the City of LeClaire?

Prepared by Scott County TIF Review Committee
August 18, 2014



CITY OF LECLAIRE, IOWA

325 WISCONSIN STREET
LECLAIRE, IOWA 52753

TEL: (563)-289-4242

FAX: (563)-289-6014
WWW.LECLAIREIOWA.GOV

SENDER'S DIRECT CONTACT INFORMATION:
PHONE EXT. #1104 ECHOATE@LECLAIREIOWA.GOV

AUG

7 2014

August 05, 2014

TO: Board of Supervisors, Scott County - #7010 1870 0001 7791 2995
Superintendent, Pleasant Valley Community School District - #7010 1870 0001 7791 3008

FROM: City Council
City of LeClaire, Iowa

RE: LeClaire Urban Renewal Area No. 1

The City of LeClaire is in the process of amending the urban renewal plan for the LeClaire Urban Renewal Area No. 1, 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 meeting to discuss our urban renewal plan amendment has been set for Monday, August 18, 2014, at 9:00 o'clock a.m. at the LeClaire City Hall in LeClaire. 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 will also hold a public hearing on this urban renewal plan amendment at 7:00 o'clock p.m. on September 2, 2014, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (563) 289-6004, if you have questions.

Enclosure

**NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT**

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the City Council Chambers, LeClaire, Iowa, on September 2, 2014, the City Council of the City of LeClaire, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the LeClaire Urban Renewal Area No. 1 to facilitate the undertaking of new urban renewal projects consisting of (1) providing tax increment financing support to CK Marine, LLC in connection with the development of a new commercial boat sales facility; (2) providing tax increment financing support to BACK Properties, LLC in connection with the construction of a new retail facility; and (3) providing tax increment financing support to Schwenke Investments, LLC in connection with the expansion of its commercial facilities for use in a computer/internet business operations. A copy of the amendment is on file for public inspection in the office of the City Clerk.

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.

Edwin N. Choate
City Administrator

CITY OF LECLAIRE, IOWA

URBAN RENEWAL PLAN AMENDMENT
LECLAIRE URBAN RENEWAL AREA

September, 2014

The Urban Renewal Plan (the “Plan”) for the LeClaire Urban Renewal Area No. 1 (the “Urban Renewal Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

1) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following projects:

A)

Name of Project: 2014 CK Marine, LLC Relocation Project (the “CK Marine Project”)

Name of Urban Renewal Area: LeClaire Urban Renewal Area No. 1

Date of Council Approval of Project: September 2, 2014

Description of Project: CK Marine, LLC, (the “Company”) is a commercial boat retailer with operations currently located in the City of Bettendorf, Iowa. The Company has proposed to (1) acquire certain real property situated at **905 Eagle Ridge Road** in the Urban Renewal Area (the “CK Development Property”); and (2) to relocate its commercial boat retail facilities and operations to the CK Development Property. It has been requested that the City provide tax increment financing assistance to the Company in support of the efforts to acquire and relocate to the CK Development Property.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the CK Marine Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the CK Marine Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with incremental property tax revenues to be derived from the CK Development Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the CK Marine Project will not exceed \$80,000.

B)

Name of Project: 2014 BACK Properties, LLC Development Project (the “BACK Properties Project”)

Name of Urban Renewal Area: LeClaire Urban Renewal Area No. 1

Date of Council Approval of Project: September 2, 2014

Description of Project: BACK Properties, LLC, (the “Company”) has undertaken the construction of a new retail facility on certain real property situated at **1405 Eagle Ridge Road** in the Urban Renewal Area (the “BACK Properties Development Property”). It has been requested that the City provide tax increment financing assistance to the Company in support of the BACK Properties Project.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the BACK Properties Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the BACK Properties Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide economic development payments (the “Payments”) thereunder. The Payments will be funded with incremental property tax revenues to be derived from the BACK Properties Development Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the BACK Properties Project will not exceed \$74,400.

C)

Name of Project: 2014 Schwenke Investments, LLC Expansion Project (the “Schwenke Project”)

Name of Urban Renewal Area: LeClaire Urban Renewal Area No. 1

Date of Council Approval of Project: September 2, 2014

Description of Project: Schwenke Investments, LLC, (the “Company”) has undertaken the expansion of its commercial facilities on certain real property situated at **126 S. Cody Road** in the Urban Renewal Area (the “Schwenke Development Property”) for use in its computer/internet business operations. It is anticipated that the Schwenke Project will result in an increase in the number of full-time employees employed by the Company. It has been requested that the City provide tax increment financing assistance to the Company in support of the Schwenke Project.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the Schwenke Project.

Description of Properties to be Acquired in Connection with Project: It is not anticipated that the City will acquire real property in connection with the Schwenke Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Company with respect to the Project and to provide economic development payments (the "Payments") thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Schwenke Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Schwenke Project will not exceed \$21,000.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City: \$16,878,293

Outstanding general obligation debt of the City: \$10,185,531

Proposed maximum indebtedness to be incurred in connection with this September, 2014 Amendment*: \$ 175,400

It is anticipated that all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

Additional specific information for the three (3) projects currently under consideration for TIF incentives from the City of LeClaire are as follows:

1. CK Marine, LLC (boat sales facility)

Maximum TIF - \$80,000 (Still under review)
1st Payment – 06-01-'17
Last Payment – 06-01-'24
Project Substantial Completion date: December 31, 2014

2. BACK Properties, LLC (commercial retail facility)

Maximum TIF - \$74,400
1st Payment – 06-01-'17
Last Payment – 06-01-'21
Project Substantial Completion date: December 31, 2014

3. Schwenke Investments, LLC (commercial facility remodel)

Maximum TIF - \$21,000
1st Payment – 06-01-'17
Last Payment – 06-01-'19
Project Substantial Completion date: December 31, 2014



MEETING DATE: August 5, 2014

COUNCIL LETTER

REQUESTED BY: Kristine Stone

VISION:

THE CITY OF BETTENDORF IS A PREMIER PLACE IN WHICH TO LIVE. THE CITY OF BETTENDORF IS THE MOST LIVABLE COMMUNITY FOR FAMILIES WITH RICH EDUCATIONAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES WHERE WE ENJOY A VIBRANT RIVERFRONT AND A GROWING COMPETITIVE BUSINESS ENVIRONMENT. WE TAKE PRIDE IN OUR GREAT COMMUNITY.

ITEM TITLE: (Please use same title as it will appear on your resolution.)

Consent: Resolution authorizing the Mayor to sign the Joint Agreement with the City of LeClaire consenting to the relocation of CK Marine, LLC, from Bettendorf to LeClaire.

Explanation (Background & How it Responds to Vision, Mission or Goals)

CK Marine, LLC, has requested tax increment support (TIF) from the City of LeClaire for the development and operation of its business in LeClaire. CK Marine currently operates in Bettendorf. Under the Urban Renewal Law, the City of LeClaire cannot expend TIF funds for the project unless the City of Bettendorf consents to the relocation of the business. Staff recommends approval of this request.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipation:

N/A

List Attachments: Resolution Authorizing; Joint Agreement.

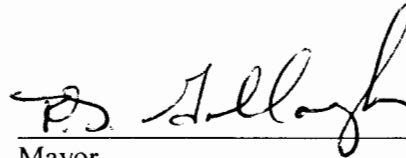
Resolution 227 -14

A Resolution Authorizing the Mayor to Sign the
Joint Agreement with the City of LeClaire Consenting to the
Relocation of CK Marine, LLC, from Bettendorf to LeClaire

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Bettendorf, Iowa:

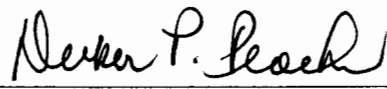
That the Mayor is authorized to sign the Joint Agreement with the City of
LeClaire consenting to the relocation of CK Marine, LLC, from Bettendorf to LeClaire.

Passed, Approved, and Adopted this 5th day of August, 2014.



Mayor

Attest:



City Clerk

JOINT AGREEMENT

THIS AGREEMENT is entered into between the City of Bettendorf, Iowa and the City of LeClaire, Iowa as of the ____ day of _____, 2014 (the "Commencement Date").

WHEREAS, the City of LeClaire, Iowa has established the LeClaire Urban Renewal Area No. 1 (the "Urban Renewal Area") pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, the City of LeClaire has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, CK Marine, LLC (the "Company") is a commercial boat retailer with operations currently located in the City of Bettendorf, Iowa; and

WHEREAS, the Company is in the process of leaving the site (the "Bettendorf Site") of its operations in the City of Bettendorf, and the Company is seeking a new location for its business operations; and

WHEREAS, the Company has found a suitable location for its business operations on certain real property (the "LeClaire Site") situated in the Urban Renewal Area; and

WHEREAS, the Company has requested that the City provide tax increment financing support to its development of, and operations at, the LeClaire Site (the "Company Project"), such support to come in the form of incremental property tax payments (the "Payments") from the Urban Renewal Tax Revenue Fund under a negotiated development agreement; and

WHEREAS, the movement of the Company's operations from the Bettendorf Site to the LeClaire Site meets the definition of a "relocation" under Section 403.19.9(b) of the Code of Iowa.; and

WHEREAS, in accordance with Section 403.19.9(a) of the Code of Iowa, moneys in the Urban Renewal Tax Revenue Fund cannot be expended or otherwise used by the City of LeClaire in connection with the Company Project unless the City of LeClaire and the City of Bettendorf enter into a written agreement concerning the Company's relocation;

NOW, THEREFORE, it is agreed by the City of Bettendorf and the City of LeClaire as follows:

Section 1. The City of Bettendorf hereby consents to (1) the relocation of the Company from the Bettendorf Site to the LeClaire Site; and (2) the City of LeClaire using incremental property tax revenues to fund the Payments to the Company in support of the Company Project.

Section 2. This Agreement is intended to meet the statutory requirements of Section 403.19.9(a)(1) of the Code of Iowa and shall be immediately effective on the Commencement Date following approval by the governing bodies of, and execution by the appropriate officials of, the City of Bettendorf and the City of LeClaire.

The City of Bettendorf, Iowa and the City of LeClaire, Iowa have caused this Agreement to be signed in their names and on their behalf by their duly authorized officers, all as of the Commencement Date.

CITY OF BETTENDORF, IOWA

By *P.D. Gallagher*
Mayor

Attest:

Decker P. Beach
City Clerk

Date: _____

CITY OF LECLAIRE, IOWA

By _____
Mayor

Attest:

City Clerk

Date: _____

[RESOLUTION #14-113](#)

[RESOLUTION #14-59](#)

[RESOLUTION #14-10 [1-20-2014] ORIGINAL]

A RESOLUTION ESTABLISHING CRITERIA AND GUIDELINES FOR THE IMPLEMENTATION OF A TAX INCREMENT FINANCING (TIF) FUNDING ASSISTANCE PROGRAM FOR THE CITY OF LECLAIRE.

WHEREAS, the LeClaire City Council by resolution created the LeClaire Urban Renewal Area(s), (the “Urban Renewal Area”); has adopted one or more tax increment ordinances providing for the division of taxes levied on taxable property in the Urban Renewal Area(s) pursuant to Section 403.19 of the Code for use in the Urban Renewal Area(s); and adopted one or more urban renewal plan(s) and/or amendments thereto, (the “Plan”) for the governance of projects and initiatives undertaken therein; and,

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, *pursuant to the above, the City Council declares that the primary goal and objective of this program is the expansion and diversification of the City’s tax base to the benefit of its Citizens and Business Community alike; and,*

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of LeClaire, Iowa, that pursuant to the provisions of Chapter 403 of the Code of Iowa which gives the city broad powers to carry out and effectuate the purposes of an Urban Renewal Plan, including the use of tax increment financing (TIF), the City Council hereby establishes the following criteria and guidelines which, while not all-inclusive, shall be considered as a general guide for implementing its tax increment financing assistance program in and for the various Urban Renewal (TIF) Areas in the City of LeClaire, Iowa:

SECTION 1. General Development Guidelines

The City Council, at its sole discretion, based upon a project by project evaluation and review of each proposal submitted under this policy (whether the said proposal meets these guidelines in their entirety or not or whether prior awards for similar proposals have been granted by the City) may or may not award TIF funding assistance as it deems necessary and to be in the best interest of the residents of the City of LeClaire. ***Any proposal not submitted on the City’s official application and evaluation form and/or not meeting the minimum guidelines and criteria enumerated herein-below ~~or substantiating the absolute need for such assistance will~~ may not be considered.***

The following, while not all-inclusive, are the general development guidelines and policies of the City used in reviewing and evaluating TIF funding assistance request proposals:

- A.** TIF funding assistance shall not be used in any manner in the support of any residential project. ***(No residential TIF).***
- B.** The minimum taxable value increase of the project (as ultimately determined by the Scott County Assessor’s Office, and measured by the difference in taxable value immediately before the project begins

and when it is completed), threshold required for TIF funding assistance eligibility for any individual project to be located on an unimproved parcel of ground shall be not less than \$250,000. Land valuation and/or any Urban Renewal Area “base-year” valuation or previously recognized increment shall not be included in this taxable value increase calculation.

Projects on previously improved parcels may still be considered for funding assistance when reviewed and evaluated in accordance with the remainder of the criteria included herein with no minimum taxable value increase requirement for such consideration. (*Minimum value project eligible for consideration*).

C. The maximum City participation in any individual project will not exceed the lesser of; **a)** a maximum not-to-exceed twenty percent (20%) of the total, eligible, project costs (See Section 1.D) as verified and determined by the City, or; **b)** the private project investment (as shown in the project pro-forma submitted as a part of the application and evaluation form). (*Maximum City participation in any “private purpose” projects*).

D. Eligible project costs shall include only those costs that create new taxable valuation after the effective date of this policy and shall be limited only to building and value-added land improvements. The total of eligible project costs shall not exceed the taxable value increase as determined in “B” above. (*No land value or previously added increment to be used for current projects*).

E. The City shall only consider “annual appropriation”, rebate-type agreements, lasting not more than a maximum of ten (10) years in duration or until such time as the maximum eligible project costs (agreed-upon, maximum not-to-exceed, agreement amount) have been distributed. (*Maximum duration and “type” of agreement*).

F. The City will rebate not more than a maximum of 85% of the initial incremental taxes generated by the project, determined in “B” above per fiscal year, during the term of any agreement. (*Maximum annual rebate amount*).

G. Unless otherwise permitted by the City Council any and all agreements will be terminated and rebates will immediately cease when the property/project is sold or when there is a 50% or more change in ownership; or, if the project as originally contemplated ceases to exist (“goes out of business”). (*Conditions for early termination of agreement*).

H. Any project or property shall be eligible to receive TIF funding assistance only once. (*No “double-dipping”*).

I. Not later than the date on which the debt associated with any project (and property) approved after the date of this policy is retired, the property valuation shall be “returned” to the tax rolls and any and all incremental, taxable valuation associated with that project (and property) shall not be used for any other urban renewal area purpose. (*No layering of previously used increments*).

J. Any development agreement considered under these policies shall include a project “timely completion” penalty clause including a rebate forfeiture penalty amount to be determined on a project by project basis. (*Mandatory project timely completion penalty clause*).

K. Any proposal submitted for TIF funding assistance shall be accompanied by a written “business plan” (including a detailed, financial pro-forma projected out over the proposed life of the TIF funding assistance requested) listing the specific, project funding sources, including the TIF funding assistance requested. (*Certain materials submitted to the City under this subsection MAY remain confidential subject to the City Attorney’s review and opinion and those applicable provisions of I.C. Section 21.7 regarding such matters*).

L. Any project that has begun any on-site, field, development or construction or in the Council’s judgment would be done without TIF assistance, WILL NOT be eligible for consideration of any TIF funding assistance.

~~M. TIF funding assistance WILL NOT be provided to any project associated with any “Nationally recognized, name-brand” type entity.~~

TIF funding assistance WILL NOT be provided for any project owned by any “nationally-recognized, name-brand” – type entity. This provision does not preclude franchisee-owners from eligibility for TIF funding assistance consideration.

N. The Council may, in its sole discretion, based upon a case-by-case basis review and analysis, include in any development agreement associated with this policy, a “recapture” clause (seeking repayment for all or a portion of any TIF assistance provided), in those instances where the real property associated with a project is sold prior to, or within a period of five (5) years following the expiration of any development agreement with the City, which results in a financial gain, benefit, or any sort of “windfall” profit to the developer derived from the TIF funding assistance provided.

O. The Developer shall reimburse to the City the total of any and all legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of the Agreement(s), including any necessary action(s) required by the provisions of or amendment(s) needed to the Urban Renewal Area. Such payment shall be made no later than 30 calendar days after the execution of any Agreement(s). Failure to make such payment in full within the prescribed timeframe shall automatically void and cancel the Agreement(s).

SECTION 2. City Infrastructure Projects

The City will only use TIF funding to undertake public infrastructure projects that are directly related to and that can be reasonably shown to promote and facilitate growth within a defined timeframe. The growth timeframe used in any case shall be no longer than ten (10) years from the date of issuance of the debt associated with the project or no later than the final maturity (payment) date of the debt associated with the project, whichever event occurs sooner.

SECTION 3. Private Purpose Economic Development Projects

~~Private purpose projects meeting the criteria and guidelines specified above in Section 1 may be eligible for a minimum level of TIF funding assistance not exceeding ten percent (10%) of the total, eligible, project costs as verified and determined by the City. In addition to the shall be reviewed, evaluation, and consideration of projects in accordance with the minimum guidelines and criteria set forth in Section 1 above, the further review, evaluation, and consideration of proposals submitted for "private purpose projects" may include and be based upon some or all of the following, desirable, “community-based” development initiatives and the City Council, at its sole discretion, may award additional TIF funding assistance, above the minimum established, for those projects meeting one or more of the following:~~

Private purpose projects meeting the criteria and guidelines specified above in Section 1 shall be reviewed, evaluated, and considered for TIF funding assistance based on the criteria established in Section 1 and additional desirable, community-based development initiatives as determined by the City Council, at its sole discretion, including, but not limited to, the following:

A. Projects that have a demonstrable and positive long-term impact on the local labor market, or that provide, expand, diversify or enhance resident-identified, desirable, necessary services or facilities for the community; and/or,

B. Projects that create “impact” businesses that attract or bring to the City new, “outside”, tourist and/or other commercial trade; and/or,

C. Projects that incorporate historically correct improvements involving restoration and/or expansion of recognized historic buildings, or, in the case of new construction, projects that incorporate architectural features similar to those found in historic buildings; and/or,

D. Light industrial classified projects that do not adversely impact the City's infrastructure and that blend in and are in keeping with the City's general development character, atmosphere, and philosophy; and/or,

E. Projects that exceed a \$250,000 taxable valuation increase by at least 20%; and/or,

F. Projects that create and maintain for a minimum of five (5) years "quality full-time only employment" opportunities within the City, (based upon a percentage of the current, prevailing State minimum wage level).

G. The City Council shall consider and adopt an evaluation form to assist in evaluating projects for approval, amount of benefit, duration and other terms, in accordance with the provisions and spirit of this policy.

SECTION 4. Repealer and Rescission

All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed. Resolution #99-58, adopted April 5, 1999, is hereby specifically rescinded with the adoption of this resolution.

TIF PROJECT REVIEW & EVALUATION CHECKLIST

PROJECT: _____ REVIEWER: _____ DATE: _____
 (PRINT PROJECT'S NAME HERE) (SIGNATURE)

<u>#</u>	<u>EVALUATION FACTORS</u>	<u>FACTOR WEIGHT</u>	x	<u>APPLICANT SCORE (0-10)</u>	=	<u>WEIGHTED SCORE</u>
1	TYPE OF PROJECT ● Commercial or light industrial ● Private purpose and/or public infrastructure ● Specific type of project ● Estimated completion date ● Owner or lessee operated business ● If lessee, does lease base term equal likely TIF term?	<u>8</u>		_____		_____
2	NATURE OF FUNDING REQUEST ● Amount ● Timing and duration of funding ● TIF % of total project funding ● Adequately capitalized?	<u>5</u>		_____		_____
3	PROJECT BUSINESS PLAN/ FINANCIAL PRO-FORMA ● Plan details and thoroughness? ● Project phasing? ● Project organization? ● "Quality" of plan and economic viability? ● Business "nature" of applicant, understanding and thoroughness of presentation?	<u>2</u>		_____		_____
4	TAXABLE VALUATION INCREASE ● Meets/exceeds minimum threshold? ● Total, overall, valuation increase _____ ● Score 1 point for each \$100,000 up to 10 max.	<u>10</u>		_____		_____
5	DEVELOPER REFERENCES/ EXPERIENCE ● Prior experience in general? ● Specific LeClaire TIF/development experience? ● Reputation and expectation as good business citizen?	<u>3</u>		_____		_____
6	LOCATION OF PROJECT ● Downtown/interstate/"new" area(s) ● Addition to existing or new stand-alone project ● High-level target location by City for development?	<u>6</u>		_____		_____
7	POSITIVE BENEFITS/"IMPACT" ● Resident-identified or needed services/facilities? ● "New" commercial trade or tourist attraction ● Increase in H/M tax, user fees, creation of "other" revenue sources? ● Long-term potential for project continuance? ● Addition to or enhancement of "quality of life" features?	<u>9</u>		_____		_____

TIF PROJECT REVIEW & EVALUATION CHECKLIST

(Cont.)

<u>#</u>	<u>EVALUATION FACTORS</u>	<u>FACTOR WEIGHT</u>	x	<u>APPLICANT SCORE (0-10)</u>	=	<u>WEIGHTED SCORE</u>
8	PROJECT EMPLOYMENT IMPACT ● Number of F.T. jobs created/maintained ● “Value” of F.T. jobs created (minimum wage/benefits) ● Potential for increase in # of jobs over life of project ● Subject to annual verification	__7__		_____		_____
9	LOCAL HISTORICAL & ARCHITECTURAL SENSITIVITY ● “New” construction or redevelopment of existing, substantial historically or architecturally significant or representative structure(s) ● If historical is original appearance inside and out maintained/achieved?	__4__		_____		_____
10	SUBJECTIVE EVAL. OF REVIEWER ● <u>Substantial</u> long-term benefit to the City expected that justifies taxpayer investment through TIF? ● Likelihood of project being done without TIF?	__1__		_____		_____

TOTAL WEIGHTED SCORE:

(Add all weighted scores here)

(MAXIMUM POSSIBLE WEIGHTED SCORE)

__550__

% OF TOTAL POSSIBLE SCORE

INDICATED TIF % (% OF TOTAL POSSIBLE X 20, ROUNDED)

Final recommendation:

Award TIF at indicated % of qualified, eligible costs?

_____ (YES)

_____ (NO)

% of incremental tax to rebate annually (Max. 85%)

Term of TIF agreement in years (Max. 10 years)

***Note:** Rebates cannot exceed incremental taxes expected to be applicable to and generated by the project over a maximum of a ten (10) year period*

Other comments and conditions:



CITY OF LECLAIRE, IOWA

325 WISCONSIN STREET
LECLAIRE, IOWA 52753-0605

TEL: (563)-289-4242 FAX: (563)-289-6015
WWW.LECLAIREIOWA.GOV

August 20, 2014

Mr. Tim Huey, Director
Scott County Planning & Development
500 West Fourth Street
Davenport, Iowa 52801-1106

RE: **CITY'S 2014 PROPOSAL TO AMEND URBAN RENEWAL PLAN**

Edmund McElroy

Tim:

Thank you for your questions and comments to our notice of intended actions received at our coordination meeting on August 18th. We will try to answer your questions in as concise a manner as possible. (Questions & responses are presented in the order that they were posed in your letter.)

1. Can you provide more details on the current base valuation of each project, the estimated value of the taxable improvements, and the expected total annual tax increment to be generated?

<u>Project</u>	<u>Current Base Val</u>	<u>Est. Taxable Value of Impr.</u>	<u>Est. Total Annual Increment</u>
CK Marine, LLC	\$119,800	\$400,000	\$10,000+/-
BACK Properties, LLC	\$135,000	\$619,750	\$15,700+/-
SCHWENKE Investments, LLC	\$357,760	\$300,000	\$ 7,600+/-

2. Is there a development agreement with each project? If so can we be provided a copy?

There will be. However the development agreements for the projects currently under consideration have not been drafted yet. They are expected to be ready for consideration at the Council's September 2nd Council meeting (or later). The City will provide these when they become available.

3. Who completes the TIF Project Review & Evaluation checklist? Can we get a copy of the scoring sheets or an aggregate of the total scores by all reviewers?

There currently is a group of four (4) City representatives that make up the formal TIF Project Review Committee. They are the "body" responsible for completing the checklist and providing a final recommendation for the Council's consideration. The committee is comprised of the Mayor, the Council person in charge of finances, one other Council member designated at large by the Mayor, and the City Administrator. Copies of the committee's aggregate score sheets (and applications) for each project currently under consideration have been attached as requested.

4. City TIF policy states that projects that create "impact" business or new "outside" commercial trade qualify for TIF assistance, how do these projects qualify when two of the three are already in the City of LeClaire?

As discussed at our August 18th meeting:

1. C.K. Marine, LLC a/k/a "Grace Marine", while owned by the same individuals is a separate corporate entity and function (boat sales) as compared to their dry-stak marina only operations currently located in LeClaire. They are moving their entire boat sales operation from Bettendorf and relocating to a new 6,000 sq. ft. commercial show room in LeClaire.
2. BACK Properties, LLC is constructing a new 6,000 sq. ft. commercial building to relocate their "SNAP" fitness franchise from their existing location on the river and another unnamed retail use. This move frees up retail space at their prior leased river location which will be developed into a "Pizza Hut" franchise in the coming months.
3. SCHWENKE Investments, LLC is renovating a currently vacant, existing 5,500 sq. ft. commercial structure into the new corporate offices for an existing local business "MINDFIRE" to retain and help grow that business within the community. This move is expected to allow the company to increase their employment by approximately 30% (3-5 new employees) within the current calendar year.

CITY OF LECLAIRE
TAX INCREMENT FINANCING FUNDING ASSISTANCE
APPLICATION FORM

Legal name of entity: CK Marine, LLC
Form of Entity: Corporation
State of Organization: Iowa
Taxpayer ID #: Federal #46-2854457

Address: 2906 State Street, Bettendorf, IA 52722
Telephone #: 563-359-1635
Fax #: 563-359-1636
E-mail address: carl@gracemarine.com

Please provide name, address, telephone number and percent ownership for each owner of business enterprise:

Carl F. Hoyt (50%) & Kay M. Hoyt (50%), 3 Cherokee Ct, Eldridge, IA, 563-529-1345, 100%

1. Type of commercial or light industrial enterprise for which TIF funding assistance is requested: Boat Dealership
2. For what purpose is TIF funding assistance being requested? Private Purpose
3. Request is for: the construction/location of a new business in the City
4. Specific type of building(s) or infrastructure for which TIF funding assistance is being requested: <see attached site plan> This is a Lester building built on a foundation, sq. footage of 6720 sq. ft. It will have vaulted ceilings in the foyer and suspended metal ceilings in the main showroom. It will have a metal roof and sides. The roof will be black and the sides will be clay or tan. The trim of this building will be white and there will be a 3' brick face on the front of the building. It will have radiant heat and central air.
5. Has any on-site, field development or construction been started on this proposed project?
No
6. Estimated date of completion: December 2014
7. Dollar amount of TIF funding assistance requested: Building/Total \$52,054/\$104,108
8. Current taxable value (including structures) of the property for which TIF funding is requested: \$0
9. Estimated taxable dollar value of buildings/value-added site improvements to be constructed: \$578,383
10. Number of full-time jobs impacted by the project: 4 existing jobs retained, 3 new jobs created
11. Describe the types of jobs retained or created by the project (including wage ranges and benefits, etc.): Estimated addition of 3 new jobs plus 3 jobs already filled by existing employees
 - a. Owner/CEO - Salary
 - b. Office Manager - \$15-\$18 per hour
 - c. Inside Sales - \$10 per hour plus commission (1 new)

- d. Outside Sales - \$8 per hour plus commission (2 new)
 - e. Maintenance - \$10 per hour (1 new)
12. Physical location (common street address & legal description) of project: 905 Eagle Ridge Road, LeClaire, Eagle Point – Lot #5
13. Will the entity own, rent, or lease the project site and buildings/structures? Own
14. N/A
15. Zoning classification of the subject property: P/C-3
16. Briefly describe how and for how long your development project is to be financed: We will be financed by US Bank The land has already been purchased but the project has not been finalized because of the pending TIF agreement. Once this is in place, we will move forward with the final financing with USB. Borrowed \$433000 on construction for 20 years, not including land. Owner participation is \$80000.
17. Describe specific utility/infrastructure needs of the project:
- a. Approx. 7,500 gallons of water per month
 - b. Approx. 7,500 gallons of sewage per month
18. How will the City benefit from the project? LeClaire is a gem of a river town and its image fits perfectly with our proposed new boat showroom. We will be adding yet another successful, unique and family-oriented small business to LeClaire's long list of great businesses. Not only do we fit well in the landscape of LeClaire, our new showroom will be financially beneficial to the City. We will create new jobs and bring more customers out to LeClaire.
19. How does the project accomplish the goal of the City's TIF program by encouraging quality economic development, enhancing the commercial property tax base, creating quality employment, and attracting businesses that contribute to the general well-being and quality of life of LeClaire's residential and business communities? Grace Marine is a Top 25 dealer for Crownline boats, pushing over \$2 million in sales. We carry four other boat manufacturers as well totaling about \$4 million in sales annually. Employment opportunities are between 3 and 5 new FTEs. The image of LeClaire and the quality of life is a perfect match for our company. We are a family-owned and family-oriented business looking to celebrate the great River community we would be a part of.
20. If your project is to be considered for additional funding (above the base floor of ten percent (10%) as described in Section #3 of the City's TIF criteria and guidelines), please fill out in detail and provide any and all detailed information on the following:
- a. Describe how the proposed project will have a demonstrable and positive long-term impact on the local labor market, and how it will provide, expand, diversify or enhance the City's tax base and "resident-identified", desirable and needed services or facilities for the community (i.e. increase H/M tax, increase user fees, other sources of local revenues, etc.) The Grace Marine facility will have a long term effect on the labor market as it brings into LeClaire a new group of customers. These boat buying customers will also support the established restaurants, gas stations, motels and shops. This in turn will increase the revenues for businesses in LeClaire.
 - b. Is the proposed project an "impact" business that will attract or bring to the City new, "outside", tourist and/or other commercial trade? Yes
 - c. Will the proposed project incorporate historically correct improvements involving

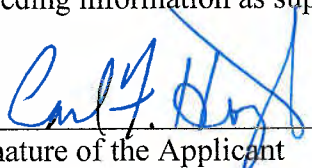
restoration and/or expansion of recognized historic buildings, or, in the case of new construction, will it incorporate architectural feature similar to those found in local historic buildings? N/A

- d. If the proposed project is a light industrial classified project describe how it will not adversely impact the City's infrastructure and how it will blend in with and be in keeping with the City's general rural development character, atmosphere, and philosophy, (i.e. truck & general traffic volumes, sanitary sewer loading and volumes, general nuisance issues – noise, emissions, etc., visual impact, etc.) This is not an industrial project but a commercial business that will blend into the surroundings because of landscaping and the aesthetics of the proposed building. The atmosphere of and philosophy of LeClaire being a river city will be enhanced by having a marine dealer in the area. Truck and general traffic volumes will be light. Sanitary sewer loads and volumes will be comparable to residential. Noise and emissions will not be a factor. The visual impact of a marine dealership will enhance the image of a river city.
- e. Does the proposed project exceed the minimum taxable valuation threshold (\$250,000 by at least 20% (\$50,000)? Yes by at least \$200,000
- f. Will the proposed project create and maintain for a minimum of five (5) years "quality, full-time only, employment" opportunities within the City, (based upon a percentage of the current, prevailing State minimum wage level)? Yes

Employment Wage Scale	# of Full-time Employees
2X State Minimum Wage	3
3X State Minimum Wage	2
4X State Minimum Wage	
Greater than	

21. Please supply any other pertinent information below and attach any additional documentation deemed necessary.

On this 21st day of February, 2014, on behalf of the entity and applicant identified herein, I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding information as supplied and/or attached hereto is true and correct in all respects.



 Signature of the Applicant

owner

 Title of the Applicant

CITY OF LECLAIRE TAX INCREMENT FINANCING FUNDING ASSISTANCE APPLICATION FORM

*REC
ENC
3-7-14*

This application form must be completed by any entity who intends to apply for Tax Increment Financing (TIF) funding assistance from the City of LeClaire. Feel free to attach additional documentation to expound on any information requested in the application.
(Please type or print using black ink.)

Legal name of entity: BACK Properties, LLC

Form of entity: Corporation Limited Liability Company General Partnership Limited Partnership Sole Proprietorship

State of Organization: Iowa Taxpayer ID #: 45-3997940

Address: 1007 Wild West Drive
LeClaire, Iowa 52753

Telephone #: 563-271-1740

E-mail address: brad.miller@myreroofer.com

Please provide name, address, telephone number, and percent ownership for each owner of business enterprise:

<u>Kelly Miller-- 50%</u>	<u>1007 Wild West Dr., LeClaire, IA</u>	<u>563-271-3768</u>
<u>Brad Miller-- 50%</u>	<u>1007 Wild West Dr., LeClaire, IA</u>	<u>563-281-1740</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

*If more than five (5) please attach a separate sheet with requested information

1. Type of commercial or light industrial enterprise for which TIF funding assistance is requested: Commercial Retail Space
2. For what purpose(s) is TIF funding assistance being requested? private purpose () public infrastructure () both
3. Request is for: the expansion of an existing LeClaire business; or, () the construction/location of a new business in the City
4. Specific type of building(s) or infrastructure for which TIF funding assistance is being requested: Commercial Retail Space
5. Has any on-site, field development or construction been started on this proposed project? _____ Yes No
6. Estimated date of completion: 08/01/2014
7. Dollar amount of TIF funding assistance requested: Building \$150,000.00 Infrastructure \$10,000.00 Total \$160,000.00
8. Current taxable value (buildings/structure only) of the property for which TIF funding is requested: 0
9. Estimated taxable dollar value of buildings/value-added site improvements to be constructed: \$800,000.00
(Confirm with County Assessor's Office)
10. Number of full-time jobs impacted by the project: 3 existing jobs retained 3 new jobs created
11. Describe the "types" of full-time jobs retained or created by the project (including wage ranges, benefits, etc):
Three full-time personal trainers; gross annual wages \$30,000; potential for other unknown jobs pursuant to lease in second retail space. Estimated addition of at least three retail jobs with annual wages of \$25,000.00.
12. Physical location (common street address & legal description) of project site: 899 Eagle Ridge Road,

Lot 1 of Eagle Pointe Subdivision, Second Addition

13. Will the entity own, rent, or lease the project site and buildings/structures? Own Rent Lease

14. If renting or leasing, list the owner(s): Name: _____
Address: _____
Phone #: _____
Email: _____

15. Zoning classification of the subject property: Commercial

16. Briefly describe how and for how long your development project is to be financed: Financed by privately for ten years. Bank financing thereafter. Please see attached business plan.

(Attach required business plan with detailed financial pro-forma)

17. Describe specific utility/infrastructure needs of the project: Water and sewer lines and power delivered to building. See attached construction plans.

18. How will the City benefit from the project? Land in LeClaire will be developed, which will add tax revenue. The land to be developed is unusual and has stood empty for a long time. This project will add jobs to the City and create additional retail for tourists and residents alike.

19. How does the project accomplish the goals of the City's TIF program by encouraging quality economic development, enhancing the commercial property tax base, creating quality employment, and attracting businesses that contribute to the general well-being and quality of life of LeClaire's residential and business communities?
See attached information.

20. If your project is to be considered for additional funding (above the base floor of ten percent (10%) as described in Section #3 of the City's TIF criteria and guidelines), please fill out in detail and provide any and all detailed information on the following:

A. Describe how the proposed project will have a demonstrable and positive long-term impact on the local labor market, and how it will provide, expand, diversify or enhance the City's tax base and "resident-identified", desirable and needed services or facilities for the community (i.e. increase H/M tax, increase user fees, other sources of local revenues, etc.)
This project provides a demonstrable and positive long-term impact on the local labor market because BACK intends to have retail space available for residents of the community and/or jobs for LeClaire residents. Currently, at least two LeClaire residents work at LeClaire Strength, LLC. The BACK building will house the only fitness facility in LeClaire, with the next closest facility almost nine miles from downtown LeClaire. This project will bring needed services to the community.

B. Is the proposed project an "impact" business that will attract or bring to the City new, "outside", tourist and/or other commercial trade? The proposed project is an "impact" business because of its unique location in LeClaire. It will be the first, new building just off Interstate 80. A restaurant at that location will attract those traveling on the interstate for different reasons than to visit downtown LeClaire. Those patrons may likely visit the rest of LeClaire.

C. Will the proposed project incorporate historically correct improvements involving restoration and/or expansion of recognized historic buildings, or, in the case of new construction, will it incorporate architectural features similar to those found in local historic buildings? The proposed project incorporates architectural features similar to those found in local historical buildings. Please see attached construction plans.

D. If the proposed project is a light industrial classified project describe how it will not adversely impact the City's infrastructure and how it will blend in with and be in keeping with the City's general rural development character, atmosphere, and philosophy, (i.e. truck & general traffic volumes, sanitary sewer loading and volumes, general nuisance issues – noise, emissions, etc., visual impact, etc.) The proposed project is not light industrial. It is a commercial retail space.

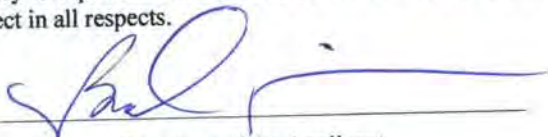
E. Does the proposed project exceed the minimum taxable valuation threshold (\$250,000) by at least 20% (\$50,000)?
Yes (By how many \$ 600,000.00) No

F. Will the proposed project create and maintain for a minimum of five (5) years "quality, full-time only, employment" opportunities within the City, (based upon a percentage of the current, prevailing State minimum wage level)?

No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> (If so please fill in the following)
<u>Employment Wage Scale</u>	<u>Number of F.T. Employees</u>
2X State Minimum Wage	<u>3-6</u>
3X State Minimum Wage	<u> </u>
4X State Minimum Wage	<u> </u>
Greater than	<u> </u>

21. Please supply any other pertinent information below and attach any additional documentation deemed necessary.
BACK is owned by two LeClaire residents who want to continue to see LeClaire flourish. They also own Snap Fitness. In August of 2014 the Snap lease expires. If this project does not proceed, Snap will move to another location or, possibly, City. Brad and Kelly Miller are willing to personally invest \$1,000,000.00 into a development that will benefit the residents and local business in LeClaire. They are not a big corporation, but instead a small family business.

On this 3rd day of March, 2014, on behalf of the entity and applicant identified herein, I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding information as supplied and/or attached hereto is true and correct in all respects.



Signature of the Applicant

Brad Miller

Title of the Applicant

3/3/14

Date

TIF PROJECT REVIEW & EVALUATION CHECKLIST

PROJECT: Back Properties, LLC REVIEWER: Commissioner Ann DATE: 4-10-14
 (PRINT PROJECT'S NAME HERE) (SIGNATURE)

#	EVALUATION FACTORS	FACTOR WEIGHT	x	APPLICANT SCORE (0-10)	=	WEIGHTED SCORE
1	TYPE OF PROJECT ● Commercial or light industrial ● Private purpose and/or public infrastructure ● Specific type of project ● Estimated completion date ● Owner or lessee operated business ● If lessee, does lease base term equal likely TIF term?	<u>8</u>		_____		<u>52</u>
2	NATURE OF FUNDING REQUEST ● Amount ● Timing and duration of funding ● TIF % of total project funding ● Adequately capitalized?	<u>5</u>		_____		<u>25</u>
3	PROJECT BUSINESS PLAN/ FINANCIAL PRO-FORMA ● Plan details and thoroughness? ● Project phasing? ● Project organization? ● "Quality" of plan and economic viability? ● Business "nature" of applicant, understanding and thoroughness of presentation?	<u>2</u>		_____		<u>16</u>
4	TAXABLE VALUATION INCREASE ● Meets/exceeds minimum threshold? ● Total, overall, valuation increase _____ ● Score 1 point for each \$100,000 up to 10 max.	<u>10</u>		_____		<u>68</u>
5	DEVELOPER REFERENCES/ EXPERIENCE ● Prior experience in general? ● Specific LeClaire TIF/development experience? ● Reputation and expectation as good business citizen?	<u>3</u>		_____		<u>20</u>
6	LOCATION OF PROJECT ● Downtown/interstate/"new" area(s) ● Addition to existing or new stand-alone project ● High-level target location by City for development?	<u>6</u>		_____		<u>45</u>
7	POSITIVE BENEFITS/"IMPACT" ● Resident-identified or needed services/facilities? ● "New" commercial trade or tourist attraction ● Increase in H/M tax, user fees, creation of "other" revenue sources? ● Long-term potential for project continuance? ● Addition to or enhancement of "quality of life" features?	<u>9</u>		_____		<u>52</u>

TIF PROJECT REVIEW & EVALUATION CHECKLIST

(Cont.)

#	<u>EVALUATION FACTORS</u>	FACTOR WEIGHT	x	APPLICANT SCORE (0-10)	=	WEIGHTED SCORE
8	PROJECT EMPLOYMENT IMPACT ● Number of F.T. jobs created/maintained ● "Value" of F.T. jobs created (minimum wage/benefits) ● Potential for increase in # of jobs over life of project ● Subject to annual verification	7		—		<u>33</u>
9	LOCAL HISTORICAL & ARCHITECTURAL SENSITIVITY ● "New" construction or redevelopment of existing, substantial historically or architecturally significant or representative structure(s) ● If historical is original appearance inside and out maintained/achieved?	4		—		<u>5</u>
10	SUBJECTIVE EVAL. OF REVIEWER ● <u>Substantial</u> long-term benefit to the City expected that justifies taxpayer investment through TIF? ● Likelihood of project being done without TIF?	1		—		<u>6</u>

TOTAL WEIGHTED SCORE:

(Add all weighted scores here)

321

(MAXIMUM POSSIBLE WEIGHTED SCORE)

550

% OF TOTAL POSSIBLE SCORE

58%

INDICATED TIF % (% OF TOTAL POSSIBLE X 20, ROUNDED)

12%

Final recommendation:

Award TIF at indicated % of qualified, eligible costs?

X
(YES)

(NO)

% of incremental tax to rebate annually (Max. 85%)

85%

Term of TIF agreement in years (Max. 10 years)

5

Note: Rebates cannot exceed incremental taxes expected to be applicable to and generated by the project over a maximum of a ten (10) year period

Other comments and conditions:

13. Will the entity own, rent, or lease the project site and buildings/structures? X Own _____ Rent _____ Lease _____ (see addendum)

14. If renting or leasing, list the owner(s): Name: _____
Address: _____
Phone #: _____
Email: _____

15. Zoning classification of the subject property: C-2

16. Briefly describe how and for how long your development project is to be financed:
Owner has financing through First Central State Bank of LeClaire, Iowa.
Owner has a line of credit loan, which he has budgeted to repay over five years.

(Attach required business plan with detailed financial pro-forma)

17. Describe specific utility/infrastructure needs of the project: None.

18. How will the City benefit from the project? The Schwenke Pharmacy Building occupies a prominent position on South Cody Road. The proposed exterior renovation (installation of windows and the combination of a stucco/copper shingle facade) will make this building a showpiece for LeClaire. LeClaire will also benefit from the expansion of Mindfire Communications and its decision to sign a five-year lease with renewal options.

19. How does the project accomplish the goals of the City's TIF program by encouraging quality economic development, enhancing the commercial property tax base, creating quality employment, and attracting businesses that contribute to the general well-being and quality of life of LeClaire's residential and business communities?
The Schwenke Building currently houses three professional health practices (dental, chiropractic and eye care), all of which have professional employees. The addition of Mindfire Communications will bring an existing 14 full time professional positions to the Schwenke Building, with the possibility of another 2-4 employees within 2014 and 2015. This will keep Mindfire Communications in LeClaire.

20. If your project is to be considered for additional funding (above the base floor of ten percent (10%) as described in Section #3 of the City's TIF criteria and guidelines), please fill out in detail and provide any and all detailed information on the following:

A. Describe how the proposed project will have a demonstrable and positive long-term impact on the local labor market, and how it will provide, expand, diversify or enhance the City's tax base and "resident-identified", desirable and needed services or facilities for the community (i.e. increase H/M tax, increase user fees, other sources of local revenues, etc.)
It will allow the expansion of a professional service business, thereby increasing traffic to downtown LeClaire.

B. Is the proposed project an "impact" business that will attract or bring to the City new, "outside", tourist and/or other commercial trade? Mindfire Communications has 14 existing professional positions, and plans to add an additional 2 to 4 positions within the next two years if it is able to expand into its new space. Clients of Mindfire Communications will come to LeClaire for business, and possibly explore other opportunities afforded by downtown LeClaire. Mindfire Communications is in addition to the three medical/dental offices housed in the building, which will be a premier office space and an attractive addition to downtown LeClaire.

Addendum 1:

5. Interior demolition only. No construction documents have been signed, no construction work done. No building permit applied for.

13. Schwenke Investments, L.L.C. is leasing the ground floor to Mindfire Communications, Inc. The upper level is leased to LeClaire Family Dentistry, Shepard Chiropractic, and Riverside Family Eye Care, PC.

TIF PROJECT REVIEW & EVALUATION CHECKLIST

PROJECT: SEWENKE INDUSTRIES, LLC REVIEWER: Committee Adv. DATE: 4-10-14
 (PRINT PROJECT'S NAME HERE) (SIGNATURE)

#	<u>EVALUATION FACTORS</u>	<u>FACTOR WEIGHT</u>	x	<u>APPLICANT SCORE (0-10)</u>	=	<u>WEIGHTED SCORE</u>
1	TYPE OF PROJECT ● Commercial or light industrial ● Private purpose and/or public infrastructure ● Specific type of project ● Estimated completion date ● Owner or lessee operated business ● If lessee, does lease base term equal likely TIF term?	<u>8</u>				<u>26</u>
2	NATURE OF FUNDING REQUEST ● Amount ● Timing and duration of funding ● TIF % of total project funding ● Adequately capitalized?	<u>5</u>				<u>25</u>
3	PROJECT BUSINESS PLAN/ FINANCIAL PRO-FORMA ● Plan details and thoroughness? ● Project phasing? ● Project organization? ● "Quality" of plan and economic viability? ● Business "nature" of applicant, understanding and thoroughness of presentation?	<u>2</u>				<u>11</u>
4	TAXABLE VALUATION INCREASE ● Meets/exceeds minimum threshold? ● Total, overall, valuation increase _____ ● Score 1 point for each \$100,000 up to 10 max.	<u>10</u>				<u>10</u>
5	DEVELOPER REFERENCES/ EXPERIENCE ● Prior experience in general? ● Specific LeClaire TIF/development experience? ● Reputation and expectation as good business citizen?	<u>3</u>				<u>20</u>
6	LOCATION OF PROJECT ● Downtown/interstate/"new" area(s) ● Addition to existing or new stand-alone project ● High-level target location by City for development?	<u>6</u>				<u>23</u>
7	POSITIVE BENEFITS/"IMPACT" ● Resident-identified or needed services/facilities? ● "New" commercial trade or tourist attraction ● Increase in H/M tax, user fees, creation of "other" revenue sources? ● Long-term potential for project continuance? ● Addition to or enhancement of "quality of life" features?	<u>9</u>				<u>41</u>

TIF PROJECT REVIEW & EVALUATION CHECKLIST

(Cont.)

#	<u>EVALUATION FACTORS</u>	<u>FACTOR WEIGHT</u>	x	<u>APPLICANT SCORE (0-10)</u>	=	<u>WEIGHTED SCORE</u>
8	PROJECT EMPLOYMENT IMPACT <ul style="list-style-type: none"> ● Number of F.T. jobs created/maintained ● "Value" of F.T. jobs created (minimum wage/benefits) ● Potential for increase in # of jobs over life of project ● Subject to annual verification 	7		—		42
9	LOCAL HISTORICAL & ARCHITECTURAL SENSITIVITY <ul style="list-style-type: none"> ● "New" construction or redevelopment of existing, substantial historically or architecturally significant or representative structure(s) ● If historical is original appearance inside and out maintained/achieved? 	4		—		5
10	SUBJECTIVE EVAL. OF REVIEWER <ul style="list-style-type: none"> ● <u>Substantial</u> long-term benefit to the City expected that justifies taxpayer investment through TIF? ● Likelihood of project being done without TIF? 	1		—		4

TOTAL WEIGHTED SCORE:

(Add all weighted scores here)

206

(MAXIMUM POSSIBLE WEIGHTED SCORE)

550

% OF TOTAL POSSIBLE SCORE

37%

INDICATED TIF % (% OF TOTAL POSSIBLE X 20, ROUNDED)

7%

Final recommendation:

Award TIF at indicated % of qualified, eligible costs?

X
(YES)

(NO)

% of incremental tax to rebate annually (Max. 85%)

85%

Term of TIF agreement in years (Max. 10 years)

3

Note: Rebates cannot exceed incremental taxes expected to be applicable to and generated by the project over a maximum of a ten (10) year period

Other comments and conditions: