

PLANNING & DEVELOPMENT

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



Item 03
11/17/15

Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: November 10, 2015

Re: Approval of resolution of support for City of Davenport's RISE Grant for street improvements in the Eastern Iowa Industrial Center.

The GDRC has recently entered into a sales agreement for 70 acres of land owned by the Greater Davenport Redevelopment Corporation to the Heinz Kraft Corporation. The property is currently outside city limits but the GDRC has submitted a petition for voluntary annexation. Due to the prohibition against creating "islands" of unincorporated areas surrounded by city limits the City cannot annex up to Slopertown Road. Therefore the north 250 feet of the property will remain outside city limits, leaving a portion of the road serving the new industrial site outside of city limits. The annexation exhibit is attached.

The City of Davenport is applying for RISE funding from the Iowa DOT to construct a street to serve this site. City staff has requested a resolution of support to submit with this grant that states the following:

- The County is in support of the project
- The County and City will work on an agreement to maintain the newly constructed road that is in County territory

A proposed resolution meeting State DOT requirements is attached. I have also attached a vicinity map of the area showing adjacent ownership of land and where current city limits are and a letter I provided at the City's request for an immediate response.

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Timothy Huey
Director

November 2, 2015

Iowa Department of Transportation

Attn: Jennifer Kolacia

800 Lincoln Way

Ames, IA 50010

Re: Scott County's Letter of Support for State Department of Transportation RISE funding for City of Davenport's Project Granite.

Dear Ms. Kolacia

I am the Planning Director for Scott County Iowa and also serve as Scott County's representative on the Board of Directors of the Greater Davenport Redevelopment Corporation (GDRC). I serve as the Treasurer for the GDRC and was one of the four original signers of our Articles of Incorporation in 1997 when the GDRC was formed as a public-private partnership and non-profit corporation dedicated to the economic development of the City of Davenport and Scott County.

The Scott County Board of Supervisors has supported the GDRC with funding and my staff support over its seventeen years of work to bring jobs, private investment and economic development to the Eastern Iowa Industrial Center.

I am aware and have been involved in the planning for the current project Granite and I am supportive of the City of Davenport's efforts to bring this important project to fruition. City Staff has asked that I place consideration of a resolution of support on the Board of Supervisors next agenda, which would be on its regular Board meeting agenda to be held November 17th. My recommendation to the Board is that they fully support and approve this resolution.

Additionally, the Scott County Secondary Roads Department led by the Scott County Engineer works with Davenport and all the cities in the County on mutual maintenance agreements for roads and infrastructure to best maintain and most cost effectively fund these types of projects where there is mutual benefits to both jurisdictions and our citizens. I would anticipate such an agreement will be made with the roads serving this site.

Sincerely,

Timothy Huey

Scott County Planning Director

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Ward: 8

Action / Date
CD 11/04/2015

Subject: RESOLUTION the authorizing application to the Iowa Department of Transportation's RISE program for assistance to the Kraft Heinz Company's proposed business retention project.

Recommendation: Approve the resolution

Relationship to Goals: Added emphasis on economic development.

Background:

The Kraft Heinz Company is considering the construction of a state of the art food manufacturing plant on approximately 70 acres in the Eastern Iowa Industrial Center which is currently in process of being annexed to Davenport, Iowa. This project allows for the retention of at least 475 full time positions with an average wage of \$18.98 per hour. These positions are supported with a benefit package as well.

There are several upgrades that must be made to Enterprise Way, Slopertown Road and a new public road that will run North and South to connect Enterprise Way and Slopertown Road in order for this new facility to locate on this site.

- Slopertown Road: Slopertown Road will be widened to accommodate turn lanes from the East and West into both a new parking lot and onto the new public road. Pending a traffic study, it is also anticipated that a traffic signal will be required at the intersection of the proposed new road and Slopertown Road.
- New Public Road: A new public three-lane road will be constructed to connect Enterprise Way and Slopertown Road. Truck traffic will use this road to enter in to a separate truck entrance off of this road.
- Enterprise Way: Enterprise Way will be widened to accommodate the addition of a turn lane for a total of three lanes.

The estimated cost of these improvements is \$5,874,843. The City is applying to the Iowa Department of Transportation's Revitalizing Iowa's Sound Economy (RISE) grant program to help with the cost of these improvements. The RISE funding request will cover 80% of costs (with an estimated award of \$4,699,874). The RISE program requires a 20% matching contribution. The City anticipates using TIF funding to cover the remaining \$1,174,968 contribution.

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the application to the Iowa Department of Transportation's RISE program for assistance to the Kraft Heinz Company business retention project.

WHEREAS, the City of Davenport, Iowa has determined the need to improve a public roadway to provide access for the Kraft Heinz Company's business retention project located on approximately 70 acres in the Eastern Iowa Industrial Center; and

WHEREAS, the public roadway improvements are vital to an immediate non-speculative opportunity for permanent job retention which the City of Davenport is pursuing with Kraft Heinz through the construction of a new facility, where RISE funding is essential to this effort; and

WHEREAS, without the RISE commitment, the public roadway improvements could not be extended in a timely manner; and

WHEREAS, the public roadway improvements will be dedicated to public use and under the jurisdiction of the City of Davenport which claims responsibility and maintenance for said roadways; and

WHEREAS, the City of Davenport assures the State of Iowa at least 20 percent non-RISE financial participation through the use of Tax Increment Financing;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF DAVENPORT endorses said roadway project and authorizes and supports this application for RISE funding for roadway improvements, and further agrees that the City of Davenport will contribute resources to the extent necessary to supplement RISE funds.

Approved:

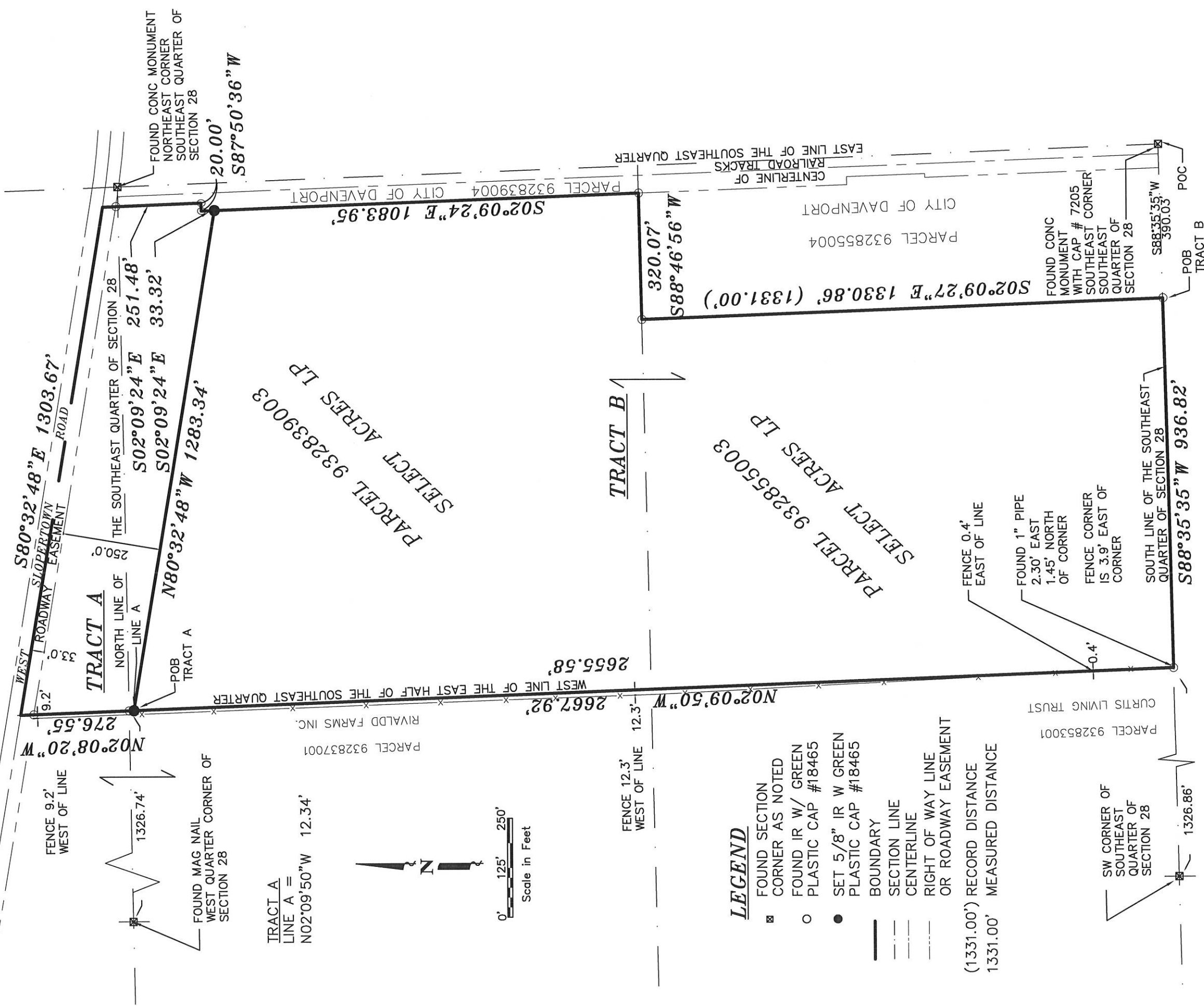
Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

PLAT OF SURVEY

PART OF THE NORTHEAST AND THE SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 79 NORTH RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, STATE OF IOWA



TRACT A
 TOTAL AREA: 8.45 ACRES
 ROADWAY EASEMENT: 0.99 ACRES
 NET AREA: 7.46 ACRES

TRACT B
 TOTAL AREA: 63.37 ACRES

SCOTT COUNTY OFFICIAL

THIS PLAT OF SURVEY HAS BEEN REVIEWED AND FOUND TO MEET COUNTY ZONING AND SUBDIVISION REQUIREMENTS. SIGNED THIS _____ DAY OF _____ 2015.

ZONING OFFICIAL

SCOTT COUNTY OFFICIAL

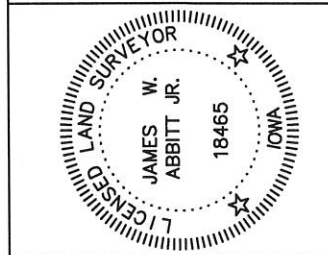
THIS PLAT OF SURVEY HAS BEEN REVIEWED AND FOUND TO MEET COUNTY ZONING AND SUBDIVISION REQUIREMENTS. SIGNED THIS _____ DAY OF _____ 2015.

ZONING OFFICIAL

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: *James W. Abbitt Jr.*
 Date: 11-5-15
 Reg. No. 18465

My license renewal date is December 31, 2016.
 Pages or sheets covered by this seal: SHEETS 1 AND 2



PREPARED BY & RETURN TO:

JAMES W. ABBITT, JR., McCLURE ENGINEERING ASSOCIATES, INC., 4700 KENNEDY DRIVE EAST MOLINE, IL 61244

PLOTTING SCALE	1" = 1'
DRAWN BY:	JWA
CHECKED BY:	JWA
DATE:	10/30/15

REVISIONS	
NO.	DATE

McClure Engineering Associates, Inc.
 4700 Kennedy Drive
 East Moline, Illinois 61244
 (309) 762-5300
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PLAT OF SURVEY
 PART OF NE & SE QUARTERS OF SECTION 28
 DAVENPORT, IOWA

Greater Davenport Redevelopment Corporation
 FILE NAME: T:\12150_GDRSELECTACRES\DMV\12150-SV.dwg
 JOB NUMBER: 01-13-15-150

SHEET NO. 1 OF 2

PLAT OF SURVEY

PART OF THE NORTHEAST AND THE SOUTHEAST QUARTERS OF SECTION 28, TOWNSHIP 79 NORTH RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, STATE OF IOWA

LEGAL DESCRIPTION - TRACT A

Part of the Northeast & the Southeast Quarters of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows;

Commencing at the Southeast corner of the Southeast Quarter of said Section 28; thence, along the South line of the Southeast Quarter, South 88 degrees 35 minutes 35 seconds West, a distance of 1326.85 feet to the West line of the East half of said Southeast Quarter; thence, along said West line, North 02 degrees 09 minutes 50 seconds West, a distance of 2665.58 feet to the Point of Beginning; thence, continuing along said West line, North 02 degrees 09 minutes 50 seconds West, a distance of 12.34 feet to the North line of said Southeast Quarter; thence, along the West line of the East half of said Northeast Quarter, North 02 degrees 08 minutes 20 seconds West, to the centerline of West Slopertown Road, a distance of 276.55 feet; thence, along said centerline, South 80 degrees 32 minutes 48 seconds East, to the west right of way line of the railroad spur and Parcel 932839004 as extended northerly, a distance of 1303.67 feet; thence, along said west line of aforesaid Parcel, South 02 degrees 09 minutes 24 seconds East, a distance of 251.48 feet; thence, continuing along said west Parcel line, South 87 degrees 50 minutes 36 seconds West, a distance of 20.00 feet; thence continuing along said west Parcel line, South 02 degrees 09 minutes 24 seconds East, a distance of 33.32 feet; thence, North 80 degrees 32 minutes 48 seconds West, along a line which is 283.00 feet southerly of and parallel with the centerline of West Slopertown Road, a distance of 1283.34 feet to the Point of Beginning. The above described Tract contains a gross area of 8.45 acres; less the roadway easement containing 0.99 acres, for a net total area of 7.46 acres, more or less.

For the purposes of this description the South line of the Southeast Quarter has a bearing of South 88 degrees 35 minutes 35 seconds West.

LEGAL DESCRIPTION - TRACT B

Part of the Southeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows;

Commencing at the Southeast corner of the Southeast Quarter of said Section 28, thence, along the South line of the Southeast Quarter, South 88 degrees 35 minutes 35 seconds West, a distance of 390.03 feet to the Point of Beginning; thence, continuing along said South line, South 88 degrees 35 minutes 35 seconds West, a distance of 936.82 feet to the West line of the East half of said Southeast Quarter; thence, along said West line, North 02 degrees 09 minutes 50 seconds West, a distance of 2665.58 feet; thence, South 80 degrees 32 minutes 48 seconds East, along a line which is 283.00 feet southerly of and parallel with the centerline of West Slopertown Road, a distance of 1283.34 feet to the west line of Parcel 932839004; thence, along said west Parcel line, South 02 degrees 09 minutes 24 seconds East, a distance of 1083.95 feet to the north line of Parcel 932855004; thence, South 88 degrees 46 minutes 56 seconds West, along said north line a distance of 320.07 feet to the west line of said Parcel; thence, South 02 degrees 09 minutes 27 seconds East, a distance of 1331.00 feet (record distance), to the South line of said Southeast Quarter and the Point of Beginning. The above described Tract contains 63.37 acres, more or less.

For the purposes of this description the South line of the Southeast Quarter has a bearing of South 88 degrees 35 minutes 35 seconds West.

PREPARED BY & RETURN TO:

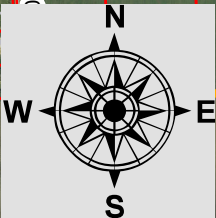
DRAWN BY:	NO.	REVISIONS	
		ITEM	DATE
JMA			
JMA			
DATE:	10/26/15		



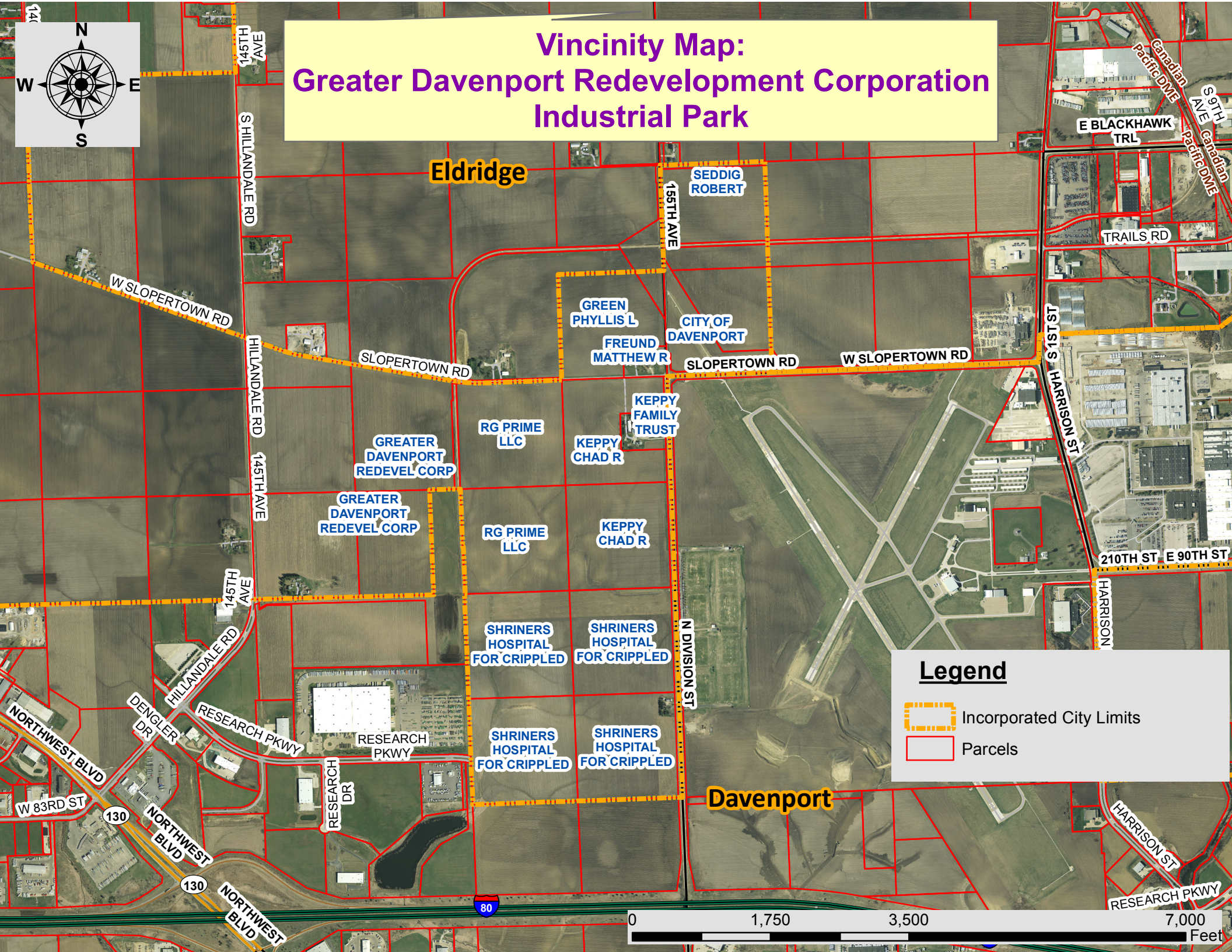
PLAT OF SURVEY
PART OF NE & SE QUARTERS OF SECTION 28

Greater Davenport Redevelopment Corporation
DAVENPORT, IOWA
FILE NAME: T:\12150_GORSELECTACRES\DWG\12150-SV.dwg
JOB NUMBER: 01-13-12-150

SHEET NO.
2
OF
2





Vincinity Map: Greater Davenport Redevelopment Corporation Industrial Park

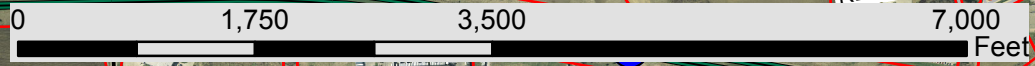


Eldridge

Davenport

Legend

-  Incorporated City Limits
-  Parcels



THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
November 19, 2015

**APPROVAL OF RESOLUTION OF SUPPORT OF THE CITY OF DAVENPORT'S
APPLICATION TO THE IOWA DEPARTMENT OF TRANSPORTATION'S RISE
PROGRAM FOR ASSISTANCE TO THE KRAFT HEINZ COMPANY BUSINESS
RETENTION PROJECT**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The City of Davenport has determined the need to improve a public roadway to provide access for the Kraft Heinz Company's business retention project located on approximately 70 acres in the Eastern Iowa Industrial Center; and
- Section 2. The public roadway improvements are vital to an immediate non-speculative opportunity for permanent job retention which the City of Davenport is pursuing with Kraft Heinz through the construction of a new facility, where RISE funding is essential to this effort; and
- Section 3. The City of Davenport is planning to annex the majority of the 70 acres, leaving the northern 250 feet within the County jurisdiction; and
- Section 4. The public roadway improvements in the area that will be annexed will be dedicated to public use and under the jurisdiction of the City of Davenport which claims responsibility and maintenance for said roadways; and
- Section 5. The City and the County will complete a maintenance agreement between the City and the County for the portion of the road that remains within County jurisdiction; and
- Section 6. The Scott County Board of Supervisors endorses said roadway project and supports the City of Davenport's application for RISE funding for roadway improvements
- Section 7. This resolution shall take effect immediately.