

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: November 10, 2015

Re: **Notice of Opportunity to Consult on proposed amendments to the City of Davenports Downtown TIF projects.**

The City of Davenport has notified Scott County of an Opportunity to Consult be held on Monday November 16, 2015 at 10 AM. The City is proposing the following projects (and amendments to previously approved projects in downtown Davenport:

1) **Identification of New Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

A) Name of Project: The Dock Demolition

Cost: \$150,000

Rationale: The City will use TIF funds to reimburse the City's general fund for all applicable costs of the former Dock demolition.

B) Name of Project: Modern Woodmen Infrastructure Expansion

Cost: \$25,000

Rationale: The City will use TIF funds to make needed infrastructure expansions for the ongoing operations at Modern Woodmen Park.

C) Name of Project: Putnam City Square (Phase 2)

Cost: \$15,108,333

Rationale: The City shall issue to the developer a TIF note in the amount of \$8,750,000. The TIF note shall bear interest at the rate of 6.0%. The total principal and interest payments anticipated during the TIF period will be approximately \$15,108,333 million. Any principal and interest in excess of this amount shall not be the responsibility of the City.

This project was originally approved as part of the larger City Square project involving the Parker Building. This project was split into two due to timing reasons for the developer. The total amount to the Parker project was a TIF cost is \$10,791,667

Memo on City of Davenport's Downtown TIF projects
November 10,2015

- 2) **Required Financial Information.** 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: \$185,750,000

Remaining Constitutional debt capacity of the City: \$122,719,369

Downtown Urban Renewal Plan Amendment

The projects described below are also being considered for the North Urban Renewal Plan:

- 1) The Dock Demolition: \$150,000
- 2) Modern Woodmen Infrastructure Expansion: \$25,000
- 3) Putnam City Square (Phase 2): \$15,108,333

D of course 226 West Fourth Street • Davenport, Iowa 52801
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Date: November 11, 2015

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

From: City Council
City of Davenport, Iowa

RE: Downtown Urban Renewal Area Amendment

The City of Davenport is in the process of amending the urban renewal area known as the Downtown Urban Renewal 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 meeting to discuss our new renewal plan amendment has been set for Monday, November 16, 2015 at 10:00 o'clock a.m. at City Hall, 2nd floor large conference room, 226 W 4th 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 you designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than second days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at 5:30 o'clock p.m. on December 2, 2015, and a copy of the notice of hearing is enclosed for your information.

Please call Sarah Ott, Economic Development Coordinator, at 326-6167 or via email at sott@ci.davenport.ia.us if you have questions.

Enclosure

CITY OF DAVENPORT, IOWA
URBAN RENEWAL PLAN AMENDMENT
DOWNTOWN URBAN RENEWAL AREA

November 11, 2015

The Urban Renewal Plan (the “Plan”) for the Downtown Urban Renewal Area (the “Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) **Identification of New Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

A) Name of Project: The Dock Demolition

Cost: \$150,000

Rationale: The City will use TIF funds to reimburse the City’s general fund for all applicable costs of the former Dock demolition.

B) Name of Project: Modern Woodmen Infrastructure Expansion

Cost: \$25,000

Rationale: The City will use TIF funds to make needed infrastructure expansions for the ongoing operations at Modern Woodmen Park.

C) Name of Project: Putnam City Square (Phase 2)

Cost: \$15,108,333

Rationale: The City shall issue to the developer a TIF note in the amount of \$8,750,000. The TIF note shall bear interest at the rate of 6.0%. The total principal and interest payments anticipated during the TIF period will be approximately \$15,108,333 million. Any principal and interest in excess of this amount shall not be the responsibility of the City.

This project was originally approved as part of the larger City Square project involving the Parker Building. This project was split into two due to timing reasons for the developer. The total amount to the Parker project was a TIF cost is \$10,791,667

2) **Required Financial Information.** 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: \$185,750,000

Remaining Constitutional debt capacity of the City: \$122,719,369

Proposed debt to be incurred in the Urban Renewal Area: \$15,283,333

NOTICE OF PUBLIC HEARING ON PROPOSED DOWNTOWN 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. 4th Street, Davenport, Iowa, on the 18th day of November, 2015, there will be conducted a public hearing on the question of amending the North Urban Renewal Area Plan.

Downtown Urban Renewal Plan Amendment

The projects described below are also being considered for the North Urban Renewal Plan:

- 1) The Dock Demolition: \$150,000
- 2) Modern Woodmen Infrastructure Expansion: \$25,000
- 3) Putnam City Square (Phase 2): \$15,108,333

A copy of the proposed 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.

Jackie Holecek
Deputy City Clerk

City Square- Putnam Background Information

The original City Square Economic Development Agreement was approved in December 2013. Because of funding requirements placed upon the developer, the lender is requiring two separate Economic Development Agreements- one for the Parker building and one for the Putnam building. The terms of the original agreement have not changed, they have just been split accordingly between the two projects. The updated Parker Economic Development Agreement was approved in July 2015.

2015 Assessed Value-\$1,282,200
 2016 Assessed Value- \$23,264,242
 Increment- \$21,982,042

Economic Development Agreement Rebate Terms:

Years 1-5 100% Rebate
 Years 6-20 90% Rebate

Division of Taxes	39.84667	% of Levy	Existing Revenue \$45,982	Annual Revenue During Years 6-20 \$78,832	Additional Revenue During 20 Year TIF \$1,182,480
County	6.00377	15.067%	\$6,928	\$11,877.76	\$178,166
School	15.67601	39.341%	\$18,089	\$31,013.16	\$465,197
College District	0.96863	2.431%	\$1,118	\$1,916.32	\$28,745
City	16.78000	42.111%	\$19,364	\$33,197.28	\$497,959
Assessor	0.34691	0.871%	\$400	\$686.32	\$10,295
Other	0.07135	0.179%	\$82	\$141.16	\$2,117

*No additional revenue during years 1-5 as the developer receives 100% rebate