

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning & Development

Date: October 11, 2016

Re: City of Eldridge's proposed Amendment #2 to the city's Urban Renewal Area Plan.

The City of Eldridge has notified Scott County of the proposed amendment to the City's URA to use TIF income for capital projects related to the upgrading and expansion of the City's wastewater treatment facilities. The total estimated budget for the sewer project would be approximately \$15M with TIF funding of \$9.6M of that total budget.

The City's upgrade to its sewer system in addition to more treatment capacity of the wastewater plant also includes a new lift station, new gravity fed sewer mains and new force main sewers. The City states these improvements are required by the Iowa Department of Natural Resources and in order to accommodate future residential, commercial and industrial development.

In 2012, the City combined its two Urban Renewal Areas into one unified district and proposed to expand the uses of TIF within the URA. I have attached the letter the Board sent to the City following notice of that amendment.

I attended the meeting giving the affected taxing entities an opportunity to consult on this proposal this morning. I will discuss this proposal with our TIF Review Committee in order to make a recommendation to the Board at the Committee of the Whole meeting next Tuesday.

Xc: TIF Review Committee

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 2 TO THE ELDRIDGE
UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF
ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on October 11, 2016, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment. Note that the Amendment includes an analysis of alternative development options and funding for public building(s) and why such options are less feasible than the proposed urban renewal project(s).

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 3rd day of October, 2016.

Denise M. Benson
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 2 TO THE ELDRIDGE
UNIFIED URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN THE CITY OF ELDRIDGE, STATE OF
IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 7, 2016 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, which Amendment would add the following property to the Urban Renewal Area:

Beginning at the NW corner of the NE $\frac{1}{4}$ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the $\frac{1}{2}$ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west $\frac{1}{2}$ of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5th PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Eldridge, Iowa.

The City of Eldridge, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other

public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would add additional land to the Unified Urban Renewal Area and add and/or confirm the list of proposed projects to be undertaken. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 3rd day of October, 2016.

Denise M. Benson
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

RESOLUTION NO. 2016-26

RESOLUTION SETTING DATES OF A CONSULTATION
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT
NO. 2 TO THE ELDRIDGE UNIFIED URBAN RENEWAL
PLAN IN THE CITY OF ELDRIDGE, STATE OF IOWA

WHEREAS, by Resolution No. 93-35, adopted October 25, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Eldridge Urban Renewal Plan for the Eldridge Urban Renewal Area described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, by Resolution No. 94-39, adopted December 5, 1994, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted an amendment renaming the Eldridge Urban Renewal Area as the LeClaire Road Urban Renewal Area and designating the Blackhawk Trail Urban Renewal Plan for the Blackhawk Trail Urban Renewal Area described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, by Resolution No. 2000-12, adopted March 27, 2000, this City Council approved and adopted an Amendment to the Eldridge Urban Renewal Plan; and

WHEREAS, by Resolution No. 2012-17, adopted May 21, 2012, this City Council approved and adopted an Amendment No. 1 to the Eldridge Unified Urban Renewal Plan ("Plan" or "Urban Renewal Plan"), which, among other things, unified the LeClaire Road Urban Renewal Area and the Blackhawk Trail Urban Renewal Area, added property, renamed the combined area the Eldridge Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), and simultaneously established the applicable sunset for the division of revenue for the Area; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

**Eldridge Urban Renewal Subarea (1993)
Renamed LeClaire Road Urban Renewal Subarea (1994)**

Beginning at the NW corner of Lot 2, Lancer Park 7th Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE1/4 of the NW ¼ of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE ¼ of the SE ¼ of said Section 14; thence south along the west line of said NE ¼ of the SE ¼ of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE ¼ of SE ¼ of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1st Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1st Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot

1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13-79-3; thence easterly along the north line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

Blackhawk Trail Urban Renewal Subarea (1994)

Beginning at the NW corner of NE $\frac{1}{4}$ of Section 27, then, north to the SW corner of NE $\frac{1}{4}$ of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 27, then, north to the NW corner of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 27, then west to the point of beginning.

Amendment No. 1 Area to Unified Urban Renewal Subarea

The east half of the right-of-way of First Street beginning at the north corporate limits to the north east corner of Northland Addition and then the entire width of the right-of-way of First Street beginning at the north boundary of Northland Addition south to the centerline of Section 23-79-3, including the right-of-way of all roads adjacent to the unified area.

And

Beginning at the southwest corner of Sheridan Meadows Park, then, west 50 feet to the centerline of First Street then north 1,300 feet to the north corporate limit, then east along the north corporate limit to the northeast corner of Sheridan Meadows park, then south to the southeast corner of Sheridan Meadows Park, then, west to the point of beginning.

And

Part of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 14, T 79 E of the 5th PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW $\frac{1}{4}$ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW $\frac{1}{4}$ of

Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad,

thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

Including the right-of-way of all roads adjacent to the property above and the Eldridge Unified Urban Renewal Area.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add additional land to the Unified Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 2 to the Urban Renewal Plan adds land, as follows:

Beginning at the NW corner of the NE ¼ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the ½ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west ½ of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5th PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 11th day of October, 2016, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, at 10:00 A.M., and the City Administrator is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 2 TO THE ELDRIDGE
UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF
ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on October 11, 2016, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment. Note that the Amendment includes an analysis of alternative development options and funding for public building(s) and why such options are less feasible than the proposed urban renewal project(s).

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 3rd day of October, 2016.

Denise M. Benson
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan before the City Council at its meeting which commences at 7:00 P.M. on November 7, 2016, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the North Scott Press, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 2 TO THE ELDRIDGE
UNIFIED URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN THE CITY OF ELDRIDGE, STATE OF
IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on November 7, 2016 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, which Amendment would add the following property to the Urban Renewal Area:

Beginning at the NW corner of the NE ¼ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the ½ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west ½ of the right-of-way of South Buttermilk Road.

and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5th PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Eldridge, Iowa.

The City of Eldridge, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other

public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 2 would add additional land to the Unified Urban Renewal Area and add and/or confirm the list of proposed projects to be undertaken. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Eldridge, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

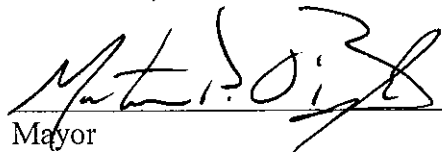
Dated this 3rd day of October, 2016.

Denise M. Benson
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 to the Eldridge Unified Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 3rd day of October, 2016.



Mayor

ATTEST:



City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT NO. 2

to the

**ELDRIDGE UNIFIED
URBAN RENEWAL PLAN**

for the

**ELDRIDGE UNIFIED
URBAN RENEWAL AREA**

CITY OF ELDRIDGE, IOWA

Amendment No. 1 to Unified Plan – 2012

Amendment No. 2 to Unified Plan – 2016

SIMMERING-CORY, INC.

AMENDMENT NO. 2
to the
ELDRIDGE UNIFIED URBAN RENEWAL PLAN
for the
ELDRIDGE UNIFIED URBAN RENEWAL AREA
CITY OF ELDRIDGE, IOWA

The Eldridge Unified Urban Renewal Plan (“Plan” or “Unified Plan”) for the Eldridge Unified Urban Renewal Area (“Area” or “Unified Urban Renewal Area”), unified and amended in 2012, is being further amended to add additional land to the Unified Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Unified Urban Renewal Area by this Amendment No. 2 (“Amendment” or “Amendment No. 2”).

The 2012 Amendment (or “Amendment No. 1”) unified two pre-1995 areas, the LeClaire Road Urban Renewal Area (previously named Eldridge Road Urban Renewal Area) and the Blackhawk Trail Urban Renewal Area, into a single Unified Urban Renewal Area and incorporated additional property into the Area.

Except as modified by this Amendment, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal description of the property being added to the Unified Urban Renewal Area by Amendment No. 2 is attached hereto as Exhibit “A.” A map of the property being added by this Amendment No. 2 is attached hereto as Exhibit “B.” A map of the entire Unified Urban Renewal Area, as amended, is attached hereto as Exhibit “C.”

AREA DESIGNATION

The City continues to designate the Unified Urban Renewal Area as an economic development area that is appropriate for the promotion of commercial and/or industrial development. This Amendment makes no change to the Unified Urban Renewal Area designation.

BASE VALUES

The original LeClaire Road Urban Renewal Area, the original Blackhawk Trail Urban Renewal Area and each amendment area may be referred to as “subareas” in this Amendment. The property added by this Amendment is called the “Amendment No. 2 Subarea.” The subareas make up the Unified Urban Renewal Area. Each of the existing subareas has a frozen base value that has already been established, if a TIF ordinance has been adopted on the property in the subarea. Nothing in this Amendment affects already established frozen base values for any existing subarea.

DEVELOPMENT PLAN

Eldridge has a general plan for the physical development of the City, as a whole, outlined in the Eldridge Comprehensive Land Use Plan, adopted in 2011. The goals, objectives, and projects proposed in this Unified Plan, as amended, are in conformity with the goals and land use policies established in the Eldridge Comprehensive Land Use Plan.

This Unified Plan, as amended, does not in any way replace the City's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Unified Urban Renewal Area, as amended, is set forth in this Plan, as amended. As the Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial and industrial development. More specific objectives for development within the Urban Renewal Area, as amended, are as follows:

1. To stimulate through public action and commitment, private investment in new commercial and industrial development.
2. To plan for and provide sufficient land for commercial or industrial development.
3. To provide for the installation of public infrastructure, works, and facilities in the Unified Urban Renewal Area, which ultimately contribute to the sound development of the entire city.
4. To provide a more marketable and attractive investment climate.
5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Unified Plan, as amended, and to encourage orderly development of the Area, as amended, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. Preparation of plans related to the development and implementation of the urban renewal area and specific urban renewal projects.
2. Construction of public facilities, including, but not limited to, cultural and recreational facilities, City Hall, police station, flood control structures,

infrastructures in support of public schools or other public facilities in connection with an urban renewal project.

3. To arrange for or cause to be provided the construction, repair, or improvement of public infrastructure, including, but not limited to, streets, sidewalks, street lighting, water, sanitary sewer, storm water drainage, public utilities or other related facilities in connection with urban renewal projects.
4. Construction of buildings or specific site improvements, including, but not limited to, site grading, and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections and related activities.
5. Acquisition, preparation and disposition of property for redevelopment.
6. Providing for relocation of persons and business displaced by a project, if required.
7. Borrow money and provide security therefor.
8. Making available, as appropriate, all possible forms of financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property taxes in the urban renewal area.
9. Provision of direct or indirect financial assistance, including grants, loans, forgivable loans, tax rebate payments, or other types of incentives to private persons, businesses, or organizations engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.
10. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear or prepare the property for redevelopment, or to dispose of property.
11. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Eldridge and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan, as amended.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 2)

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, the eligible urban renewal projects under this Amendment No. 2 include:

1. **Public Improvements:**

The project involves the construction of improvements to the City's wastewater treatment facility in order to comply with a directive from the Iowa Department of Natural Resources (IDNR). The City is currently served by two wastewater treatment plants, an aerated lagoon known as the Buttermilk Road Treatment Plant and a single batch reactor plant known as the South Slope Treatment Plant. The receiving streams of both plants have been reclassified by the IDNR requiring a level of treatment that the lagoon plant cannot meet. Revised nutrient reduction loadings are also being imposed by the IDNR. After considering several options, the City has decided to divert the flows from the Buttermilk Road Treatment Plant and transport them to the South Slope Treatment Plant. This project requires construction of a new lift station and the piping necessary to reach the South Slope Plant. Adding the flows from the Buttermilk Road Plant to the South Slope Plant will consume the excess capacity present at the South Slope Plant. This necessitates an expansion of the South Slope Plant to provide capacity for future wastewater flows.

It is estimated that engineering design will take place in 2016-2017, with construction beginning in 2018 and the project being complete by 2020. Total project costs are estimated to be \$14,970,000. It is anticipated that approximately 39% of the debt resulting from this project will be paid from a combination of property taxes, Local Option Sales Tax (LOST) and sewer system revenues and that approximately 61% of the debt will be paid with funds from tax increment financing ("TIF") from the Urban Renewal Area. This proposed allocation is based on expected commercial and industrial development that is and will be occurring in the Urban Renewal Area served by this wastewater treatment facility. This anticipated development includes a new Kraft-Heinz facility which is expected to be built in 2017-2019, expansion of the nearby Davenport airport, the extension of Black Hawk Trail which will open up new area for further commercial and industrial development, the presence of a rail spur that crosses the southern boundary of Eldridge, and the extension of sanitary sewer service to the Black Hawk Trail area. These assets all enhance the potential for new development and new jobs for Eldridge and nearby communities. Additional sewer capacity, which will become available from expansion of the South Slope wastewater treatment facility, is needed to serve this new development in the Urban Renewal Area.

Calculations prepared by the City's engineer forecast that, based on the City's future land use plan for currently undeveloped property, 80% of the enlarged wastewater treatment plant capacity could potentially be utilized by commercial and industrial users which principally reside in the Unified Urban Renewal Area. Although this potential exists for projected new development, the City feels that it would be fair and equitable to allocate approximately 61% of the cost of the new treatment plant to TIF funds from the Urban Renewal Area and approximately 39% of the cost to a combination of property taxes, LOST revenues, and sewer

system revenue funds. Costs paid with TIF funds are not anticipated to exceed \$9,000,000.

Note: It may be that the above costs will be reduced by the application of State and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

2. Development Agreements:

Future Development Agreements: The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance and other incentives. The costs of such Development Agreements are estimated not to exceed \$500,000.

3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Date	Estimated Costs to be Paid with TIF Funds
Fees and costs	Undetermined	Not to exceed \$100,000

FINANCIAL INFORMATION

1.	July 1, 2016 constitutional debt limit:	\$27,741,562
2.	Current outstanding general obligation debt:	\$4,046,251
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 2) to be funded by TIF funds as described above will be approximately as stated in the next column:	\$9,600,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

PUBLIC BUILDING ANALYSIS

Planned improvements to the Eldridge wastewater treatment facilities (“Project”) as proposed in this Amendment would result in the construction of a public building. If the Project is ultimately approved by the City, the City intends to finance some of the cost through tax increment financing. For a portion of the Project costs, the City proposes to issue general obligation or revenue bonds and abate a part of the principal and interest payments from incremental tax revenues within the Area, if available. Specifically, under these circumstances, Iowa law requires an analysis of alternative development options and funding for the Project and reasons why such options would be less feasible than the use of incremental tax revenues for the Project.

Economic Development Potential:

The City believes that to further the commercial and industrial economic development potential of the City, as well as to retain existing businesses, the ability to comply with IDNR water quality standards is essential. The City’s existing lagoon facility was not designed for, and is not capable of, meeting the newly established ammonia and E. coli limitations as imposed by the IDNR. As a result, a compliance schedule has been issued by the IDNR and the City is being required to construct improvements necessary to comply with the new discharge limitations. Noncompliance with this directive would result in financial penalties being imposed on the City and a moratorium on future hook-ups to the wastewater system. The City’s ability to attract new business and industry would be seriously undermined.

Increased employment opportunities are a primary factor in sustaining the population of Eldridge. A vibrant and developing community, as well as increased employment opportunities in Eldridge, will benefit the North Scott Community School District and Scott County.

It is estimated that approximately 61% of the debt from the Project will be financed with funds from tax increment financing. The remaining debt service will be financed with a combination of property taxes from the debt service levy, LOST funds, and sewer system revenues.

Already high water/sewer rates make the City reluctant to rely exclusively on user fees to pay for the entire debt resulting from the Project. The City believes that its water and sewer rates are high relative to other Iowa communities, and that further increases in utility bills will adversely affect economic development potential.

Alternative Funding Options:

One alternative funding option for this Project is the issuance of general obligation or revenue bonds that would be paid only by the City’s debt service levy, Local Option Sales Tax funds or sewer system revenues (i.e., without using incremental tax revenues). This option would mean that only taxpayers of the City or sewer system users would be responsible for payment of the bonds/notes.

Grant programs available to fund infrastructure improvement projects are also a potential funding source for the City’s wastewater plant. The City will be exploring these available grant programs to help with financing.

The use of TIF funds as a funding mechanism for a portion of the reconstruction of the wastewater treatment facility is appropriate when considering the additional treatment capacity that this Project will provide. The ability of the City's wastewater treatment plant to adequately serve future commercial and industrial users is an absolute essential component of the City's economic development recruitment efforts.

Issuing general obligation or revenue bonds that would be paid only with the City's debt levy, LOST funds or sewer system revenues is less feasible than the use of TIF funds because there would be no contribution of tax increment revenues from the school and County. Because the proposed urban renewal project will benefit County residents and school patrons, the use of tax increment is the most appropriate funding mechanism because it is fair for the School District and the County to share in the costs for the projects. The Project demonstrates regional benefit to both the County and School District.

For all of the aforementioned reasons, the use of TIF funds (either to support revenue bonds or abate general obligation debt) for a portion (approximately 61%) of the project costs is the most feasible, fair, and equitable mechanism for funding a portion of the Project described above.

URBAN RENEWAL FINANCING

The City of Eldridge intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Eldridge has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Iowa Code*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Unified Urban Renewal Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City

of Eldridge. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Unified Plan.

PROPERTY ACQUISITION/DISPOSITION

The City may help finance the cost of land acquisition in the Unified Urban Renewal Area. The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Unified Plan and its supporting documents, as amended.

SEVERABILITY CLAUSE

In the event one or more provisions contained in the Unified Plan, as amended, shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Unified Urban Renewal Plan, and this Unified Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

URBAN RENEWAL PLAN AMENDMENTS

This Unified Plan may be amended from time to time for a number of reasons, including, but not limited to, change in the area, to add or change land use controls and regulations, to modify goals

or types of renewal activities, or to amend property acquisition and disposition provisions. The City Council may amend this Plan pursuant to appropriate procedures under *Iowa Code* Chapter 403.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Unified Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the *Iowa Code* and Amendment #1 (2012) to the Unified Plan (Amendment #1 simultaneously unified two pre-1995 areas and established a 20-year sunset for the Unified Urban Renewal Area).

REPEALER

Any parts of the Plan in conflict with this Amendment are hereby repealed.

EXHIBIT A

LEGAL DESCRIPTION OF AMENDMENT NO. 2 SUBAREA

The legal description of the Eldridge Unified Urban Renewal Amendment No. 2 Area is as follows:

Beginning at the NW corner of the NE $\frac{1}{4}$ of Section 27, then west to the west of right-of-way line of Buttermilk Road, then north to the $\frac{1}{2}$ section line of Section 22, then east to the SW corner of the NE of Section 22, then south to the point of beginning. All land being added is the west $\frac{1}{2}$ of the right-of-way of South Buttermilk Road.

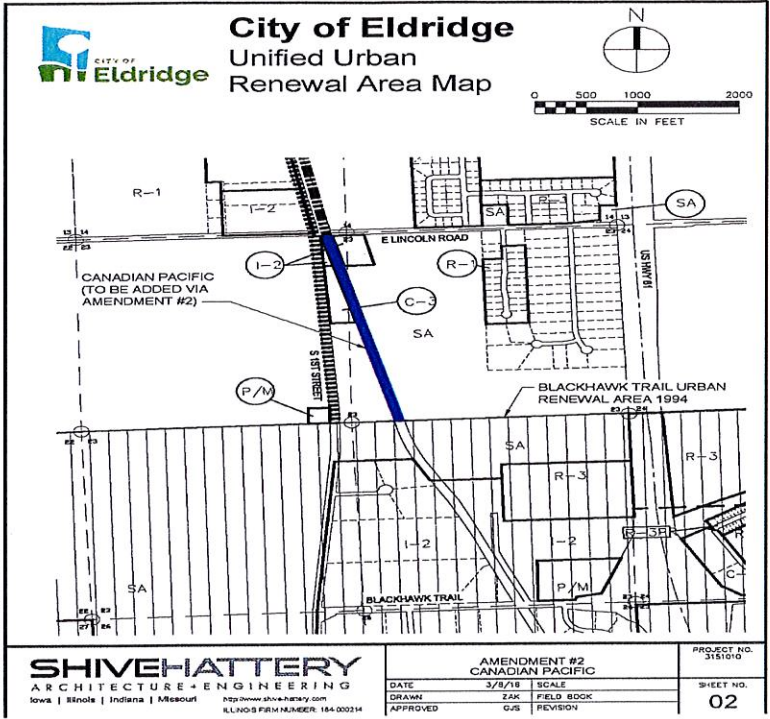
and

That part of the Canadian Pacific Railway right of way, being 100 feet in width, lying in the Northeast One Quarter of Section 23, the Southeast One Quarter of Section 23, and the Northeast One Quarter of Section 26 all in Township 79 North, Range 3 East of the 5th PM in City of Eldridge, Scott County, Iowa. The Northerly end of said land to terminate at the Southerly right of way line of Lincoln Road and the Southerly end to terminate at the South line of the North Half of Section 23.

EXHIBIT B

Eldridge Unified Urban Renewal Area – Amendment No. 2 Subarea (area to be added)

User: GJSCHAA Drawing: C:\Temp\AcPublish_12392\Urban Renewal Area Amend 2 Maps.dwg .8.5x11 CANADIAN PACIFIC
Last Modified: Mar. 08, 16 - 13:24



User: ZAKWAPP Drawing: P:\Projects\MO\City of Eldridge\Bases Maps & Utility Map Books\Urban Renewal Area - Maps\2016-01-16\Urban Ren
Last Modified: Jan. 14, 16 - 15:09

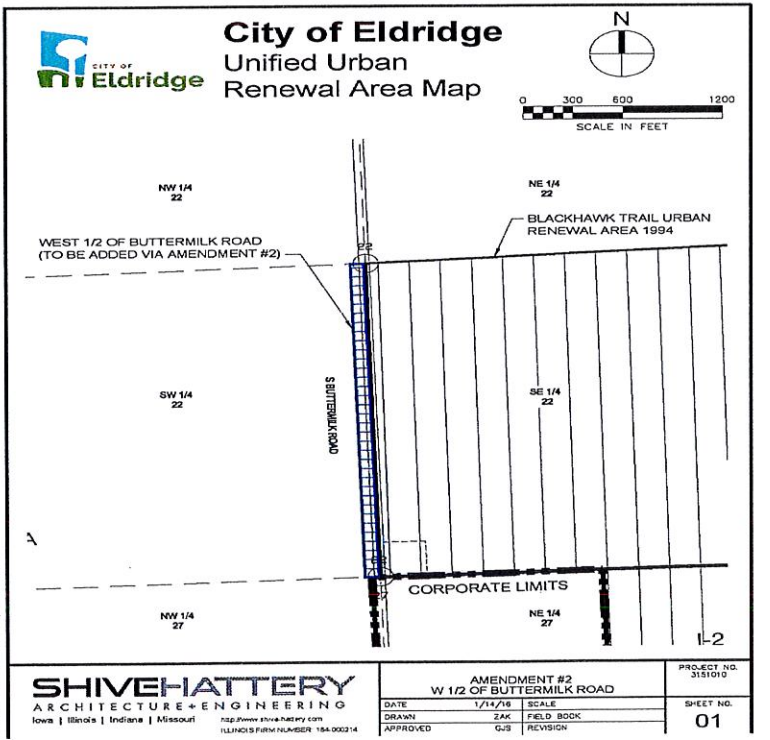
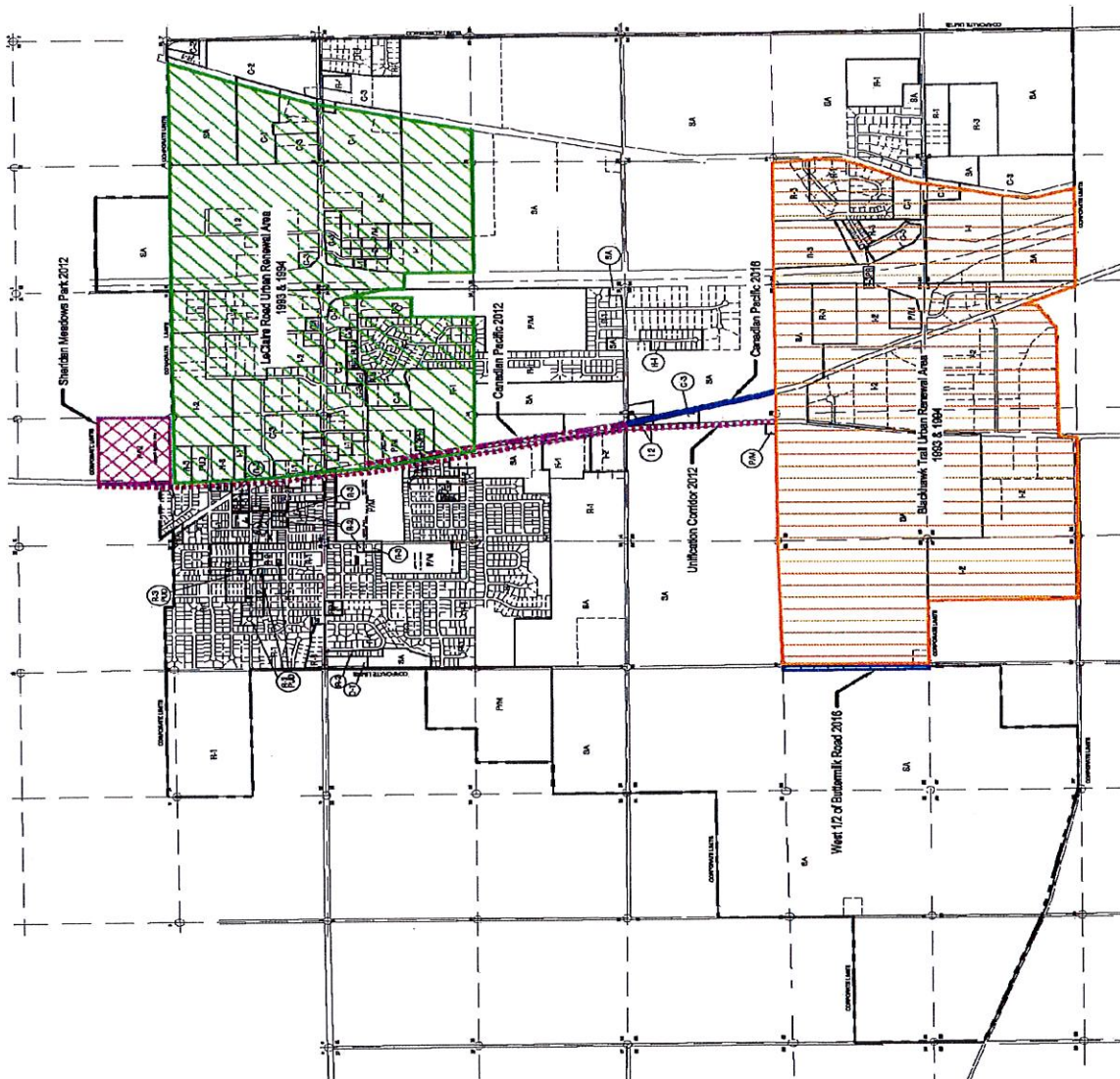


EXHIBIT C



City of Eldridge Unified Urban Renewal Area Map



SCALE (FEET)
0 100 200

- ### Zoning Key
- P.U.D. Planned Unit Development District
 - SA Suburban Agricultural District
 - R-1 Single Family Residential District
 - R-2 Two Family Residential District
 - R-3 Multiple Family Residential District
 - R-3PR Overstory District
 - OT Office Transition District
 - C-1 Neighborhood Commercial District
 - C-2 Central Business District
 - C-3 General Commercial District
 - C-4 Highway-Oriented Commercial District
 - I-1 Light Industrial District
 - I-2 Heavy Industrial District
 - P/M Public/Municipal
 - CI Commercial Industrial Transition District

Urban Renewal Area Key

- LeClare Road Urban Renewal Area 1993 & 1994
- Blackhawk Trail Urban Renewal Area 1984
- Unification Corridor 2012
- Land zoned by Amendment #1 (Sheridan Meadows Park 2012)
- Land to be zoned by Amendment #2 (Canadian Pacific 2016)
- West 112 of Blattermik Road 2016
- Canadian Pacific 2016

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CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF SCOTT)

I, the undersigned City Clerk of the City of Eldridge, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of public hearing and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 4th day of October, 2016.

Denise Benson
City Clerk, City of Eldridge, State of Iowa

(SEAL)

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

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May 8, 2012

Mayor Marty O' Boyle
Eldridge City Council Members
Eldridge City Hall
305 North Third Street
Eldridge, Iowa 52748

RE: City of Eldridge's proposal to amend the Eldridge Urban Renewal Area to combine and expand the two existing areas into the Eldridge Unified Urban Renewal Area and expand the uses TIF dollars for municipal capital improvements.

Dear Mayor O'Boyle and Council Members:

Thank you for the opportunity to comment on the proposed amendment to combine the two existing Urban Renewal Areas in the City of Eldridge into one area. The Scott County Board of Supervisors has reviewed the responses to our questions previously submitted in the letter from City Administrator John Dowd dated May 3, 2012.

The Board of Supervisors encourages the use of tax increment financing to be limited to redeveloping and revitalizing blighted areas with a history of declining property values or for attracting new or expanded industrial development. The Board supports the use of tax increment financing as an incentive for the retention and creation of primary jobs. The Board recommends that all tax increment financing be for the minimum dollar amount to make any project feasible and also be of the shortest possible duration.

Even though sidewalks, bike trails and park amenities may be important components to any community's quality of life the Board does not believe that they qualify to be considered "economic development" as intended by State law. Furthermore the City's determination that using TIF financing to fund a new city hall and police department can also considered economic development would similarly stretch the intent of allowable uses of TIF dollars. By these rationales there would appear to be no expenditure of the city budget that would not be able to be considered economic development since hopefully all aspects of the City's budget benefits the community.

The Board would encourage the City of Eldridge to limit its use of TIF dollars for reversing blight or as an incentive for direct benefits to the local economy and not for capital improvements for public infrastructure that should be borne by the residents and City of Eldridge and not supported with revenue generated by the County's property tax

levy. While the Board of Supervisors recognizes the City of Eldridge has no legal obligation to comply with our request, we hope in the spirit of intergovernmental cooperation the City Council would seriously consider this request.

Sincerely,

A handwritten signature in cursive script that reads "Tom Sunderbruch". The signature is written in black ink and is positioned above the typed name.

Tom Sunderbruch, Chairman
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
North Scott School District Board
Jeff Schwiebert, North Scott School District Superintendent
John Dowd, Eldridge City Administrator
Dee F. Bruemmer, Scott County Administrator