

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
May 15 - 19, 2017

Tuesday, May 16, 2017

Committee of the Whole - 8:00 am
Board Room, 1st Floor, Administrative Center

- ___ 1. Roll Call: Beck, Earnhardt, Knobbe, Kinzer, Holst

Facilities & Economic Development

- ___ 2. Roadside Vegetation Survey Proposal. (Item 2)
- ___ 3. County Master Matrix review and public hearing on the Construction Permit Application of Paustian Enterprises Ltd. in Hickory Grove Township for an expansion of existing confined animal (hog) feeding operation located at 22444 70th Avenue. (Item 3)
- ___ 4. Sheriff Patrol Location - FSS Garage Bids. (Item 4)

Health & Community Services

- ___ 5. Tax suspension requests. (Item 5)

Finance & Intergovernmental

- ___ 6. 2017 Slough Bill Exemption requests for Bettendorf, Davenport and Princeton. (Item 6)
- ___ 7. FY17 Budget Amendment. (Item 7)
- ___ 8. Board appointments. (Item 8)

Other Items of Interest

- ___ 9. City of Bettendorf's proposed Development Agreement for the Tax Increment Financing plan for the regional sports facility, Bettplex. (Item 9)
- ___ 10. Ribbon Cutting for the new Patrol Facility today, May 16th at 11:00. 3206 South 16th Ave. Eldridge 52748
- ___ 11. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Thursday, May 18, 2017

**Regular Board Meeting - 5:00 pm
Board Room, 1st Floor, Administrative Center**

Public Hearing

- ___ 1. Public hearing relative to an amendment to the County's current FY17 budget.
- ___ 2. Public Hearing relative to Construction Permit Application of Paustion Enterprises Ltd. for an expansion of an existing confined animal (hog) feeding operation.

SCOTT COUNTY ENGINEER'S OFFICE

950 E. Blackhawk Trail
Eldridge, IA 52748

(563) 326-8640
FAX – (563) 328-4173
E-MAIL - engineer@scottcountyia.com
WEB SITE - www.scottcountyia.com



JON R. BURGSTRUM, P.E.
County Engineer

TARA YOUNGERS
Administrative Assistant

MEMO

TO: Mahesh C. Sharma
County Administrator

FROM: Jon Burgstrum, P.E.
County Engineer

SUBJ: Authorization for County Engineer to sign Roadside Vegetation Survey Proposal

DATE: May 18, 2017

This resolution is to authorize the County Engineer to sign a proposal to complete a two year survey of Scott County Roadsides. In 2016 Lee Searles conducted the first phase of this project on our paved road system. The proposal contains a summary of what was found. The cost of last year's survey, \$7,046.50, was covered by donations from Scott County Residents. This year's survey is larger as we are looking at approximately 345 miles of gravel or dirt roads compared to 219 miles of paved roads last year. We were approved for a grant from the Living Iowa Roadway Trust Fund for \$7,000 for this year's inventory and \$2,800 for electronic and gps equipment to help with the survey. We also have pledges from residents of \$10,500 for this year which has already started to come in. The estimated cost of this year's survey is not to exceed \$10,534,24 and could likely be less depending on travel and lodging. The survey should be complete by August as indicated in the proposal.

I recommend authorization for the County Engineer to sign the proposal with Leeward Solutions LLC.

**Proposal for Vegetation Survey of County Roadways
Year Two, Level A and B Roads, Scott County, Iowa**

April 30, 2017

Prepared for Scott County Roads & Transportation Dept.

At the request of Jon Burgstrum and Curtis Lundy



Photo: Monarch on Purple Coneflower (Curtis Lundy)

Leland M. Searles, Consulting Ecologist
Leeward Solutions, LLC
2400 Hickman Rd Apt 15
Des Moines, IA 50310
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searleslr@msn.com

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Year Two: Level A and Level B Roads

Proposed Budget: Year Two, 2017

Proposal for Vegetation Survey of Scott County Roadways, Year 2

Summary of Year One

A Roadside Vegetation Survey (RVS) of Scott County, Iowa, is being conducted by Leeward Solutions, LLC, under contract with Scott County Secondary Roads Department (SCSRD). The RVS is broken into two phases, with hard-surfaced roads to be surveyed in 2016 (completed as of this writing) and gravel and B-level roads to be driven in 2017. This report contains information and conclusions based on Phase 1 (hard-surfaced roads).

The survey began on July 25, 2016, with office and field training on GPS equipment. The county GIS Department set up a data capture system with ESRI Collector software that showed quarter-mile segments on the paved roads and allowed data entry for each segment. In addition, the software allowed creation of data points with additional information, stored by latitude and longitude position with approximately 30-in. accuracy. Data consisted of dominant plant communities for each segment, native-plant species, erosion, and encroachments.

The primary method used was the “windshield survey” described in the Integrated Roadside Vegetation Management (IRVM) Technical Manual, supplemented by on-foot traverses of sites judged to have significant indigenous plant diversity. Three field personnel, Leland Searles (supervisor), Bob Bryant (vegetation consultant), and Elana Gingerich (assistant) conducted the survey using a GPS antenna, receiver, and ESRI Collector to log data points on an iPad tablet.

The results include precisely located road segments that consist of

- only or almost entirely nonnative species that require management by the SCSR, such as Autumn Olive (*Eleagnus umbellifera*), Canada Thistle, Plume Grass (*Miscanthus* sp.), Poison Hemlock (*Conium maculatum*), and others.
- stretches of pervasive exotic grasses, such as Kentucky Bluegrass (*Poa pratensis*), Reed Canarygrass (*Phalaris arundinacea*), and Smooth Brome (*Bromus inermis*) that are candidates for planting under the IRVM program.
- locations of ditch segments that have significant growth of woody shrubs and trees that could present hazards for motorists.
- native plant communities and species in the right-of-way that are substantial remnants of prairie, savannah, wetland, and woodland ecosystems. (Some 189 vascular plant species, out of a total of 270, comprise the list of observed native flora.)
- locations of actual or potential erosion, ranked by severity.
- locations of encroachments that potentially violate county or other rules or could amount to nuisances.

Numerous erosion points and bare soil patches were recorded, ranging in priority from low to high. Remarks about the position of these spots (bank below fence, ditch, bank below shoulder, shoulder) and the type of erosion will help guide prioritization for repair.

Observed encroachments were few. Their locations will aid in decisions as to whether to address them.

An important finding is the abundance of native species still extant along the secondary roads. Management of these for enhancement, local seed supply, preservation, and further study is recommended. Some species have high conservation priority in Iowa, as indicated in the species list by a Coefficient of Conservatism greater than or equal to eight (and including a few with a rank of seven). Some state-listed Endangered, Threatened, or Special Concern species were noted.

In 2017, the survey will be extended to the gravel and dirt-surfaced roads. The expectation is that the number of native species will increase somewhat, and the number of exotic species may as well. In general these roads have suffered somewhat less from physical disturbance over time, although agricultural chemicals, cropping, residents' mowing and planting of lawn, and other activities usually are just as influential on plant communities and species. In addition, the number of erosion points and encroachments may be higher, especially where roads cut across steeper slopes or where flooding from streams has occurred.



Figure 1: Sawtooth Sage (*Artemisia serrata*), found in two widespread locations in Scott County. This species is a rare inhabitant of mesic and xeric prairies, with a Coefficient of Conservatism of 10. (*Leland M. Searles*)

An Excel spreadsheet of data shows that about eighty or more road segments that were surveyed contain no data. The reason for this is not clear. At times sunlight through the vehicle windshield caused errors on the tablet computer used for data collection. While these segments were reentered after recovering from the warning, overheating may be a major reason for the lack of

data. Most notably, segments along 60th Avenue, 70th Avenue, 100th Avenue, 210th Street, Allens Grove Road, and Slopertown Road are blank. Other blank segments are more isolated and seemingly random.

Two solutions to this problem will be implemented. First, Searles has purchased a newer vehicle with more reliable air conditioning to maintain a better operating temperature for the equipment. Second, the missing data will be collected a second time in 2017 by driving these road segments during 2017. Searles will plan these into the 2017 driving routes in order to minimize the additional mileage and time required.

Experience from the survey in Marion County, conducted in 2016, informed the setup of data fields in ESRI Collector and the collection of field data. Many road segments consisted of exotic or nonnative grasses such as Smooth Brome (*Bromus inermis*) and Reed Canarygrass (*Phalaris arundinacea*). Many of these are ideal segments for IRVM plantings. Some of them also contain one or more native species, usually a common generalist species such as Common Milkweed (*Asclepias syriaca*) or Common Dogbane (*Apocynum cannabinum*). In addition, some have significant populations (coded in “Dominant” or “Major” species fields) of important prairie and wetland species, such as Rough Dropseed (*Sporobolus asper*). Plantings will more than make up for any losses of native pollinator habitat when these native species are sparse in a given segment.

A few roadsides consisted of mostly exotic forbs (broadleaved species), again with some common native plants present, and these segments are mostly ideal for replanting.

A large number of segments have mixed exotic forbs and grasses. The usual common natives exist in many of these. Some have less common native species. When these are coded as Dominant or Major Species in a segment, some care should be taken to avoid these for plantings, or to use interseeding techniques rather than reducing them to bare soil.

In addition, it is important to pay attention to species coded as Minor Species. These often have rarer native species, so this field should not lead to the assumption that a given segment is prime for IRVM management and replanting.

A second database was collected, in addition to the road segments, that provides GPS points for native plant communities of various types. When combined with the road segment database, these will aid the IRVM program in avoiding small communities in segments otherwise dominated by exotic species. These remnant communities often contain less common prairie, savannah, wetland, and woodland plants, such as Flowering Spurge and Nodding Spurge (*Euphorbia corollata* and *E. nutans*), Dotted Beebalm (*Monarda punctata*), Sensitive-Fern (*Onoclea sensibilis*), Round-Headed Bush Clover (*Lespedeza capitata*), and numerous others.

In short, a means of balancing the presence of native species, whether as isolated plants or plant populations of a single species or as remnant communities with some species diversity, needs to

be weighed against the replanting efforts of the IRVM program, the use of woody-plant control methods (especially herbicides), and the control of serious invasives such as Giant Reed (*Phragmites australis*), Japanese Knotweed (*Fallopia japonica*), Plume Grass (*Miscanthus* sp.), Poison Hemlock (*Conium maculatum*), Autumn Olive (*Eleagnus umbellata*), Queen Anne's Lace (*Daucus carota*), Wild Parsnip (*Pastinaca sativa*), and others.

Year Two: Level A and Level B Roads

The focus of efforts in 2017 will be on the unpaved roads in the county system. An exception, noted above, are those segments of paved road that have blank data from 2016. One expectation is that the number of native species should increase to a proportionally greater share of the overall species list from the survey. This expectation comes from the likelihood that more remnants have been preserved in the rights-of-way (ROWs) of the unpaved roads, due to less historical disturbance overall. This was clearly true for Marion County. A mitigating factor may be a higher proportion of cropped land in much of Scott County, compared to Marion, and the potential for greater herbicide effects on native species and plant communities.

Many details about methods, equipment, and other logistics remain unchanged from 2016, and the Goals, Methods, and Results sections of the 2016 proposal document ("Proposal for Vegetation Survey of County Roadways, Scott County, Iowa," July 17, 2016). Some changes are described next, and some important points are reiterated below.

This is potentially a very busy summer for Leeward Solutions, in part because of a number of potential clients for stream stabilization projects. It may be necessary to break the work into two time periods in order to fit it around other projects. My suggested start will be May 29 or June 1, both Mondays. I would expect to work for two to three weeks, then possibly take a break depending on other projects, and return after about two weeks. Anticipated finish for the field data collection would be about the end of July.

The field documentation setup from last summer worked well in general. The combination of ESRI Collector with programmed road segments, data fields, and point data collection capacity was more than adequate. Except for software upgrades, I anticipate using the same field equipment and methods as in 2016. I will work with Ray Weiser and Sunny Shang to refresh my knowledge of this setup.

This year's survey will concentrate on unpaved (levels A and B) roads, except as noted above. As for last year, the same types of data about native plants, invasives, encroachments, and erosion will be gathered for county use. Each field day will end with a data upload for backup and immediate accessibility. Given problems with blank segments in 2016, this daily upload to Scott County servers is a wise practice.

Based on last year's experience, I expect about four to five weeks to finish the work, depending on factors such as lost segments and Bob Bryant's availability. One concern from last year was Bob's hesitation to use the tablet and associated GPS link. He was just beginning to get the idea

when his wife was hospitalized. It would work best for the overall project if he worked with the GIS staff to refresh and practice. Otherwise his knowledge of plants and locations was very helpful.

After working with Bob and my field assistant from the Marion County Survey, I think it works best if two capable people work independently, or if a non-botanist driver is paid at a lower rate only for driving, or if the second person is a student intern who has an interest in field botany and/or plant biogeography. Because I regarded Bob as an expert, his pay rate was approximately equal to my net rate. That will remain true for 2017 for him. However, the use of a driver or student for either him or myself could result considerable savings for Scott County and Leeward Solutions. (The field assistant, Erin Gingerich, isn't available this year.)

The budget figure for 2017 survey work ranges from \$7,150 to \$10,060, with the higher figure serving as a not-to-exceed amount. Any savings due to efficiency or lower-than-expected costs will be passed onto the county. One key source of savings is to again use Wapsi Center for my lodging, pending arrangements with Dave Murcia.

Proposed Budget: Year Two, 2017

Lodging (line item amount likely can be reduced significantly) 20 nights @ \$60/night, 2017	1200.00
Meals	
Bob Bryant: 18 days @ \$8 per diem (one meal daily)	144.00
Leland Searles: 18 days @ \$15 per diem (three meals daily)	270.00
<i>Subtotal</i>	<i>414.00</i>
Transportation	
Des Moines to Scott County, round trip of 320 mi, 4x, @ \$.54/mi*	691.20
Survey mileage: est. 512 mi (320 survey mi) @ \$.54/mi	279.04
<i>Subtotal</i>	<i>970.24</i>
Personnel	
Field Survey Component	
Bob Bryant: est. 18 days @ 8 hrs/day, rate \$25/hr	3600.00
Leland Searles: est. 18 days @ 8 hrs/day, rate \$25/hr	3600.00
Data Preparation & Reporting Component	
Leland Searles: est. 15 hrs, rate \$50/hr	750.00
<i>Subtotal</i>	<i>7950.00</i>
<i>2016 Total</i>	<i>10,534.24</i>

Signatures below acknowledge acceptance of this proposal as a contract between Leeward Solutions, LLC, and Scott County, for services described herein.

Jon Burgstrum, PE, Scott County Engineer

Leland M. Searles, Leeward Solutions LLC, Contractor

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

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

Authorization for County Engineer to sign Roadside Vegetation Survey
Proposal

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

Section 1. That the Secondary Road Department enter into an
agreement for Phase 2 of a Roadside Vegetation survey by
Leeward Solutions for a not to exceed amount of \$10,543.24.

Section 2. That the County Engineer be authorized to sign
the agreement on behalf of the Board.

Section 3. That this resolution shall take effect
immediately.

PLANNING & DEVELOPMENT

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



Item 3
5/16/17

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: May 5, 2017

Re: County Master Matrix review and public hearing on the Construction Permit Application of Paustian Enterprises Ltd. in the NE¹/₄SE¹/₄ Section 19, T79N, R2E (Hickory Grove Township) for an expansion of existing confined animal (hog) feeding operation located at 22444 70th Avenue.

On May 5th the above referenced application was submitted to the Iowa DNR. Scott County has 30 days from that date to submit comments and a recommendation on that application. Notice of the receipt of this application also must be published as a public notice. A public hearing will also be set for the Board meeting on May 18th to take comments from the public. Staff will publish both the notice of receipt of application and notice of the public hearing.

The State construction permit application submitted by Paustian Enterprises to the Iowa DNR is for a 60 foot by 92 foot addition on a farrowing barn at an existing hog confinement operation in Hickory Grove Township. The proposed project requires compliance with the standards of the Master Matrix because of the proposed building addition, even though it will not result in a net increase of the animal unit capacity of the operation. The existing confined animal feeding operation has a capacity of 1,836 animal unit (AU), include 808 head of gestating swine, 187 head of farrowing swine, 22 boars, 972 head of swine gilts and 2,600 head of swine finishers. The 5,520 square foot building addition will be constructed over an 2 foot deep formed concrete manure storage pit.

The applicant has submitted their scoring for the Master Matrix, which shows sufficient points to meet the requirements of the Iowa DNR. Staff is reviewing the Master Matrix scores and will have a report and recommendation available at the next Committee of the Whole meeting, following the public hearing.

Planning and Health Department Staff will accompany the IDNR inspector from the Washington, Iowa district office when that inspection is scheduled

Staff will include any written comments and a summary of any verbal comments received at the public hearing with the Board's recommendation to the IDNR.

A resolution on the County's recommendation on the application will be on the next Board agenda on June 1st following the public hearing at the Thursday Board meeting on the 18th.

PLANNING & DEVELOPMENT

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



Timothy Huey
Director

**PUBLIC NOTICE TO ALLOW FOR REVIEW AND COMMENT ON AN
APPLICATION FOR A STATE CONSTRUCTION PERMIT
FOR THE EXPANSION OF AN EXISTING
ANIMAL CONFINEMENT FEEDING OPERATION**

The Scott County Board of Supervisors have on file an application for a construction permit that has been submitted to the Iowa Department of Natural Resources for a new building addition at an existing animal (hog) confinement feeding operation in Scott County.

Name of Applicant: Paustian Enterprises Ltd.
Address of applicant: 6520 215th Street
Walcott, Iowa 52773

Location of operation 22444 70th Avenue, legally described as part of the NE¹/₄ SE¹/₄ Section 19, T79N, R2E (Hickory Grove Township)

Description of application The existing confined animal feeding operation has a capacity of 1,836 animal units (AU) and the proposed building expansion would result in no net gain in capacity. The 1,836 animal units include 808 head of gestating swine, 187 head of farrowing swine, 22 boars, 972 head of swine gilts and 2,600 head of swine finishers. The proposed 60 foot X 92 foot farrowing barn addition will include the construction of a two-foot deep formed concrete pit beneath the building for manure storage.

Examination: The application is on file with the Scott County Planning and Development Department located at 600 West 4th Street, Davenport, Iowa and is available for review by the public during normal working hours 8 AM to 4:30 PM, Monday through Friday.

Comments: Written, faxed or emailed comments for the Board of Supervisors may be delivered or sent to the Scott County Planning and Development Department until Monday, May 15, 2017 at 4:30 PM. All comments will be forwarded to the Iowa Department of Natural Resources. The fax number for Planning and Development is 563-326-8257 and the email address is planning@scottcountyiowa.com

Additional Information: Timothy Huey, Planning Director
600 West 4th Street
Davenport, Iowa 52801
563-326-8643

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyiowa.com

Office: (563) 326-8643

Fax: (563) 326-8257



Timothy Huey
Director

NOTICE OF PUBLIC HEARING TO BE HELD BY THE SCOTT COUNTY BOARD OF SUPERVISORS FOR THE REVIEW OF AN APPLICATION FOR A STATE CONSTRUCTION PERMIT FOR THE EXPANSION OF AN EXISTING CONFINED ANIMAL (HOG) FEEDING OPERATION

Public Notice is hereby given that the Scott County Board of Supervisors will hold a public hearing on **Thursday, May 18, 2017** in the Board Room in the Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa, during their regular meeting which starts promptly at **5:00 p.m.**

The Scott County Board of Supervisors will review and hear public comments on the construction permit application of Paustian Enterprises Ltd. for an expansion of an existing confined animal (hog) feeding operation in part of the NE¹/₄ SE¹/₄ Section 19, T79N, R2E (Hickory Grove Township). The address of the subject property is 22444 70th Avenue in Scott County.

The existing confined animal feeding operation has a capacity of 1,836 animal units (AU) and the proposed building expansion would result in no net gain in capacity. The 1,836 animal units include 808 head of gestating swine, 187 head of farrowing swine, 22 boars, 972 head of swine gilts and 2,600 head of swine finishers. The proposed 60 foot X 92 foot farrowing barn addition will include the construction of a two-foot deep formed concrete pit beneath the addition for manure storage.

A copy of the application is on file with the Scott County Planning and Development Department and is available for review prior to the hearing during normal working hours 8 AM to 4:30 PM, Monday through Friday. If you have questions or want further information, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, 563-326-8643, or attend the hearing.

Written, faxed or emailed comments for the Board of Supervisors may be delivered or sent to the Scott County Planning and Development Department in advance of the public hearing or until Monday, May 15, 2017 at 4:30 PM. All comments will be forwarded to the Iowa Department of Natural Resources. The fax number for Planning and Development is 563-326-8257 and the email address is planning@scottcountyiowa.com

Timothy Huey
Director

Facility and Support Services

600 West 4th Street

Davenport, Iowa 52801-1003

fss @ scottcountyiowa.com

(563) 326-8738 Voice (563) 328-3245 Fax



May 8, 2017

To: Mahesh Sharma
Scott County Administrator

From: Tammy Speidel, Director
Facility and Support Services

Subj: Sheriff Patrol Location- FSS Garage Bids

FSS has received bids for the two car garage for the north side of the Sheriff Patrol Headquarter location. This garage will be used by Facility and Support Services to house lawn and snow equipment as well as serve as a small work area for maintenance staff. The concrete pad for this garage was included as part of the construction work, this bid is for the garage structure and electric service to the garage.

Bids were received from the following

BIDDER	TOTAL COST
ABC garage.com	\$17,573.00
Brus Contracting	\$26,324.41
Durham Remodeling & Repair	\$27,250.00

FSS staff has reviewed the bids and recommend approval and award of the bid to ABC garage.com in the amount of \$17,573.00.

I will be available at the next Committee of the Whole meeting to answer any questions you or the Board may have.

CC: FSS Management Team

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

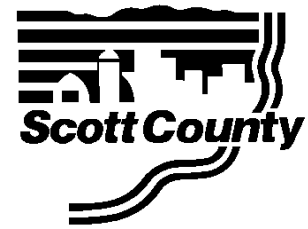
May 18, 2017

A RESOLUTION APPROVING THE BID FOR THE GARAGE AND AWARDING IT TO
ABC GARAGE.COM IN THE AMOUNT OF \$17,573.00.

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

- Section 1. The bid in the amount of \$17,573.00 is hereby approved and awarded to ABC garage.com.
- Section 2. This resolution shall take effect immediately.

Community Services Department
600 W. 4th St.
Davenport, Iowa 52801



Item 5
5/16/17

(563) 326-8723 Fax (563) 326-8730

May 8, 2017

To: Mahesh Sharma

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received a tax suspension request to have the property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Calvin Douglas
519 West 15th Street
Davenport, IA 52803

Suspend: The second half of the 2015 property taxes due in March 2017 in the amount of \$475.00 including interest.

The application meets the Board Suspension Policy requirements. It is recommended that the Board suspend these taxes at their next Board meeting.

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
May 18, 2017

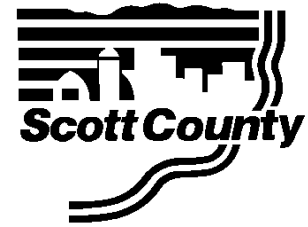
SUSPENDING THE SECOND HALF OF 2015 PROPERTY TAXES DUE IN MARCH 2017 FOR CALVIN DOUGLAS, 519 WEST 15TH STREET, DAVENPORT, IOWA IN THE AMOUNT OF \$475.00 INCLUDING INTEREST.

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

- Section 1. The second half of the 2015 property taxes due in March 2017 for Calvin Douglas, 519 West 15th Street, Davenport, Iowa in the amount of \$475.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby directed to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

Community Services Department

600 W. 4th St.
Davenport, Iowa 52801



(563) 326-8723 **Fax (563) 326-8730**

May 8, 2017

To: Mahesh Sharma

From: Lori A. Elam

Re: Approval of Tax Suspension Request

This is a request for approval of a property tax suspension as presented.

As you are aware, tax suspensions may be directed by the Department of Human Services if the taxpayer is receiving specific assistance from that Department. In these directed suspensions, the suspension remains in effect as long as the person continues to own the property and receive the specified assistance from the Department of Human Services.

Additionally, under the Board of Supervisors policy, taxpayers may apply for suspension based on financial criteria. These are considered requested suspensions and are for the period only of the tax year and relates to the amounts owed at the time of the suspension. Persons may, of course, reapply each year if they continue to meet the eligibility criteria.

Directed Tax Suspension:

James Williams
1624 College Avenue
Davenport, IA 52803

Suspend: 2015 property taxes due in September 2016 and March 2017 in the amount of \$1281.00 including interest.

The application meets the Board Suspension Policy requirements. It is recommended that the Board suspend these taxes at their next Board meeting.

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
May 18, 2017

**SUSPENDING THE 2015 PROPERTY TAXES FOR JAMES WILLIAMS, 1624 COLLEGE AVENUE,
DAVENPORT, IOWA, IN THE AMOUNT OF \$1281.00 INCLUDING INTEREST.**

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

- Section 1. That Scott County has been directed by the Iowa Department of Human Services to suspend the collection of the 2015 property taxes for James Williams, 1624 College Avenue, Davenport, Iowa, in the amount of \$1281.00 including interest are hereby suspended.
- Section 2. That the collection of all property taxes assessed against the parcel at 1624 College Avenue, Davenport, Iowa remaining unpaid shall be suspended for such time as James Williams remains the owner of such property, and during the period he receives assistance as described in Iowa Code Section 427.9.
- Section 3. That the County Treasurer is hereby directed to suspend collection of the above stated taxes thereby establishing a lien on said property as required by law, with future collection to include statutory interest.
- Section 4. This resolution shall take effect immediately.

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1187

Ph: (319) 326-8702 Fax: (319) 328-3285
www.scottcountyiowa.com



Item 06
5/16/17

May 09, 2017

TO: Mahesh Sharma, County Administrator

FROM: David Farmer, Budget & Administrative Services Director

SUBJECT: Approval of 2017 Slough Bill Exemptions for Properties Located in Davenport,
Bettendorf and Princeton

Attached is a proposed resolution recommended to be approved by the Board of Supervisors at their next meeting regarding 2017 Slough Bill Exemption requests for properties located in the cities of Buffalo, Bettendorf, Davenport, and Princeton.

The governing body of the city must grant approval before an exemption may be granted to real property located within the corporate limits of that city. The City of Davenport, City of Bettendorf, and the City of Princeton have approved the enclosed exemption requests. The City of Buffalo denied a request from the Buffalo Outing Club, and the City of Bettendorf denied a request from Chad Miller for 4340 Tanglewood Road.

Attachment

cc: Nick VanCamp, Davenport City Assessor
Tom McManus, Scott County Assessor

RESOLUTION 88 - 17

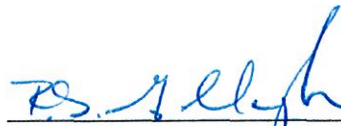
**RESOLUTION APPROVING REQUEST FOR TAX EXEMPTION FOR 8972
WELLS FERRY ROAD**

WHEREAS, the owners of property located at 8972 Wells Ferry Road have requested to have a portion of their property designated as tax exempt; and

WHEREAS, pursuant to policy adopted by the City Council, the Council has held a public hearing on the request, and considered the comments of adjoining properties, if any.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bettendorf, Iowa, said request is hereby approved.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2017.



Robert Gallagher, Mayor

ATTEST:



Decker P. Ploehn, City Clerk

943607101 = 3.75 OP
.80 FL

943607102 = 1.95 OP

BETTENDORF



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.
It must be postmarked no later than February 1.
Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site.**

Applicant Contact Information	
PLEASE PRINT	
Name: <u>Marilyn Leonard</u>	
Phone Number: <u>563-289-5802</u>	eMail: <u>mleonardbett@gmail.com</u>

County Scott 0.8 acres Forest Cover 6.5 Number of Acres
 5.7 acres Open Prairie

I George & Marilyn Leonard swear or affirm that I am the owner of the following legally described property:
Section 36, T79N, R4E, Scott County, Iowa

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as open prairie/forest cover
(list type of property)

I have attached or previously filed:
 an aerial photo of the property
 if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Marilyn Leonard 01-04-2017 8972 Wells Ferry Rd, Bettendorf IA 52722
Applicant's Signature Date Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Jim A. Weber

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.
This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors



1609 State Street • Bettendorf, Iowa 52722-4937 • (563) 344-4000

April 6, 2017

Scott County Board of Supervisors
600 West Fourth St
Davenport, IA 52801

RE: Request for Tax Exemption for 4340 Tanglewood Road

Dear Board of Supervisors:

Please be advised that Mr. Miller's request for tax exemption did not pass for lack of a second on the motion at Tuesday night's City Council meeting.

If you have any questions regarding the above, please feel free to contact me. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Kristine Stone". The signature is fluid and cursive.

Kristine Stone
City Attorney
563-344-4004
kstone@bettendorf.org

KS/ms
Enclosure

Cc: Tom McManus
Scott County Assessor

City of Davenport

2017-186

Agenda Group:
Department: Finance Committee
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
4/19/2017
APR 26 2017

Subject:
Resolution approving seven Open Prairie Tax Exemptions. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
Robert and Elaine Kuehl, Brian Ritter, Shirley Perry, Genesis Systems Group Ltd., John Carrillo, Lillian Voss, and David Bieri have applied for an exemption from local property taxes for certain properties which is applied for annually (see attached). As provided by Iowa Law (Slough Bill), land committed to certain open space uses may be exempted from local real estate taxes with approval of the Board of Supervisors. In Scott County, the practice is to refer such requests to the City Council when the property is within the corporate limits of a municipality.

Attached is a description of each property and its reported value.

ATTACHMENTS:

Type	Description
D Resolution Letter	Open Prairie Tax Exemption Resolution
D Backup Material	Backup Information

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	4/11/2017 - 11:41 AM
Finance Committee	Watson-Arnould, Kathe	Approved	4/11/2017 - 11:41 AM
City Clerk	Admin, Default	Approved	4/11/2017 - 11:57 AM

Resolution No. 2017-186

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving seven Open Prairie Tax exemptions.

WHEREAS, the Scott County Board of Supervisors has implemented the "Slough Bill" which provides for the exemption from local real estate taxes of real estate committed to certain uses, including wetlands, forest cover, and open prairies; and

WHEREAS, the County has received applications for exemption for the following properties, with the owner and use also noted:

the two and seventy-five one-hundredths acres of property legally described as the NE ¼ Sec 4, T78N R43, Pleasant Valley Twp, Scott County, owned by Robert and Elaine Kuehl, Open Prairie;

the three and eight-tenths acres of property legally described as Sec 5 T77N R3E, Scott County, owned by Brian Ritter, Forest Cover;

the five acres of property legally described as SW ¼ N ½ SE ¼ Sec 33, Lincoln Twp T79N R4E, Scott County, owned by Shirley Perry, Open Prairie;

the seven acres of property legally described as NW ¼ Sec 35 Sheridan Twp T79N R3E, Scott County, owned by Genesis Systems Group, Open Prairie;

the six and six-tenths acres of property legally described as T78N R3E Sec 31 Davenport Twp, Scott County, owned by John Carrillo, Open Prairie;

the fifty-eight and six hundred seventy-six one-thousandths acres of property legally described as Sec 8 Davenport Twp T77N R3E, Scott County, owned by Lillian Voss/Burton Voss Trust, Forest Cover/Open Prairie;

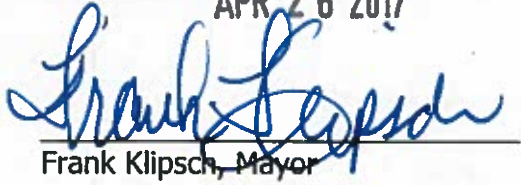
the seven and ninety-five one-hundredths acres of property legally described as Westfield Addition Outlot A, Parcel ID S3021-OLA, owned by David Bierl, Open Prairie;

WHEREAS, the land lies within the corporate boundaries of the City of Davenport; and

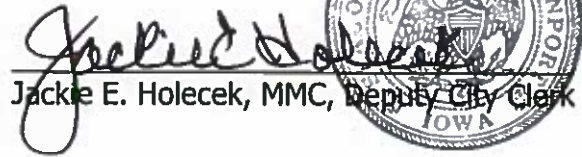
WHEREAS, the matter came before the Davenport City Council for its review;

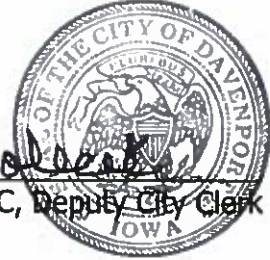
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City supports the exemption of the above-described land from local real estate taxes.

Approved: APR 26 2017


Frank Klipsch, Mayor

Attest:


Jackie E. Holecek, MMC, Deputy City Clerk



DAVENPORT CITY ASSESSOR'S OFFICE

SCOTT COUNTY ADMINISTRATIVE CENTER

March 28, 2017

Scott County Board of Supervisors
Scott County Administrative Center
600 West 4th Street
Davenport, Iowa 52801

The Davenport City Assessor's Office has received seven applications for Open Prairie/Forest Cover Property Tax Exemption for 2017.

These applications were certified by the Chairman of the County Soil Conservation District that the properties are eligible for exemption. The properties that meet the qualifications are described as follows:

- 1) Robert A. or Elaine M. Kuehl – 2.75 acres - Agricultural – Y0423-15 - \$3,770 – Open Prairie
- 2) Brian Ritter – 3.8 acres – Residential – 20519-03 - \$36,470 – Forest Cover
- 3) Shirley Perry -5 acres - Agricultural – Y3337-04A - \$6,850 – Open Prairie
- 4) Genesis Systems Group LTD – 7 acres - Industrial – X3501-01 - \$116,500 - Open Prairie
- 5) John Carrillo – 6.6 acres – Agricultural – S3123-03A - \$8,270 - Open Prairie
- 6) Lillian Voss – 58.676 acres – \$66,300 – Forest Cover

Agricultural – 31807-01, 31717-06A, 31717-01, 31703-14, 30851-20, 31703-15A
Residential – 31703-13, 31719-21, 31719-20, 31719-19
- 7) David P. Bierl – 7.95 total acres – 2.3 acres Open Prairie & 5.65 acres Forest Cover – Residential – S3021-OLA - \$3,980

It is recommended that the above referenced applications be approved by the Scott County Board of Supervisors for 2017 and the property owners be notified of the board's decision.

Sincerely,



Nick Van Camp
Davenport City Assessor

Encl: Open Prairie/Forest Cover Application List

2017

Open Prairie & Forest Cover

	Owner	Parcel #	Rt #	Class	Acres	Exempt Amt	Notes		
1	Kuehl, Robert A & Elaine M	Y0423-15	Y07017	Ag	2.75	\$ 3,770	Open Prairie		
2	Ritter, Brian	20519-03	207004	Res	3.8	\$ 36,470	Forest Cover		
3	Perry, Shirley	Y3337-04A	Y03009	Ag	5	\$ 6,850	Open Prairie		
4	Genesis Systems Group LTD	X3501-01	X01036	Ind	7	\$ 116,500	Open Prairie		
5	Carillo, John	S3123-03A	S17014	Ag	6.6	\$ 8,270	Open Prairie		
6	Voss, Lillian	31807-01	304009	Ag	10.74	\$ 14,650	Forest Cover		
		31717-06A	304012	Ag	0.63	\$ 790	Forest Cover	New 2017	
		31717-01	304013	Ag	13.22	\$ 17,420	Forest Cover	New 2017	
		31703-13	304015	Res	1	\$ 1,400	Forest Cover		
		31703-14	304017	Ag	6.53	\$ 8,700	Forest Cover		
		30851-20	304019	Ag	5.62	\$ 6,120	Forest Cover	New 2017	
		31719-21	308038	Res	0.32	\$ 560	Forest Cover	New 2017	
		31719-20	308039	Res	2.7	\$ 4,730	Forest Cover	New 2017	
		31719-19	308040	Res	0.356	\$ 2,500	Forest Cover	New 2017	
		31703-15A	304018	Ag	17.56	\$ 9,430	Forest Cover	New 2017	
					58.676	\$ 66,300	Total		
7	Bierl, David P	S3021-OLA	S21030	Res	2.3	\$ 1,150	Open Prairie		
						5.65	\$ 2,830	Forest Cover	
						7.95	\$ 3,980	Total	
			Grand Total		91.776	\$ 242,140			
	Ag Open Praire	\$ 18,890	14.35		Ag Forest Cover	\$ 57,110	54.3		
	Ind Open Praire	\$ 116,500	7						
	Res Open Praire	\$ 1,150	2.3		Res Forest Cover	\$ 48,490	13.826		
		\$ 136,540	23.65			\$ 105,600	68.13		

The City Council of the City of Princeton, Iowa met in regular session on Thursday, April 13, 2017 at 6:00 p.m. in the Council Chambers at the Princeton City Hall. Mayor Roger Woomert presided. Roll Call: Present; Carter, Youngers, Woomert, Geiger, Kernan arrived at 6:04pm. Mayor Woomert asked if Council approves the Consent Agenda. Youngers made a motion to move the Keith & Co. bill to the agenda and was seconded by Woomert. Roll Call: All Ayes. MC. Woomert made a motion to approve the Keith & Co. bill and was seconded by Geiger. Roll Call: Ayes: Carter, Woomert, Geiger, Kernan, Abstain: Youngers. MC. Motion to approve consent agenda was made by Youngers, seconded by Woomert. Roll Call: Ayes: Carter, Woomert, Geiger, Kernan, Abstain: Youngers. MC

Geiger made a motion to add to the agenda the approval of sidewalk work at Johnson's and Lost Grove Road in the amount of up to \$15,000 and was seconded by Carter due to urgency and cost. Roll Call: All Ayes. MC

Woomert made a motion to authorize the expending of funds up to \$15,000.00 at Lost Grove Road and River Drive for sidewalk and street repair at Johnson's corner and was seconded by Geiger. Roll Call: All Ayes. MC

Mayors Comments:

Nothing at this time.

Pending Business:

Council discussed signs for the Community Center and heard a presentation from Signs Now. No action taken.

Youngers made a motion to approve the application for property tax exemption and was seconded by Carter. Roll Call: All Ayes. MC

New Business:

Geiger made a motion to approve Deb Shipman to the Community Center board and was seconded by Woomert. Roll Call: Ayes: Carter, Woomert, Geiger, Kernan, Abstain: Youngers. MC

Kernan made a motion to approve agreement with Itron and was seconded by Woomert. Roll Call: All Ayes. MC

Kernan made a motion to approve the sale of the back hoe to Aaron Hamilton for \$5,200.00 and was seconded by Youngers. Roll Call: All Ayes. MC

Geiger made a motion to table the approval of the sign enhancement at Clemons Park until next council meeting and was seconded by Youngers. Roll Call: All Ayes. MC

Geiger made a motion to go into closed session at 7:25pm and was seconded by Kernan. Roll Call: All Ayes. MC

No action was taken in closed session. Woomert made a motion to adjourn the regular session at 7:40pm and was seconded by Youngers. Roll Call: All Ayes. MC

Approved:

Roger Woomert, Mayor

Attest:

Katie Enloe, City Clerk



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.
It must be postmarked no later than February 1.
Iowa conservation district addresses can be found at the Conservation Districts of Iowa Web site.

Applicant Contact Information	
PLEASE PRINT	
Name:	Michelle Houlahan
Phone Number:	5633436033
eMail:	michellehoulahan@gmail.com

County Scott

6.8 Number of Acres

I Michelle Houlahan swear or affirm that I am the owner of the following legally described property:
section 11, T79N, R5E, Princeton Twp, Scott County Iowa.

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as Forest Cover
(list type of property)

I have attached or previously filed:

- an aerial photo of the property
- if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Michelle Houlahan
Applicant's Signature

4/23/17
Date

705 Locust St, Princeton IA
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Jane A. Weber

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.
This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

Minutes of the meeting of the Buffalo City Council, Iowa held on April 3, 2017 Meeting called to order by Mayor Doug Anderson, at 6:00 pm. Present Council members Dave Stickrod, Art Bartleson, Joe Buffington, Olin Meador, Sally Rodriguez, Police Chief TJ Behning, Public Works Director Art Horst, Fire Chief Terry Adams (Excused) and City Clerk Tanna Leonard.

Review of Consent Agenda- Agenda, Minutes (March 6 and March 13, 2017), claims, treasurer report (January, February)

Motion by Meador to approve the consent agenda adding the following claims:

Resale Power Group of Iowa \$24,132.57

Dolin's Bingo Cards \$264.50

City of Buffalo Utilities \$300.82

Kayleigh Blackwell wedding deposit refund \$100.00

Seconded by Bartleson and carried unanimously.

Public Input

None

Chestnut Street Updates

Janecek updated Council that he prepared the change order for \$36,018.35 to do the additional grading, and work as discussed at the previous council meeting. He addressed the city clerk regarding easement agreements. Clerk reported that she had two that she needed to get with that were issues and two more that had planned to be in for signatures. Mike will be meeting with the contractor for a pre-construction meeting and will keep council updated. Resident Kenneth Cornwell affected by the Chestnut street project requested that council pay to have his trees replaced because they were on his property line. Council requested Cornwell provide an estimate and they would consider paying one-half (1/2).

Outing Club

Motion by Bartleson to deny the request for the tax exemption for the Buffalo Outing Club. Seconded by Bartleson and carried unanimously.

Chicken Ordinance

Meador discussed with the Council that at the last ordinance finance meeting residents approached them to amend the city code to allow for chickens. The ordinance committee wanted to bring it to the council before creating an ordinance. Council agreed that they would like to see a policy in place and directed the ordinance committee to prepare something.

FY17 Budget Amendment

Motion by Meador to set the public hearing for May 1, 2017 at 6:00pm. Seconded by Stickrod and carried unanimously.

Flood Protection

Motion by Bartleson to purchase a storm water inline check valve insert on the inlet at Main Street, not to exceed the flood protection budget including regular expenses from that account for flood supplies. Seconded by Stickrod and carried unanimously.

Tree and Stump Removal

Public works director explained that he had the following trees that needed to be removed:

Scott County Soil & Water Conservation District

8370 Hillandale Road, Davenport, IA 52806
(563) 391-1403 Fax (563) 388-0682

Chad Dexter Jane Weber Joshua Witt Kathy Henningsen Richard Golinghorst

February 3, 2017

Scott County Assessor
 600 W. 4th Street
 Davenport, IA 52801

Enclosed are the applications for tax exemption under the Slough Bill. The SWCD Commissioners have recognized these applications as meeting the criteria for the type of exemption stated.

Slough Bill Applications

	John Arter	Open Prairie	137.0 acres ✓
		Forest Cover	113.0 acres ✓
	Mary Elizabeth Arter	Open Prairie	71.9 acres ✓
	Mary Elizabeth Arter	Open Prairie	20.0 acres ✓
<u>DAV.</u>	<u>David Bierl</u>	Open Prairie	2.3 acre <u>DAV.</u>
		Forest Cover	6.153 acres <u>DAV.</u>
<u>BUFFALO =</u>	<u>Buffalo Outing Club*</u>	Recreational Lake/Forest Cover	30 acres ✓
	Burke Living Trust	Forest Cover	4.1 acres ✓
	Debra or Andrew Butler	Open Prairie	2.2 acres ✓
		Forest Cover	2.81 ✓ 5.2 acres (3.0 AC FL)
<u>DAV.</u>	<u>John Carrillo</u>	Open Prairie	6.6 acres <u>DAV.</u>
	Lori or Joe Cawiezell	Open Prairie	2.0 acres ✓
	Andrew Claeys	Forest Cover	21.9 acres ✓
	Paul Claeys	Open Prairie	8.3 acres ✓
	J.C. Davis, Jr.	Forest Cover	17.45 ✓ 18.0 acres (2.45 AC FL)
	Eugene Johnson Trust	Open Prairie	13.74 ✓ 14.74 acres
<u>DAV.</u>	<u>Genesis Systems Group</u>	Open Prairie	7.0 acres <u>DAV.</u>
	Thomas Haase	Open Prairie	5.6 acres ✓
	Jon Hilmann	Forest Cover	15.0 acres ✓
	Marianne Hamilton	Forest Cover	18.1 acres ✓
	John Hammill	Forest Cover	3.0 acres ✓
<u>PRINCETON =</u>	<u>Michelle Houlahan*</u>	Forest Cover	6.8 acres ✓
	JO-DA, LLC	Open Prairie	36.3 acres ✓
		River & Stream Banks	34.5 acres ✓
	Carol Klemme	Forest Cover	3.0 acres ✓
	Richard or Tracey Kuehl	Open Prairie	14.6 acres ✓
<u>DAV.</u>	<u>Robert or Elaine Kuehl</u>	Open Prairie	3.0 acres <u>DAV.</u>
<u>BETTENDORF =</u>	<u>George & Marilyn Leonard*</u>	Open Prairie	5.7 acres ✓
		Forest Cover	0.8 acres ✓
	Marguerite Johnson Trust	Open Prairie	4.6 acres ✓
		Forest Cover	1.4 acres ✓
	William Martin Jr	Forest Cover	4.2 acres ✓

BETTENDORF = Chad Miller *

Brad Moeller

Forest Cover 4.9 acres ✓
Open Prairie 50.0 acres ✓

Jane Morrell

Forest Cover 16.48 ✓ ~~16.64~~ acres ✓
Forest Cover ~~16.6~~ acres ✓ (FR)
Open Prairie 5.32 ✓ ~~5.6~~ acres ✓

DAY, Shirley Perry

Open Prairie 5.0 acres DAY.

Raymond Kraklio Trust

Forest Cover 2.7 acres ✓

DAY, Brian Ritter

Forest Cover 3.8 acres DAY.

James or Vicki Ryan

Forest Cover 6.0 acres ✓

Camille Schoerberl

Forest Cover 2.0 acres ✓

Tony Singh AKA - PRAIRIE DAKS

Open Prairie 6.6 acres ✓

Joe or Pam Slater

Open Prairie 2.0 acres ✓

Andrew Strunk

Forest Cover 2.0 acres ✓

Kim Strunk

Open Prairie 5.0 acres ✓

Ben Taylor

Forest Cover 3.40 ✓ ~~43.4~~ acres (40.0 AC FR)

Inez Tobin

Forest Cover 125.0 acres ✓

Doug E Vickstrom Rev Trust

Open Prairie 660.64 ✓ ~~655.0~~ acres ✓

Connie Youngers

Open Prairie 6.19 ✓ ~~6.4~~ acres

Slough Bill Applications pending

~~Mark Nielson~~ Forest Cover ~~21.0~~ acres QUALIFIED FOR FR

~~Tyler & Angela Schmidt~~ Forest Cover ~~7.8~~ acres QUALIFIED FOR FR

Kimberlee DeWall Forest Cover 21.68 acres WAITING MAY QUALIFY FOR FC.

Alan Henningsen Forest Cover 59.3 acres NEW

Open Prairie 66.2 acres NEW

Joshua Tannenbaum Forest Cover 5.0 acres WAITING MAY QUALIFY FOR FC.

DAY, Voss Forest Cover/Open Prairie ???????? DAY.

Please contact me if you have any questions.

Sincerely,



Jan McClurg,
State Secretary - IDALS - Division of Soil Conservation
Scott County Soil & Water Conservation District

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVING THE 2017 SLOUGH BILL EXEMPTION REQUESTS FOR PROPERTIES LOCATED IN THE CITIES OF DAVENPORT, BETTENDORF AND PRINCETON

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

Section 1. The 2017 Slough Bill exemptions as presented to the Board of Supervisors by the Scott County Assessor's office, and the Davenport City Assessor's office and as subsequently approved by the Davenport City, Bettendorf City and Princeton City Councils are hereby approved as followed:

District	Deedholder	PARCEL #	Exemption	ACRES	EXEMPT VALUE
City/Davenport	Kuehl, Roger & Elaine	Y0423-15	Open Prairie	2.75	\$3,770
City/Davenport	Ritter, Brian	20519-03	Forest Cover	3.80	\$36,470
City/Davenport	Perry, Shirley	Y3337-04A	Open Prairie	5.00	\$6,850
City/Davenport	Genesis Systems Group	X3501-01	Open Prairie	7.00	\$116,500
City/Davenport	Carrillo, John	S3123-03A	Open Prairie	6.60	\$8,270
City/Davenport	Voss, Lillian	31807-01	Forest Cover	10.74	\$1,4650
City/Davenport	Voss, Lillian	31717-06A	Forest Cover	.63	\$790.00
City/Davenport	Voss, Lillian	31717-01	Forest Cover	13.22	\$17,420
City/Davenport	Voss, Lillian	31703-13	Forest Cover	1.0	\$1,400
City/Davenport	Voss, Lillian	31703-14	Forest Cover	6.53	\$8,700
City/Davenport	Voss, Lillian	30851-20	Forest Cover	5.62	\$6,120
City/Davenport	Voss, Lillian	31719-21	Forest Cover	.32	\$560
City/Davenport	Voss, Lillian	31719-20	Forest Cover	2.7	\$4,730
City/Davenport	Voss, Lillian	31719-19	Forest Cover	.356	\$2,500
City/Davenport	Voss, Lillian	31703-15A	Forest Cover	17.56	\$9,430
City/Davenport	Bierl, David	S3021-OLA	Open Prairie	2.30	\$1,150
City/Davenport	Bierl, David	S3021-OLA	Forest Cover	5.65	\$2,830
City/Bettendorf	Leonard, Marilyn	943607101	Forest Cover/ Open Prairie	4.55	\$45,500
City/Bettendorf	Leonard, Marilyn	943607102	Open Prairie	1.95	\$19,500
City/Princeton	Houlahan, Michelle	951103003AD	Forest Cover	6.8	\$4,150

Section 2. The City and County Assessor shall process these exemptions as required by law.

Section 3. This resolution shall take effect immediately.

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

Office: (563) 326-8702
Fax: (563) 328-3285
www.scottcountyiowa.com



Item 7
5/16/17

May 4, 2017

TO: Mahesh Sharma, County Administrator
FROM: David Farmer, CPA, Director of Budget and Administrative Services
RE: FY17 Budget Amendment

On May 18, 2017, the County will present its official public hearing on the 2017 Budget Amendment. This budget amendment is the County's annual estimate of expenditures and transfers that were adjusted or calculated since the budget was last amended in February 2017. The Budget Amendment was presented in the County's two official newspapers on May 3rd, 2017. The amendment is scheduled to be approved May 18, 2017. The following are detailed explanations for the budget amendment and were previously communicated to the Board of Supervisors on May 2, 2017.

Following are the highlights of this amendment:

Public Safety & Legal Services, an increase of \$394,527, is requested to be amended for appropriation of special attorney prosecution, medical examiner expenditures, and for salary and benefit contingency expenditures.

Department	Amount (rounded)	Major Description
Attorney	\$55,000	Special Attorney Prosecution, Termination Payouts
Health	\$57,000	Medical Examiner Autopsies
JDC	\$33,000	Salary and Benefit Estimate Contingency
Non-Departmental	(\$52,000)	Vehicle Maintenance;
Sheriff	\$302,000	Salary and Benefit Estimate Contingency - \$63,000; Termination Payouts - \$184,000; Vehicle Maintenance- \$54,000

Physical Health & Social Services, an increase of \$38,318, is requested to be amended for grant utilization and salary and benefit contingency expenditures.

Department	Amount (rounded)	Description
Community Services	\$14,000	Salary and Benefit Contingency
Health	\$26,000	Salary and Benefit Estimate Contingency / Grant Utilization / Vehicle Maintenance
Non-Departmental	(\$2,000)	Vehicle Maintenance

Mental Health, ID and DD, an increase of \$11,835 is for estimate of general expenditures.

Department	Amount (rounded)	Description
Community Services	\$12,000	Salary and Benefit Contingency, Termination Payouts

County Environment & Education, an increase of \$64,370 is requested for capital reclassifications, utilities, supplies, and salary and benefit contingency expenditures.

Department	Amount (rounded)	Description
Conservation	\$66,000	Salary and Benefit Contingency, Termination Payouts
Planning and Development	\$800	Salary and Benefit Contingency / Vehicle Maintenance
Non-Departmental	(\$3,000)	Vehicle Maintenance

Roads and Transportation, a decrease of \$529,000, is requested to be amended for line item detail for departmental estimate of project activity.

Program	Amount (rounded)	Description
Administration and Engineering	\$20,000	Department Review
Roadway Maintenance	(\$259,000)	Department Review – Snow and Ice Control
General Roadway Maintenance	(\$290,000)	Equipment Operation

Government Services to Residents, an increase of \$150,355, is requested to be amended for department review of expenditures, salary and benefit estimates, and cemetery maintenance expenditures.

Department	Amount (rounded)	Description
Auditor	\$125,000	2 local special elections, reserve for a third election / Salary and Benefit Contingency
Recorder	\$9,000	Termination Payout
Treasurer	\$16,000	Salary and Benefit Contingency, Termination Payouts

Administration, a net increase of \$164,983, is requested to be amended from salary and benefit expenditures, termination payouts, and emergency building maintenance.

Department	Amount (rounded)	Description
Administration	\$11,000	Salary and Benefit Contingency
Attorney	\$4,000	Salary and Benefit Contingency, Termination Payouts
Auditor	\$23,000	Salary and Benefit Contingency
BOS	\$21,000	Contracted Services
FSS	\$58,000	Salary and Benefit Contingency, Termination Payouts - \$42,000 / Vehicle Maintenance - \$5,000 / Emergency Building Maintenance - \$18,000 / Department Reallocations (\$7,000)
Human Resources	\$18,000	Salary and Benefit Contingency
IT	\$25,000	Salary and Benefit Contingency
Non-Departmental	(\$6,000)	Vehicle Maintenance
Treasurer	\$12,000	Salary and Benefit Contingency

Debt Service, an increase of \$7,250, is requested to be amended for FY 17 contractual services related to debt compliance.

Capital Projects, an increase of \$124,360, is requested to be amended for FY 17 Capital Project estimates.

Department	Amount (rounded)	Description
5th and Western Improvements	(\$75,000)	Project Scope Change
JDC – Boiler Room and Abatement	\$55,000	Scope Change
Storage	\$47,000	Legal Authorization for Forfeiture Funds
Various	\$36,000	Project Review / 2 Years of Vehicle Equipment
Conservation Project Review	\$267,000	Wapsi Road Timing, SCP Pool House, Other projects
Secondary Roads	(\$205,000)	Timing of Road Projects – Allen’s Grove Bridge Project

Revenues have been amended by \$486,552 to reflect the increased gaming taxes, permits, charges for services, and general estimates.

Revenue	Amount (rounded)	Description
Other County Taxes / TIF Tax Revenues	\$85,000	Gaming Taxes
Intergovernmental	\$2,000	Net Grant Utilization
Licenses and Permits	\$85,000	Dept. Estimate –Weapons Permits / Road Use Permits
Charges for Services	\$124,000	Dept. Estimate – External Prisoners, Postage, Roads
Miscellaneous	\$197,000	Dept. Estimate – Insurance Refund; Miscellaneous
Proceeds of Fixed Asset Sales	(\$7,000)	Dept. Estimate

Transfers between funds are recommend to change by \$181,209 to fund Conservation capital projects from the use of Conservation reserve funds.

Unassigned fund balance of the General Fund is projected to decrease by about \$480,000, based on the re-estimates of budget levels. The projected unassigned fund balance is 19.3% if all expenditures were to occur.

If you have any questions, I will be available at the May 18th Public Hearing for further information.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVING A BUDGET AMENDMENT TO THE FY17 COUNTY BUDGET

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

Section 1. A budget amendment to the current FY17 County Budget as presented by the County Administrator is hereby approved as follows:

<u>SERVICE AREA</u>	<u>FY17 AMENDMENT AMOUNT</u>
Public Safety and Legal Services	\$394,527
Physical Health and Social Services	\$38,318
Mental Health, ID & DD	\$11,835
County Environment and Education	\$64,370
Roads and Transportation	(\$529,000)
Government Services to Residents	\$150,355
Administration	\$164,983
Debt Service	\$7,250
Capital Projects	\$124,360
Operating Transfers Out	\$181,209

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF JOE CRONKLETON JR TO THE
BENEFITED FIRE DISTRICT #5

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

Section 1. That the appointment of Joe Cronkleton Jr., Donahue, Iowa, to the Benefited Fire District #5 for a three (3) year term expiring on July 19, 2020 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF CAROL CRAIN TO THE
CIVIL SERVICE COMMISSION

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

Section 1. That the appointment of Carol Crain, Davenport, Iowa to the
Civil Service Commission for a six (6) year term expiring on July 31,
2023, is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF MIKE DUFFY TO
THE COMPENSATION BOARD

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

Section 1. That the appointment of Mike Duffy, Davenport, Iowa to the
Compensation Board for a four (4) year term expiring on June 30,
2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENTS OF SHELLI ENGLEBRECHT, BRENT HERMAN,
AND NICOLE WUESTENBERG TO THE LIBRARY BOARD

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

- Section 1. That the appointments of Shelli Engelbrecht, rural Davenport, Brent Herman, Princeton, and Nicole Wuestenberg , Parkview to the Library Board of Trustees for a six (6) year term expiring on June 30, 2023 are hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF TIM HUEY TO THE
QUAD CITIES CONVENTION AND VISITORS BUREAU

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

Section 1. That the appointment of Tim Huey, Davenport, Iowa to the
Quad Cities Convention and Visitors Bureau for a three (3) year term
expiring on June 30, 2020 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF MAHESH SHARMA TO THE
QUAD CITIES FIRST BOARD

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

- Section 1. That the appointment of Mahesh Sharma to the Quad Cities First
for a two (2) year term expiring on June 30, 2019 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 18, 2017

APPROVAL OF APPOINTMENT OF DEPUTY MEDICAL EXAMINER AND MEDICAL EXAMINER INVESTIGATOR

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

Section 1. That the following appointments for an unexpired two (2) year term expiring on December 31, 2018 are hereby approved:

Dr. James Stewart, Deputy Medical Examiner (DCME)
Don Schaeffer, Medical Examiner Investigator (MEI)

Section 2. This resolution shall take effect immediately.

PLANNING & DEVELOPMENT

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



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Scott County TIF Review Committee

Date: April 25, 2017

Re: City of Bettendorf's proposed Development Agreement for the Tax Increment Financing Plan for the regional sports facility, AKA Bettplex, at Middle Road and I-80.

The City of Bettendorf has notified Scott County of an Opportunity to Consult on the approval of a Tax Increment Financing Plan for the proposed regional sports complex and adjacent commercial development. The Urban Renewal Area was recently re-created in the four quadrants of the I-80 interchange at Middle Road. The proposed plan is for the use of Tax Increment Financing for indoor/outdoor sports complex and adjacent hotel and retail development.

The project involves the development of a \$45M Indoor/Outdoor Regional Sports Complex on 79 acres and another \$12M in hotel and commercial development on the adjacent 33 acres. The City of Bettendorf would also extend \$5.5M in public infrastructure to support this development and perhaps facilitate development in the other three quadrants of this interchange. Additionally the City would offer \$1.9M Economic Development Grant to the developer at the onset of the project. Both the City infrastructure costs and the ED Grant would be at the City's expense and not supported by TIF revenue.

The proposed TIF Plan would both fund a \$4.9 Capital Loan that would be made to the developer upfront and after that debt was retired with TIF revenue, the additional TIF revenue over the twenty (20) year lifetime of the TIF District would be rebated to the developer. The development agreement also requires a minimum assessed value of commercial development on the adjacent 33 acres of \$4M as of 2019, \$8M as of 2020, and \$12M as of 2021. The TIF revenue from the commercial development would also help retire the loan debt and then the remaining TIF revenue generated would also be rebated to the developer. Over the 20 year lifetime of the TIF District both areas could be expected to generate total TIF revenue of between \$20-\$30M.

The Opportunity to Consult meeting was held on Friday April 21, 2017. The Public Hearing on this project is scheduled for Tuesday, May 2nd by the Bettendorf City Council. Following discussion on this TIF at the Board's Committee of the Whole, staff will prepare a response letter for the Board's consideration at its regular meeting on May 18th.

The information received from the City of Bettendorf is included with this memo.



79 Acre Indoor/Outdoor Sports Complex
and Family Entertainment Center – (\$45 million)
33 Acre Commercial Development – (\$12 million)

Total Investment of \$57 million

BETTENDORF FAMILY SPORTSPLEX LLC



#PARKING STALLS : 1,835

NO.	REVISIONS	DESCRIPTION	DATE



BETTENDORF FAMILY SPORTSPLEX
BETTENDORF, IOWA
SITE PLAN

Missman Project No. C16L052A
File Name: c:\projects\c16l052a\c16l052a.dwg
C:\PROGRAMS\AUTOCAD 2011\HELP\README.TXT
AutoCAD 2011
Plot Book No. 8888
Drawn By: MJM
Checked By: JLH
Date: 02/15/17

C-1
Sheet 1 of 1

History

A sports complex has been on City Council's agenda for several years. Both staff and City Council have been looking for a private investor during that time. In late 2016, Doug Kratz approached City officials with an idea for a sports complex. Doug's foresight matched the City's vision and conversations began.

Two Project Phases

▶ BettPlex Site

- Indoor/outdoor sport facilities & family entertainment center
- Operational by August 1, 2018

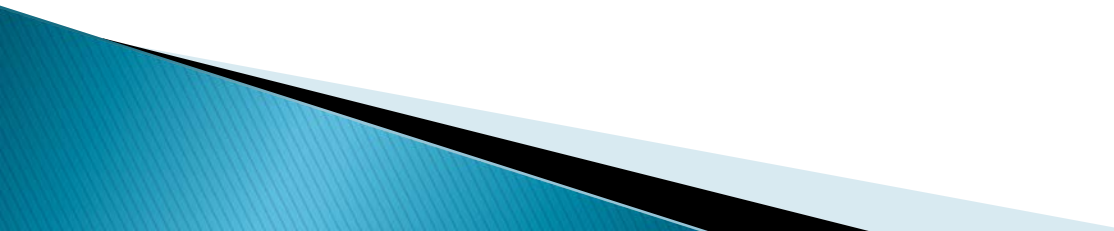
▶ Commercial Site

- Commercial strip center, convenience store & hotel
- Hotel construction commences by January 1, 2021

City Commitments to the Project

- ▶ \$4.9 million TIF supported Economic Development Grant financed by Capital Loan Notes
- ▶ \$3,870,000 infrastructure improvements, which include adding sanitary sewer and stormwater improvements, entry roads, improvements to Middle/Forest Grove and asphalt access walkways
- ▶ \$1.9 million Economic Development Grants – paid in two installments
- ▶ \$600,000 for 10 acre land purchase

Developer Commitments to the Project

- ▶ Minimum Assessment Agreements on both project areas
 - ▶ \$5.00 per night hotel room fee
 - ▶ If hotel permit has not been pulled by January 1, 2021, \$1.9 million grant will be repaid to City over ten years
 - ▶ Personal guarantee on first three years of Capital Loan Note payments
- 

TIF Terms

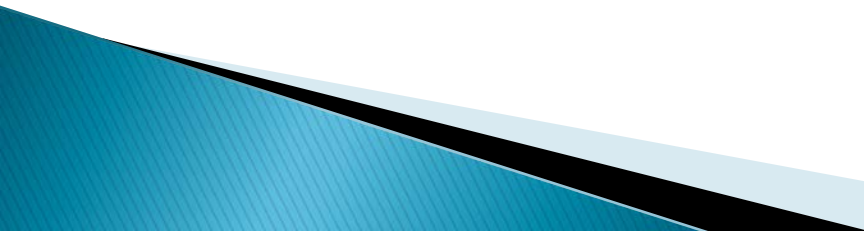
▶ BettPlex Site

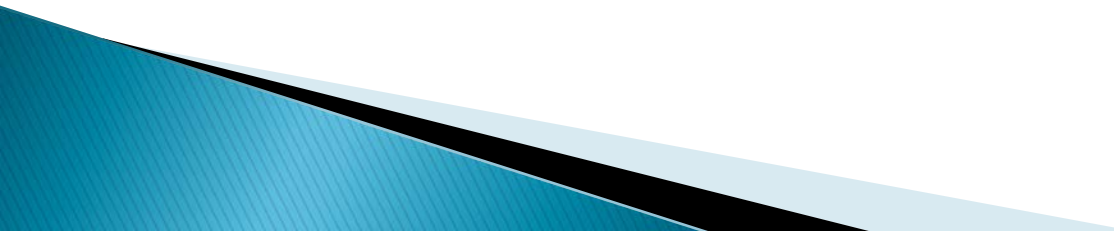
- 20 year 100% TIF will be used to pay back \$4.9 million economic development grant
- From January 1, 2019 through January 1, 2039
- Minimum assessment of \$22 million (may change)

▶ Commercial Project

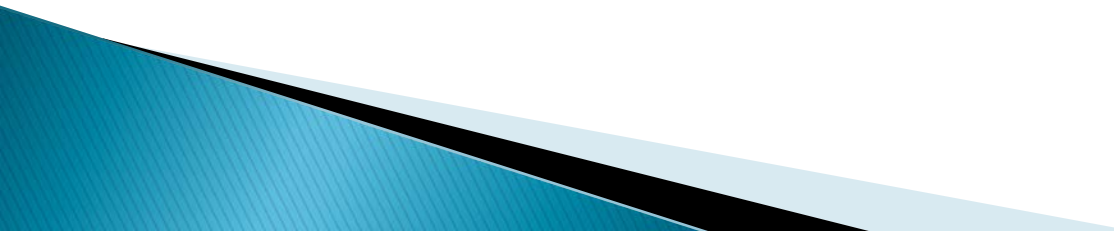
- 20 year 100% TIF rebate to developer
- From January 1, 2019 through January 1, 2039
- Minimum assessment of \$4 million in 2019, \$8 million in 2020, \$12 million in 2021 and beyond

City Benefits Over 20 Years

- ▶ \$5 debt levy – on \$30 million estimated value = Over 20 years City receives \$2.7 million.
 - ▶ \$5 Room Fee for 100 hotel rooms with average of 60% occupancy = Over 20 years City receives approximately \$2.2 million.
 - ▶ Increased Sales Tax estimated on 100 hotel room only = City receives \$600,000 over 20 years.
 - ▶ Increased Hotel/Motel Tax on 100 hotel rooms, \$90/room @ 60% occupancy = City receives approximately \$2.8 million over 20 years.
 - ▶ \$12 million commercial commitment from retail, restaurants, hotels and entertainment, generates \$1,080,000 from \$5 debt levy over 20 years.
- 

- ▶ The BettPlex will be the anchor development spurring additional growth around the I-80/Middle Road Corridor.
 - ▶ As the City considered extending significant incentives to the project, we took steps to be assured our costs would be recovered through the development agreement. Without considering additional future growth, The BettPlex project as detailed in the development agreement provides a net benefit to the City of \$2.95 million over the term of the financing.
 - ▶ The development agreement provides the developer **significant incentives** in exchange for his acceptance of **significant risk** associated with being the first, anchor project at the site.
- 

Bond Issuances

- ▶ Not to exceed \$3,250,000 GO Urban Renewal Bonds
 - ▶ Not to exceed \$2,250,000 Taxable Urban Renewal Tax Increment Revenue Annual Appropriation Bonds
 - ▶ Not to exceed \$4,900,000 Taxable Urban Renewal Tax Increment Revenue Annual Appropriation Capital Loan Notes
- 

QUESTIONS???

DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is entered into as of May ____, 2017 among the CITY OF BETTENDORF, IOWA, an Iowa Municipal Corporation (“City”); THE BETTPLEX, LLC, a Minnesota limited liability company (“BettPlex”); and MIDDLE & 80, LLC, an Iowa limited liability company (“Middle & 80”) (BettPlex and Middle & 80 are collectively the “Developers”).

RECITALS

WHEREAS, BettPlex owns certain property more specifically described on Exhibit “A” attached hereto (the “Property”), which is located within the I-80 Urban Renewal Area. BettPlex intends to construct an indoor/outdoor sports complex and family entertainment center on approximately 79 acres (the “BettPlex Project”), and Middle & 80 intends to develop an adjacent commercial development to be developed by Middle & 80 (the “Middle & 80 Project” and collectively with the BettPlex Project the “Projects”); and

WHEREAS, the Projects will provide jobs, serve as a quality of life amenity and will assist with job attraction and retention for the Quad Cities region; and

WHEREAS, the obligations to develop the Property as provided herein furthers the objectives of the Urban Renewal Plan to provide recreational, tourism, cultural, and educational opportunities and to achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities and strengthening the tax base within the Urban Renewal Project Area, and to preserve and create an environment which will protect the health, safety and general welfare of City residents; and

WHEREAS, the economic development incentives for the development of the improvements are provided by the City to Developers pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developers’ obligations under this Agreement to construct the improvements will generate the following public gains and benefits: (i) it will advance the improvement and development of the Project Area in accordance with the Urban Renewal Plan; (ii) it will encourage further private investment in the surrounding area; and, (iii) it will further the City’s efforts to retain and create job opportunities within the Project Area which might otherwise be lost; and

WHEREAS, City believes that the development of the property pursuant to this Agreement, and the fulfillment generally of this Agreement, are in the vital and best interests of City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the project has been undertaken, and warrants the provision of the economic assistance set forth in this Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

I. BettPlex Obligations.

A. Sports Complex and Family Entertainment Center:

1. BettPlex agrees to construct the BettPlex Project at a cost of approximately \$45,000,000 on approximately 79 acres as shown on the preliminary site plan attached hereto as Exhibit "B" (the "Site Plan"). The BettPlex Project will include a six-acre indoor facility consisting of a full-size synthetic turf soccer field, hardwood basketball/volleyball courts, sand volleyball courts, batting cages, family entertainment center, personal training, physical therapy, food, beverage and retail space. The outdoor complex will include synthetic turf soccer and baseball/softballs fields with lighting for nighttime activities, walking paths and parking. Construction of the project shall commence on or about June 1, 2017. The BettPlex Project shall be completed and operational by August 1, 2018.

B. Commercial Development Sites:

1. Middle & 80 or its affiliate(s) and/or assignee(s) shall develop and construct the Middle & 80 Project immediately to the east of the BettPlex Project to support the BettPlex Project. The Middle & 80 Project shall be located on approximately 33 acres of commercial land as shown on the Site Plan. Middle & 80 will commence the first phase of commercial construction on or before July 1, 2018. The first phase of construction is anticipated to include a commercial strip center, convenience store, and hotel.

2. In exchange for the incentives being provided by the City, Middle & 80 agrees to impose a \$5.00 per room per night fee to be charged on each sold hotel room to be assessed in the same manner as the existing hotel/motel tax. Proceeds from this fee shall be paid to the City on a quarterly basis. The City agrees that this \$5.00 charge shall also be required of any additional hotel properties that are developed within the I-80 Urban Renewal Area that receive incentives from the City.

3. Additional commercial projects are anticipated within the overall Middle & 80 Project area. These improvements shall be included in the tax increment available for rebate to Middle & 80.

II. City Obligations.

A. Infrastructure Improvements:

1. City agrees to construct certain Infrastructure Improvements to support the BettPlex Project. The City's contribution towards the Infrastructure Improvements shall not exceed \$3,870,000 overall, with expenses being initially estimated as follows:

a. Entry roads to sports complex (grading, gravel base, concrete curb & gutter, asphalt paving & lighting): the City shall provide the engineering, let the project and manage the

construction of the four entry roads from Middle Road and Forest Grove Road into the complex facility. The cost of this work is estimated to be \$500,000.

b. Asphalt access walk: the City shall provide the engineering, let the project and manage the construction of an asphalt access walk anticipated to connect multiple areas of the complex. The cost of this work is estimated to be \$310,000.

c. Middle Road and Forest Grove Drive improvements (widening, turn lanes, potential traffic signals): the City shall provide the engineering, let the project and manage the construction of the roadway improvements that are determined to be necessary to accommodate the projected traffic for the site. The cost of this work is estimated to be \$1,150,000.

d. Off-site sanitary sewer main and manholes: the City shall provide the engineering, let the project and manage the construction of the off-site sanitary sewer improvements that are necessary to provide sanitary sewer to the site. The cost of this work is estimated to be \$700,000.

e. On-site sanitary sewer gravity main, manholes and laterals: the City shall provide the engineering, let the project and manage the construction of the on-site sanitary sewer improvements needed to support the sports complex facility. The cost of this work is estimated to be \$210,000.

f. On-site storm sewer improvements: the City shall provide the engineering of the on-site storm sewer improvements needed to support the sports complex facility. The cost of this work is estimated to be \$1,000,000.

2. In the event the individual components of the Infrastructure Improvements, identified above, result in total expenses greater than or less than the estimated amounts, such estimates and work to be performed may be adjusted within the overall cap of \$3,870,000. City and Developers agree that the Developers may work out an acceptable scope of work and have input on materials and construction methods with the assistance of the Project's engineer to bring the overall Infrastructure Improvements within the allotted budget and to allow for the maximum scope of work to be completed with the allotted budget. The improvements shall be constructed during the 2017 construction season, with an anticipated project completion date of December 31, 2017. Construction timelines are estimated and weather dependent.

B. \$4,900,000 TIF-Supported Economic Development Grant:

1. City agrees to make an economic development grant to BettPlex in support of the BettPlex Project in the amount of \$4,900,000 (the "TIF Supported Grant"). This TIF Supported Grant shall be made after BettPlex has closed on the Property and has received building permits for the BettPlex Project.

2. This grant shall be in the form of Taxable Urban Renewal Tax Increment Revenue Annual Appropriation Capital Loan Notes ("Notes") of sufficient amount to meet the applicable obligations contained herein. Interest for said Notes shall be as established at competitive bid or

pursuant to a loan agreement and private negotiated sale. Interest and principal shall be paid from the incremental property tax generated solely by the BettPlex Project.

3. BettPlex agrees that a minimum assessment agreement on the BettPlex Project 79-acre site shall be in effect for the life of such Notes which produces sufficient increment to cover the principal and interest payments on said Notes. Should the interest on the Notes be adjusted periodically, the minimum assessment agreement shall likewise be adjusted to cover the revised payments on the Notes. BettPlex shall make a payment in lieu of taxes or adjust the minimal assessment, or both if there is a shortfall of the incremental property taxes.

C. Land Purchase:

1. The City agrees to purchase a ten-acre parcel from Developer as shown on the Site Plan. The land shall be purchased at a per acre price of \$60,000 for a total acquisition cost of \$600,000. The land purchase shall occur on or before June 30, 2017. Developer shall be responsible for the prorated property taxes for the property up to and including the date of sale as is standard in Scott County. Developer shall provide City with a Warranty Deed and abstract of title for the property.

2. At Closing, the City shall provide the Developer with a right of first refusal to repurchase the 10-acre parcel sold to the City hereunder, if the City desires to sell all or a portion of the property to a third party. This right of first refusal shall expire on December 31, 2020. In addition, the City shall provide the Developer with an option to repurchase all of the 10-acre parcel sold to the City hereunder upon the same terms and conditions as the sale to the City. The option to repurchase shall expire on December 31, 2027. Alternatively, the right of first refusal and option to repurchase shall expire at such time as the City proceeds with plans to develop the property for its own use.

3. At Closing, the City and BettPlex shall enter into a cross-parking agreement providing for cross-parking easements. The cross-parking agreement would terminate in the event the City sells its property to a third party or proceeds with plans to develop the property for its own use. Any easement grants made by the City shall be subject to public notice and hearing as required by Iowa Code Section 364.7.

D. \$1,900,000 Economic Development Grant:

1. City agrees to make an economic development grant to BettPlex in support of the BettPlex Project in the amount of \$1,900,000. This grant shall be made in two installments. First, \$500,000 shall be paid to Developer or Developer's escrow agent on or before July 31, 2017, to facilitate the acquisition of a portion of the property for the Project. Second, \$1,400,000 shall be paid to Developer or Developer's escrow agent at the time the building permit is issued for the BettPlex Project. Developer may delay acceptance of all or any part of the \$1,400,000 economic development grant until after January 1, 2018. This \$1,900,000 grant shall be subject to the repayment penalty outlined in paragraph III.B.4. below.

III. Economic Development Payments.

A. The BettPlex Project:

1. The parties agree that the tax incremental revenues (“TIF Revenue”) generated by the BettPlex Project shall be applied first to pay the principal and interest on any Capital Loan Notes described in Section II.B., above.

2. For the purposes of this Agreement, the TIF Revenue derived from the BettPlex Project shall mean only the taxes available for division by the City under the Urban Renewal Law in excess of the base year assessment. The base year assessment shall be established on January 1, 2018.

3. The TIF Revenue payments shall be made on December 1st and June 1st of each fiscal year, commencing with the fiscal year of tax payments arising from the January 1, 2019, tax assessment and continuing for a period of twenty (20) years of taxes (through the 2039 assessment year).

4. BettPlex agrees to execute an agreement for the BettPlex Project which sets a minimum assessment value in an amount to support the payment of the Capital Loan Notes and adjusted from time to time to provide sufficient TIF Revenue to repay such Notes (the “BettPlex Minimum Assessment Agreement”). The BettPlex Minimum Assessment Agreement shall be in full force and effect for the duration of the TIF payments and/or Rebates on the BettPlex Project and shall run with the land.

5. City agrees that after payment of the Capital Loan Notes referred to in Section II.B, above, all TIF Revenues from the BettPlex Project shall be paid to BettPlex as a TIF Rebate for the applicable 20-year period as provided herein (through the 2039 assessment year).

6. BettPlex’s owner shall agree to provide a personal guarantee for the interest payments due on the Capital Loan Notes for the first three (3) years after their issuance, until the TIF revenue payments commence, payable on the first interest payment date after the issuance of the Notes and continuing for three (3) years, after which the personal guarantee shall terminate.

B. Commercial Development Sites:

1. The City agrees to make tax increment rebate payments (“TIF Rebates”) to Middle & 80 or its escrow agent in support of the Middle & 80 Project as shown on the Site Plan. The TIF Rebates shall be paid only from the tax incremental revenues derived from the Middle & 80 Project for the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa.

2. For the purposes of this Agreement, the TIF revenue derived from the Middle & 80 Project shall mean only the taxes available for division by the City under the Urban Renewal Law in excess of the base year assessment. The base year assessment shall be established as the total assessment as it exists on January 1, 2018.

3. The TIF Rebates shall be made on December 1st and June 1st of each fiscal year, commencing with the fiscal year of tax payments arising from the January 1, 2019 tax assessment and continuing for a period of twenty (20) years of taxes (through the 2039 assessment year).

4. In the event that no building permit has been issued for the construction of an 80 to 100-room hotel on or before January 1, 2021, the Developer agrees to repay the \$1,900,000 Economic Development Grant back to the City. The grant shall be repaid over a period of 10 years, with ten equal payments being made annually on July 1 of each year. The first \$190,000 payment shall be made on July 1, 2021.

5. The TIF Rebate payments under this section are subject to the timely payment of property taxes.

6. Middle & 80 agrees to execute an agreement for the Middle & 80 Project which sets the minimum assessed value at an amount of \$4,000,000 effective as of January 1, 2019; \$8,000,000 as of January 1, 2020; and \$12,000,000 as of January 1, 2021 (the “ Middle & 80 Minimum Assessment Agreement”). The Middle & 80 Minimum Assessment Agreement shall be in full force and effect for the duration of the TIF Rebates on the Middle & 80 Project and shall run with the land.

IV. Term of Agreement.

The tax increment revenues described in Section III. Above shall accumulate and be available for rebate through the life of the TIF Revenue and TIF Rebate streams. This Agreement shall terminate once all TIF Revenue and Rebates have concluded.

V. Right of Non-Appropriation.

Notwithstanding anything in this Agreement to the contrary, the obligation of the City to pay any installment of the TIF Revenue or TIF Rebate payments from the pledged tax increment revenues described in Section III hereto shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of the City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of the City as provided in this section. The City may exercise its right of non-appropriation as to the amount of the TIF Revenue or TIF Rebate payments to be paid during any fiscal year during the term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring the City’s election to non-appropriate funds otherwise required to be paid to Developer in the next fiscal year under this Agreement.

In the event the City Council of the City elects to not appropriate sufficient funds in the budget for any future fiscal year from the pledged TIF Revenue or TIF Rebate payments described in Section III hereto for the payment in full of the installments on the tax increment revenues due and payable in that fiscal year, then the City shall have no further obligation to the

Developer for the payment of all installments due in the next fiscal year which cannot be paid with the funds then appropriated for that purpose.

The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to pay future installments on the TIF Revenue or TIF Rebate payments shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable.

VI. Assignment.

This Agreement may not be amended without the express permission of the other party. However, the City hereby gives its permission that the Developer's right to receive the TIF Payment or TIF Rebates hereunder may be assigned by the Developer to an affiliate(s), assignee(s) or lender(s) without further action on the part of the City.

VII. Successors and Assigns.

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

VIII. Governing Law.

This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

IX. Jury Trial Waiver.

The parties hereto, after consulting or having had the opportunity to consult with counsel, knowingly, voluntarily, and intentionally waive any right they may have to a trial by jury in any litigation based on or arising out of this agreement or instrument, or any related instrument or agreement, or any of the transactions contemplated hereby or any course of conduct, dealing, statements, whether oral or written, or action of any party hereto. No party shall seek to consolidate by counterclaim or otherwise, any such action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived. These provisions

shall not be deemed to have been modified in any respect or relinquished by any party hereto except by a written instrument executed by all parties.

IN WITNESS WHEREOF, The City and the Developer have caused this Agreement to be signed, and the City’s seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

THE BETTPLEX LLC

By: _____
Douglas M. Kratz, its Manager

MIDDLE & 80, LLC

By: _____
Douglas M. Kratz, its Manager

By: _____
Kevin Koellner, its Manager

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

This instrument was acknowledged before me on May __, 2017, by Douglas M. Kratz as Authorized Representative of **The BettPlex, LLC**, an Iowa limited liability company, on behalf of whom the instrument was executed.

Notary Public in the State of Iowa

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

This instrument was acknowledged before me on May __, 2017, by Douglas M. Kratz and Kevin Koellner as Authorized Representatives of **Middle & 80, LLC**, an Iowa limited liability company, on behalf of whom the instrument was executed.

Notary Public in the State of Iowa

CITY OF BETTENDORF

By: _____
Robert Gallagher, its Mayor

Attested by:

By: _____
Decker Ploehn, its City Clerk

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this ___ day of _____, 2017, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared ROBERT GALLAGHER and DECKER PLOEHN, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Bettendorf, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of Bettendorf, Iowa, by authority of its City Council, as contained in the Resolution adopted by City Council under Resolution No. 17-_____ of City Council on the ___ day of _____, 2017, and that ROBERT GALLAGHER and DECKER PLOEHN acknowledged the execution of the instrument to be the voluntary act and deed of City of Bettendorf, Iowa, by it and by them voluntarily executed.

Notary Public in the State of Iowa

EXHIBIT "A"
Legal Descriptions

VenHorst Property (Acquired March 31, 2017):

The East Half of the Northwest Quarter of Section 2, Township 78 North, Range 4 East of the 5th P.M., in Scott County, Iowa, excepting 10 acres lying along the East side of said ½ Quarter section extending the whole length thereof, and excepting public road.

Excepting that portion thereof conveyed to Marvin F.P. Springer and Mary A. Springer, husband and wife, by Warranty Deeds dated July 16, 1962, July 21, 1962 and July 22, 1962, and recorded respectively in Book 264 of Deeds at pages 26, 27 and 28, records of the Office of the Recorder of Scott County, Iowa.

Also excepting therefrom that portion thereof conveyed to the State of Iowa by Warranty Deed dated July 20, 1962, and recorded in Book 266 of Deeds at page 325, records of the Office of the Recorder of Scott County, Iowa.

Panther Property:

The West one-half of the Northeast Quarter of Section 2, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, and also 10 acres having an equal width and extending the whole length along the East side of the East one-half of the Northwest Quarter of Section 2, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, subject to existing highways and further subject to existing highways and road easements.

EXHIBIT “B”
Site Plan

URBAN RENEWAL PLAN

for the

I-80

URBAN RENEWAL AREA

CITY OF BETTENDORF, IOWA

April 4, 2017

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**Urban Renewal Plan
For
I-80 Urban Renewal Area
City of Bettendorf, Iowa**

A. INTRODUCTION

This Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the I-80 Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Bettendorf. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

In order to achieve this objective, Bettendorf (the “City”) intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The I-80 Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City of Bettendorf will designate this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

D. BASE VALUE

If the I-80 Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted and debt is certified prior to December 1, 2017, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2016 will be considered the frozen “base valuation.” If debt is not certified until a later date or if a TIF ordinance is not adopted until later, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

Bettendorf has a general plan for the physical development of the City as a whole outlined in the Premiering Bettendorf Comprehensive Plan adopted October 6, 2015. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Premiering Bettendorf Comprehensive Plan.

The Urban Renewal Area is zoned R-1, A-1, C-3, I-2 and PUD. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

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

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area. More specific objectives for the development, redevelopment and rehabilitation within the I-80 Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To improve recreational, tourism, cultural, and educational opportunities.

10. To enhance the Bettendorf community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa. Activities may include:

- New rehabilitated, converted, or expanded industrial uses within the Area.
- New, rehabilitated, converted, or expanded commercial uses within the Area.

General development activities in the I-80 Urban Renewal Area may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To undertake the demolition and clearance of existing development.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. 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 Bettendorf.

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.

H. ELIGIBLE URBAN RENEWAL PROJECT(S)

1. Public Improvements

Urban Renewal Project Description	Estimated Time Period	Estimated Cost To Be Reimbursed By Tax Increment Financing	Rationale (why economic development is promoted)
Entry roads to sports complex (grading, rock base, curb & gutter, concrete paving & lighting)	2017-2018	\$500,000	These improvements will provide the necessary infrastructure to access and develop the site. The complex will provide jobs, and act as a quality of life amenity which will assist with talent retention and attraction to the region.
Asphalt access walk	2017-2018	\$310,000	Same as above.
Off-site sewer main & manholes	2017-2018	\$700,000	Same as above.
On-site sewer gravity main, manholes & laterals.	2017-2018	\$210,000	Same as above.
On-site sanitary sewer pump station	2017-2018	\$250,000	Same as above.
On-site sanitary sewer force main	2017-2018	\$130,000	Same as above.
On-site storm sewer improvements	2017-2018	\$1,000,000	Same as above.
Total estimated costs to be reimbursed by tax increment financing for infrastructure identified above to support sports complex project:		\$3,100,000	
Recreation and park development	2017-2027	The use of TIF dollars is not contemplated for this public improvement. The City may utilize urban renewal powers to bond for the estimated \$12,000,000 in	Project will act as a quality of life amenity which will assist with talent retention and attraction to the region.

		improvements for the park development.	
--	--	--	--

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. Tax Rebate or other Development Agreements

A. *Pending Development Agreement for construction of Sportsplex:* A developer plans to construct a regional indoor/outdoor Sports Complex at an expense of roughly \$50,000,000. The development project will include a six acre indoor facility, consisting of a turf soccer field, hardwood basketball/volleyball courts, sand volleyball, tiki lounge, restaurant/retail, batting cages, fun center, bowling lanes, physical therapy, etc. The outdoor complex will include parking, walking paths, synthetic turf baseball fields and turf soccer fields, all with field lighting for night-time activities. Construction of the project is anticipated to begin in 2017 with completion by 2018 or 2019. The parties anticipate agreeing to a Minimum Assessment Agreement which would require the completed project to be assessed at no less than \$27,000,000. City expects to support the project by constructing public improvements such as roadways, and storm and sanitary sewers, anticipated to cost approximately \$3,100,000 and described in detail above. The City also plans to acquire property from the developer in the Area for approximately \$2,000,000 to be used for future development projects. Finally, the City plans to approve an economic development grant in support of the project in an amount estimated to be \$4,900,000, a portion of which may be financed by the tax increment financing generated by the project. The total investment by the City is estimated to be \$10,000,000.

B. *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, infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$10,000,000.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	\$100,000

I. FINANCIAL DATA

1.	July 1, 2016 constitutional debt limit:	\$174,343,212
2.	Current outstanding general obligation debt:	\$112,000,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan 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 as described above will be approximately as stated in the next column:	<p style="text-align: right;">\$32,100,000</p> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p>

J. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the land being added to the I-80 Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City and agricultural land owners have entered into agreements in which the agricultural land owners agree to allow the City to include real property defined as “Agricultural Land” in the Urban Renewal Area. Copies of the agreements are attached as Exhibit C. The original signed agreements are on file at the City Clerk’s office.

K. URBAN RENEWAL FINANCING

The City of Bettendorf intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Bettendorf has the statutory authority to use a variety of tools to finance physical improvements within the Areas. 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 or economic development incentives associated with redevelopment 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 eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City. Tax increments may be used to abate General Obligation Bonds or Notes, secure Tax Increment Revenue Obligations, or fund direct incentives, for projects in furtherance of this Plan.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, 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 within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Bettendorf. 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.

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 in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. 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 Areas. Alternatively, the City may determine to use available funds for making such loans or grants for 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 this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

If property acquisition/disposition by the City becomes necessary to accomplish the objectives of the Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

M. RELOCATION

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

N. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety 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, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the I-80 Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment area, 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, shall continue for the maximum period allowed by law.

It is also anticipated that separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. In this case, each separate TIF ordinance may have a separate base and separate sunset.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under the Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Q. REPEALER AND SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF AREA

The I-80 Urban Renewal Area is described as follows:

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING;

EXCEPTING PARCELS 840103002, 840117001AD, 840201001, 840217005, 943633004, 943635004, 943651001, 943635001AD AND 943635003AD.

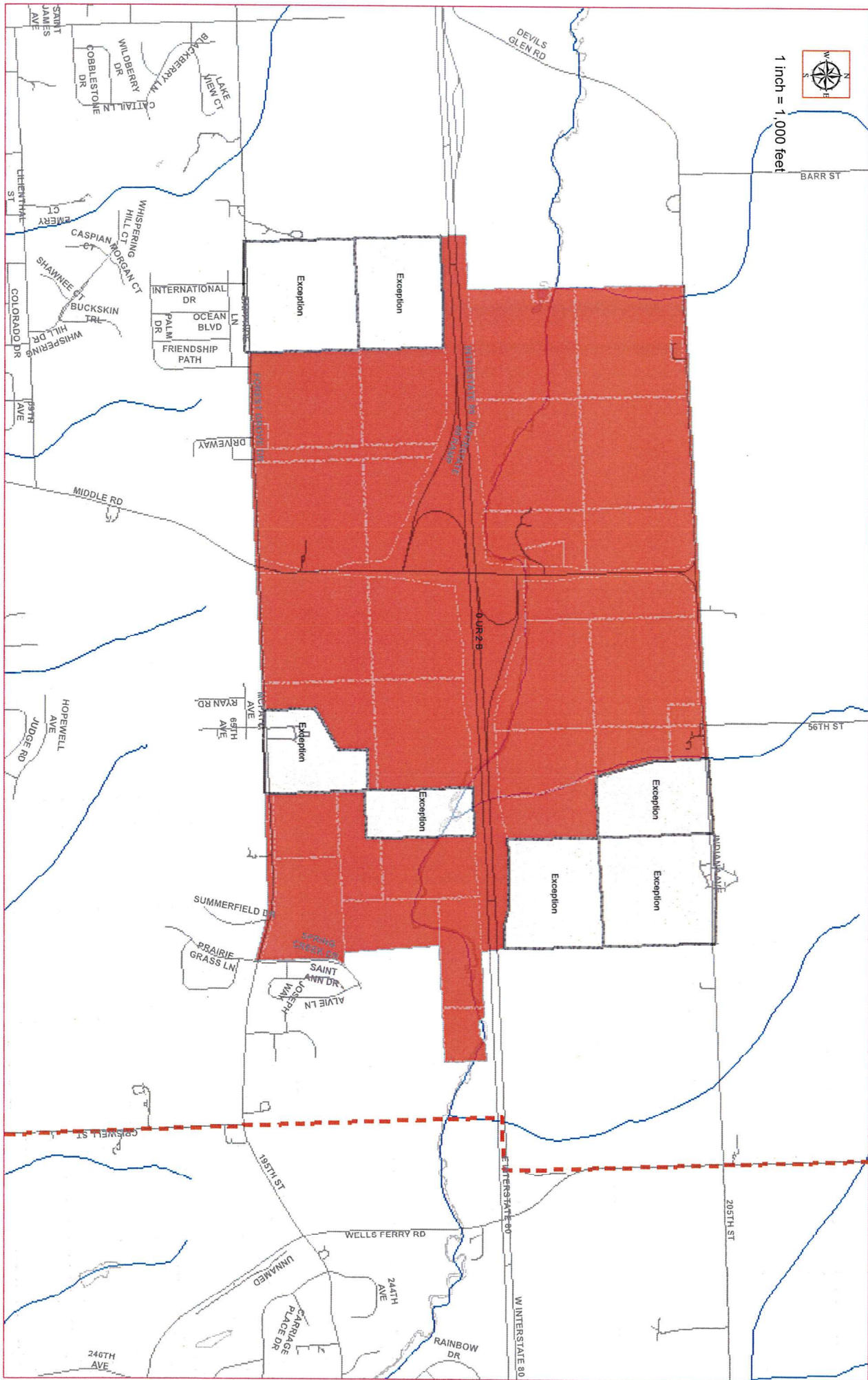
The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

The Parcel Numbers include:

840107004
840105001
840103001
8401210031
840121201
8401190021
943537003
840117002
840223001
840207001
840101001
840119003
840205001
840221001AD
840203002
840203001
840219002
840217004AD
9435530021
943553004AD
943537002
943535001
943551001
943533005
943549002
943439003
943539005
943555001
943649003
943633007
943539006

943633008
9435331011
840219001

Exhibit B
Area Map



1 inch = 1,000 feet

BARR ST

56TH ST

205TH ST

WINTERSTATE 80

WELLS FERRY RD

UNNAMED

CARRIAGE PLACE DR

244TH AVE

246TH AVE

195TH ST

COLEWELL ST

SUMMERFIELD DR

PRAIRIE GRASS LN

SAINT ANN DR
ALVIE LN

65TH AVE
RAN RD

HOPEWELL AVE
JUDGE RD

MIDDLE RD

PARH AVE

WHISPERING HILL DR
COLORADO DR

EMERY CT
CHERTHALL ST

SAINT JAMES AVE

Exception

Exception

Exception

Exception

Exception

Exception

Exception

Exhibit C
Agreements to Include Agricultural Land

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 31st day of March, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land Owner:

Date: 03.31.2017

840203001 & 840219002

Signature: Michael L. Sampson

Print Name: Michael L. Sampson

Witness: Patricia A. Zimmer
Patricia A. Zimmer

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 24th day of March, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land Owner: 943553004AD,
943537002, 943535001, 943551001

Date: 3/25/2017

Signature: James A. Criswell

Print Name: James A. Criswell Trust

Witness: Jody H. Criswell

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

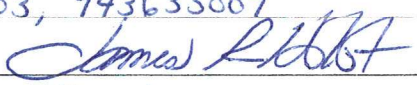
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

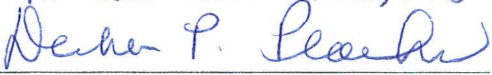
DATED this _____ day of _____, 2017.

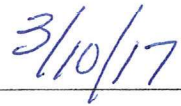
Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land
Owner: 943539005, 943555001,

943649003, 943633007
Signature: 

Print Name: JIM HOLST

MEADOW CREST FARMS, LTD
Witness: 

Date: 

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 21ST day of FEBRUARY, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land

Owner: 840105001, 840103001, 943537003,

8401210031, 840121200, 8401190021

Signature: R.S. Gallagher

Print Name: ROBERT GALLAGHER JR.
CITY OF BETTENDORF

Witness: Debra P. Seader

Date: 2/21/17

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

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WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 9 day of March, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land

Owner: 840117002, 840223001,

840207001, 840101001

Signature: 

Print Name: BEN VAN RAALTE

SCHOOL HOUSE ROAD, LC

Witness: 

Date: 3/9/2017

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

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WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

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2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 23rd Day of March, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land Owner: 840119003

Date: 3-28-17

Signature: 

Print Name: James R. Spelhaug, Superintendent

Pleasant Valley Community School District

Witness: 

AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE I-80 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the I-80 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

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2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 22ND day of FEBRUARY, 2017.

Name of Agricultural Land Owner: (signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Parcels owned by Land
Owner: 840205001, 840221001AD

Date: 2/22/17

Signature: Mike Panther

Print Name: MIKE PANTHER

Witness: Decker P. Peck

**BUILD TO SUIT
BETTPLEX**

INDOOR ATHLETIC FACILITIES

BETTENDORF, IOWA

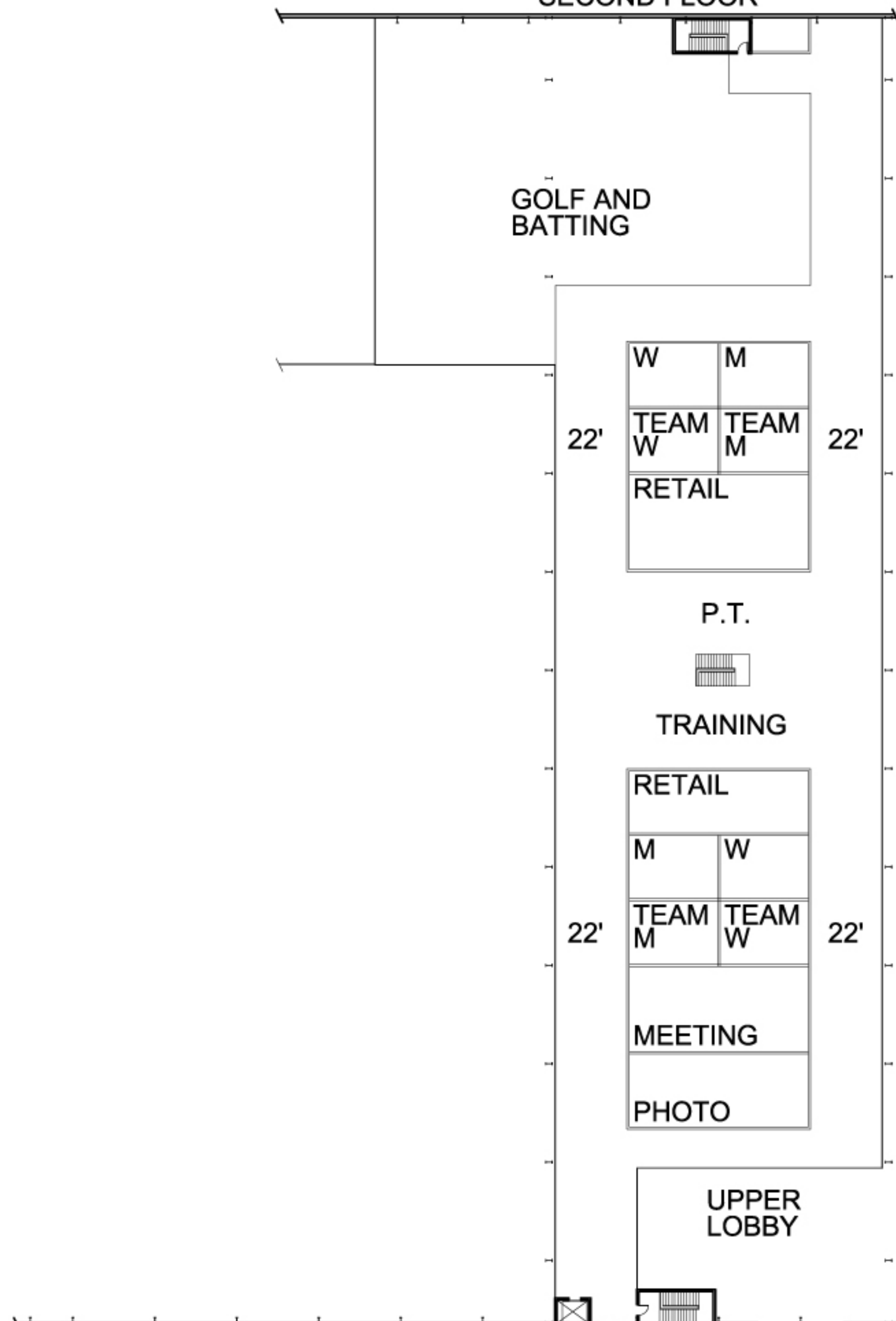
NO.	DESCRIPTION	DATE
1	PRELIMINARY	02.15.2017

SCHEMATIC PLAN

PROJECT: 2016-122D

A 1.00

100x400= 40,000
+55x107= 5,885
TOTAL= 45,885
SECOND FLOOR



UPPER
FAMILY ENTERTAINMENT CENTER
BOWLING / FOOD AND BEVERAGE / BANQUET
21,000 S.F.

OPEN TO
BELOW
10,500 S.F.

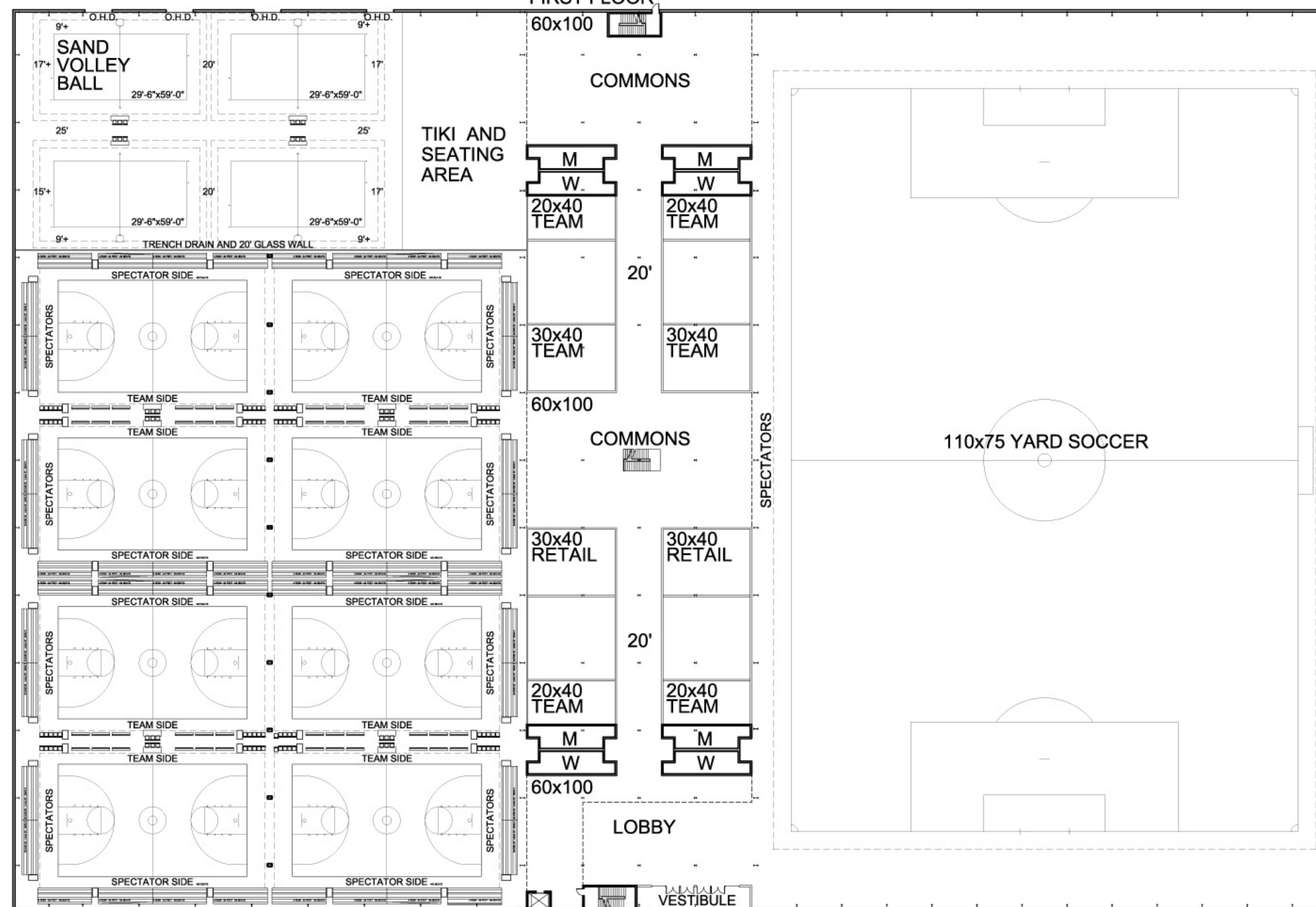
100x210=21,000
SECOND FLOOR

**SECOND FLOOR
SCHEMATIC PLAN**

SCALE: 1" = 30'-0"



100x400=40,000
260x400=104,000
FIRST FLOOR



LOWER
FAMILY ENTERTAINMENT CENTER
BOWLING / FOOD AND BEVERAGE
/ LASER TAG / ARCADE / BANQUET

150x210=31,500
FIRST FLOOR

**FIRST FLOOR
SCHEMATIC PLAN**

SCALE: 1" = 30'-0"



BETTENDORF FAMILY SPORTSPLEX LLC



#PARKING STALLS : 1,835

NO.	REVISIONS DESCRIPTION	DATE

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Charles, IL
(319) 785-7444 • (319) 343-0200 • (319) 893-5400 • (319) 748-5543
www.missman.com

BETTENDORF FAMILY SPORTSPLEX
BETTENDORF, IOWA
SITE PLAN

Missman Project No. C16L052A
File Name: C16L052A.DWG
© COPYRIGHT 2017 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: MHM
Checked By: JLH
Date: 02/15/17

BOARD OF SUPERVISORS

600 West Fourth Street
Davenport, Iowa 52801-1030

Office: (563) 326-8749

E-Mail: board@scottcountyiowa.com



CAROL EARNHARDT, Chair
TONY KNOBBE, Vice-Chair
KEN BECK
DIANE HOLST
BRINSON L. KINZER

May 18, 2017 **DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT**

Mayor Robert Gallagher, Jr.
Bettendorf City Council Members
Bettendorf City Hall
1609 State Street
Bettendorf, IA 52722

RE: **City of Bettendorf's proposed Tax Increment Financing (TIF) Plan and Development Agreement for BettPlex, a regional indoor/outdoor sports facility and adjacent commercial development at the Middle Road and I-80 interchange.**

Dear Mayor Gallagher and Council Members:

Thank you for the opportunity to comment on the proposed creation of the tax increment financing (TIF) plan for the development of BettPlex, a regional indoor/outdoor sports facility and adjacent commercial development. The Scott County Board of Supervisors has reviewed the information provided to our TIF Review Committee by Jeff Reiter, Bettendorf Director of Economic Development. The Board supports the use of TIF as an economic development incentive to make such a regional attraction feasible. Such a facility would attract sporting events and visitors to the Quad Cities area and help grow our tourism economy. However the Board has concerns with the uncapped nature of the TIF Plan that would continue to rebate the TIF revenue from the sports complex after the debt for the Economic Development grant was retired.

The Board does not support the use of TIF as an economic development incentive for hotel, retail, or commercial service sector businesses that compete with other existing businesses for the same Quad Cities Area markets. The Board would also note that the proposed rebate of TIF revenues generated from the 33-acre commercial development is uncapped and open-ended as to the amount of revenue to be rebated. It is only limited by the 20 year maximum lifetime of the TIF. The Board has always encouraged TIF rebates to be for the least amount and the shortest length of time necessary to make a project feasible.

The Scott County Board of Supervisors appreciates its opportunity to comment on this TIF Plan and is excited by the prospect of this new sports complex development along a highly visible entrance to the Quad City area. Such a venue as the proposed BettPlex sports complex has been identified for many years as an unmet need in the Quad Cities and the Board is delighted to have this facility located in Scott County. The Board hopes to continue the spirit of cooperation with the City of Bettendorf on economic development projects and we look forward to working with you in the future.

Sincerely,

Carol Earnhardt, Chair
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Decker Ploehn, Bettendorf City Administrator