

**PLANNING & DEVELOPMENT**

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



---

Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning & Development

Date: June 22, 2017

Re: City of Eldridge's proposed Amendment #3 to the city's Urban Renewal Area Plan.

The City of Eldridge has notified Scott County of the proposed amendment to the City's URA to use TIF income for an economic development incentive for the Lewis Machine and Tool manufacturing facility and capital projects related to the upgrading of road and intersection improvements to First Street and LeClaire Road and the City's 2 mile rails to trails project. The total estimated budget for the Lewis project is \$7M and the creation of 50 jobs with a proposed TIF rebate of \$1.5M over 20 years. The intersection and road project would be approximately \$4.1M with TIF funding of \$2.1M of that total budget. The rails to trails project would be approximately \$1.5M with TIF funding of \$815K of that total budget.

In 2016 the City amended this URA to allow TIF financing of an upgrade to the City's sewer system in addition to more treatment capacity of the wastewater plant also includes a new lift station, new gravity fed sewer mains and new force main sewers. The City stated, at that time, the improvements are required by the Iowa Department of Natural Resources and in order to accommodate future residential, commercial and industrial development.

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

I was not able to attend the meeting giving the affected taxing entities an opportunity to consult on this proposal this morning. However John Dowd did respond to my inquiry for additional information. I will discuss this proposal with our TIF Review Committee in order to make a recommendation on a draft letter from the Board at the Committee of the Whole meeting next Tuesday.

Xc: TIF Review Committee

## OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street  
Davenport, Iowa 52801-1003

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



May 8, 2012

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

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

Dear Mayor O'Boyle and Council Members:

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


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

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

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

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

Sincerely,

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

Tom Sunderbruch, Chairman  
Scott County Board of Supervisors

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

# BOARD OF SUPERVISORS

600 West Fourth Street  
Davenport, Iowa 52801-1030

Office: (563) 326-8749

E-Mail: [board@scottcountyiowa.com](mailto:board@scottcountyiowa.com)



JIM HANCOCK, Chair  
CAROL EARNHARDT, Vice-Chair  
DIANE HOLST  
BRINSON L. KINZER  
TOM SUNDERBRUCH

October 18, 2016

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

**RE: City of Eldridge's proposed Amendment #2 to the city's Urban Renewal Area Plan to use TIF income for capital projects related to the upgrading and expansion of the City's wastewater treatment facilities and other possible city capital projects.**

Dear Mayor O'Boyle and Council Members:

Thank you for the opportunity to comment on the proposed amendment #2 to the City of Eldridge's Unified Urban Renewal Plan. The Scott County Board of Supervisors has reviewed the materials submitted by City Administrator John Dowd.

On two previous occasions, March, 2000 and May, 2012, when the City was required to give the Board an Opportunity to Consult on amendments to the City's Urban Renewal Areas and Plans the Board has stated that it encourages the use of tax increment financing to be limited to redeveloping and revitalizing blighted areas with a history of declining property values or for attracting new or expanded industrial development. The Board has consistently supported the use of tax increment financing as an incentive for the retention and creation of **primary** jobs. The Board has also always recommended that all tax increment financing be for the minimum dollar amount to make any project feasible and also be of the shortest possible duration.

In this case, it is the Board's understanding that the City's upgrade to its sewer system has a total estimated budget of approximately \$15M with Tax Increment Financing funding approximately \$9.6M of that total budget. The Board would note that a portion of those TIF funds are generated by the County's tax levy and should be used in accordance with TIF projects cited above or if not returned to the County to be deposited in the County's General Fund for the benefit of all County residents.

On the two previous occasions the Board commented, the Board of Supervisors has encouraged the City of Eldridge to limit its use of TIF dollars for reversing blight or as an incentive for direct benefits to the local economy and not for capital improvements for public infrastructure that should be borne by the residents and City of Eldridge and not supported with revenue generated by the County's property tax levy. While the Board of Supervisors recognizes the City of Eldridge has no legal obligation to comply with our request, we hope in the spirit of intergovernmental cooperation the City Council would seriously consider this request.

Sincerely,

Jim Hancock, Chairman  
Scott County Board of Supervisors

cc: Scott County Board of Supervisors  
North Scott School District Board  
Joe Stutting, North Scott School District Superintendent  
John Dowd, Eldridge City Administrator  
Mahesh Sharma, Scott County Administrator

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED AMENDMENT NO. 3 TO THE ELDRIDGE  
UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF  
ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on June 12, 2017, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

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

Dated this 5<sup>th</sup> day of June, 2017.

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

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL  
OF A PROPOSED AMENDMENT NO. 3 TO THE ELDRIDGE  
UNIFIED URBAN RENEWAL PLAN FOR AN URBAN  
RENEWAL AREA IN THE CITY OF ELDRIDGE, STATE OF  
IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on July 3, 2017 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, legally described as follows:

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

Beginning at the NW corner of Lot 2, Lancer Park 7<sup>th</sup> Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14; thence south along the west line of said NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1<sup>st</sup> Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13-79-3; thence easterly along the north line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

**Blackhawk Trail Urban Renewal Subarea (1994)**

Beginning at the NW corner of NE ¼ of Section 27, then, north to the SW corner of NE ¼ of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E ½ of NE ¼ of Section 27, then, north to the NW corner of the E ½ of the NE ¼ of Section 27, then west to the point of beginning.

**Amendment No. 1 Area to Unified Urban Renewal Subarea**

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

And

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

And

Part of the NW ¼ and SW ¼ of Section 14, T 79 E of the 5<sup>th</sup> PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW ¼ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW ¼ of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific

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

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

#### **Amendment No. 2 Area to Unified Urban Renewal Subarea**

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

and

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

which land is included in this amended Urban Renewal Area.

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

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



The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 3 would add and/or confirm the list of eligible projects to be undertaken within the Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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

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

Dated this 5<sup>th</sup> day of June, 2017.

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

(End of Notice)

RESOLUTION NO. 2017-29

RESOLUTION SETTING DATES OF A CONSULTATION  
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT  
NO. 3 TO THE ELDRIDGE UNIFIED URBAN RENEWAL  
PLAN IN THE CITY OF ELDRIDGE, STATE OF IOWA

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

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

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

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

WHEREAS, by Resolution No. 2016-29, adopted November 7, 2016, this City Council approved and adopted an Amendment No. 2 to the Plan; and

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

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

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

Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13-79-3; thence easterly along the north line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13 to a point on the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way line of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

#### **Blackhawk Trail Urban Renewal Subarea (1994)**

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

#### **Amendment No. 1 Area to Unified Urban Renewal Subarea**

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

And

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

And

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

Commencing as a point of reference at the NE corner of the SW  $\frac{1}{4}$  of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW  $\frac{1}{4}$  of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 247.60 feet along the said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 201.28 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,141.57 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 310.02 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence northwest 1,469.55 feet along the said westerly right-of-way of the Canadian Pacific Railroad to the southerly right-of-way of East Iowa Street, thence south east 110.04 feet along the southerly right-of-way line of East Iowa Street to the easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 460.95 feet along the said southerly right-of-way line of the Canadian Pacific Railroad, thence 203.45 feet along the arc of a 4,780.00 foot radius curve, concave southwesterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence southeast 1,259.08 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the point of beginning.

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

#### **Amendment No. 2 Area to Unified Urban Renewal Subarea**

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

and

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

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 3 to the Plan ("Amendment No. 3" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of eligible projects to be undertaken within the Area; and

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

WHEREAS, this proposed Amendment No. 3 to the Urban Renewal Plan adds no new land; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on June 12, 2017, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, at 10:00 A.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation,

receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
THE CITY OF ELDRIDGE, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED AMENDMENT NO. 3 TO THE ELDRIDGE  
UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF  
ELDRIDGE, STATE OF IOWA

The City of Eldridge, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on June 12, 2017, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa concerning a proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Eldridge, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

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

Dated this 5<sup>th</sup> day of June, 2017.

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

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan before the City Council at its meeting which commences at 7:00 P.M. on July 3, 2017, in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa.

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



(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL  
OF A PROPOSED AMENDMENT NO. 3 TO THE ELDRIDGE  
UNIFIED URBAN RENEWAL PLAN FOR AN URBAN  
RENEWAL AREA IN THE CITY OF ELDRIDGE, STATE OF  
IOWA

The City Council of the City of Eldridge, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on July 3, 2017 in the Council Chambers, City Hall, 305 North Third Street, Eldridge, Iowa, to consider adoption of a proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Eldridge, State of Iowa, legally described as follows:

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

Beginning at the NW corner of Lot 2, Lancer Park 7<sup>th</sup> Addition to the City of Eldridge, Iowa; thence southerly along the easterly line of North First Street and South First Street as now established; to a point on the south line of the SE1/4 of the NW ¼ of Section 14-79-3; thence easterly along the centerline of said Section 14, to the NW corner of the NE ¼ of the SE ¼ of said Section 14; thence south along the west line of said NE ¼ of the SE ¼ of said Section 14 137.10 feet; thence easterly parallel to the north line of said NE ¼ of SE ¼ of Said Section 14 723.60 feet to a point which is on the east line of Rustic Ridge Estates 1<sup>st</sup> Addition as extended southerly; thence northerly along said line extended and said easterly line of Rustic Ridge Estates 1<sup>st</sup> Addition to the SW Corner of Lot 1, Anderson First Addition; thence easterly 425.00 feet to the SE corner of said Lot 1; thence northerly along the east line of said Anderson First Addition to the NE corner of Said Anderson First Addition and the north right-of-way line of East Iowa Street as now established; thence southeasterly along said westerly right-of-way line to a point on the section line between Sections 13 and 14, Township 79, Range 3 East; thence southerly along said right-of-way and section line to the NW corner of the SW ¼ of the NW ¼ of said Section 13-79-3; thence easterly along the north line of said SW ¼ of the NW ¼ of Section 13 to a point o the easterly right-of-way line of Scott Park Road; thence southerly along said easterly right-of-way line to a point on the south line of said SW ¼ of the NW ¼ of said Section 13; thence easterly along the center line of said Section 13 to the westerly right-of-way ling of South Scott Park Road; thence northerly along the west right-of-way of South Scott Park Road and North Scott Park Road to a point on the north line of the NE ¼ of the SE ¼ of Section 12-79-3; thence west along the center lines of Section 12-79-3 and 11-79-3 to the point of beginning.

**Blackhawk Trail Urban Renewal Subarea (1994)**

Beginning at the NW corner of NE ¼ of Section 27, then, north to the SW corner of NE ¼ of Section 22, then, south along the center line of South Scott Park Road to the south corporate limit to the SW corner of the E ½ of NE ¼ of Section 27, then, north to the NW corner of the E ½ of the NE ¼ of Section 27, then west to the point of beginning.

**Amendment No. 1 Area to Unified Urban Renewal Subarea**

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

And

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

And

Part of the NW ¼ and SW ¼ of Section 14, T 79 E of the 5<sup>th</sup> PM, City of Eldridge Scott County, Iowa more particularly described as follows:

Commencing as a point of reference at the NE corner of the SW ¼ of Said Section 14, thence northwest 649.52 feet along the northerly line of said SW ¼ of Section 14 to the easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning. Thence south east 1,259.09 feet along the said easterly right-of-way line of the Canadian Pacific Railroad, thence 339.62 feet along the arc of a 5,692.50 foot radius curve, concave northeasterly along the said easterly right-of-way line of the Canadian Pacific Railroad, thence south east 1,136.58 feet along the said easterly right-of-way line of the Canadian Pacific Railroad to the southerly right-of-way line of Lincoln Road, thence northwest 122.22 feet along the said southerly right-of-way line of Lincoln Road to the westerly right-of-way line of the Canadian Pacific Railroad, thence 275.30 feet along the arc of a 1,943 feet radius curve, concave southwesterly along said westerly right-of-way of the Canadian Pacific Railroad, thence northwest 501.21 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 54.22 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, Thence northwest 186.05 feet along the said westerly right-of-way line of the Canadian Pacific Railroad, thence 259.32 feet along the arc of a 5,297.00 foot radius curve, concave northeasterly along the said westerly right-of-way line of the Canadian Pacific

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

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

#### **Amendment No. 2 Area to Unified Urban Renewal Subarea**

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

and

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

which land is included in this amended Urban Renewal Area.

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

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

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 3 would add and/or confirm the list of eligible projects to be undertaken within the Area. The proposed Amendment adds no new land. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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

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

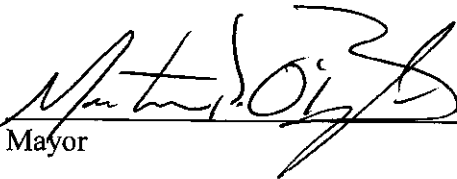
Dated this 5<sup>th</sup> day of June, 2017.

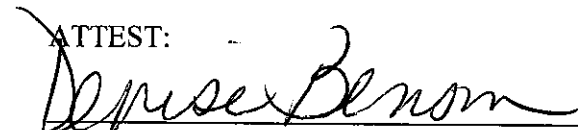
Denise M. Benson  
City Clerk, City of Eldridge, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 3 to the Eldridge Unified Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 5<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

**AMENDMENT NO. 3**

**to the**

**ELDRIDGE UNIFIED  
URBAN RENEWAL PLAN**

**for the**

**ELDRIDGE UNIFIED  
URBAN RENEWAL AREA**

**CITY OF ELDRIDGE, IOWA**

**Amendment No. 1 to Unified Plan – 2012**

**Amendment No. 2 to Unified Plan – 2016**

**Amendment No. 3 to Unified Plan – 2017**

## TABLE OF CONTENTS

	PAGE
I. Introduction	1
II. Eligible Urban Renewal Project(s)	1
III. City Indebtedness	3
IV. Land Uses and Development Plans	3
V. Severability Clause	3

**AMENDMENT NO. 3**  
to  
**ELDRIDGE UNIFIED**  
**URBAN RENEWAL PLAN**  
**CITY OF ELDRIDGE, IOWA**

**I. INTRODUCTION**

The **Eldridge Unified** Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the **Eldridge Unified** Urban Renewal Area ("Area" or "Urban Renewal Area") was unified and amended in 2012 ("Amendment No. 1"), amended in 2016 ("Amendment No. 2"), and is being amended again by this Amendment No. 3 to update the list of eligible projects. This Amendment adds no new land to the Area.

Except as modified by this Amendment, the provisions of the original Eldridge Unified Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections in the original Plan, as previously amended, not mentioned in this Amendment shall continue to apply to the Plan, as amended.

**II. ELIGIBLE URBAN RENEWAL PROJECT(S)**

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 3 include:

1. *Lewis Machine & Tool Co (or a related entity)*: The proposed project is expected to involve the construction of a 60,000 square foot manufacturing facility by TBTG LLC ("Developer"), and the hiring of approximately fifty (50) new full time equivalent employees at the facility by LEWIS MACHINE & TOOL CO. ("Tenant"). Construction on the project is expected to be completed by December 31, 2018. It is estimated that the capital investment will be approximately \$6,000,000 and the property will be subject to a minimum assessed value of not less than \$6,000,000 upon completion of the facility. It is further expected that the City will provide incentives to Tenant including incremental property tax rebates not to exceed \$1,500,000 of the incremental property taxes generated by the increased assessed value of the new facility. These incentives are intended to be a local match to additional incentives being provided by the State. Actual incentives could change due to a variety of factors, including but not limited to changes in tax levies or rates, changes in tax laws, changes in assessed values, and other factors. All incentives will be subject to the terms and conditions of a development agreement between the City, TBTG LLC ("Developer"), and LEWIS MACHINE & TOOL CO. ("Tenant").
2. *Future Development Agreements*: The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, as amended, in the City's sole



discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance and other incentives. The costs of such Development Agreements are estimated not to exceed \$5,000,000.

3. *Public Improvements*

<b>Urban Renewal Project Description</b>	<b>Estimated Time Period</b>	<b>Estimated Cost to be reimbursed by tax increment financing</b>	<b>Rationale (why economic development is promoted)</b>
<p>The First Street Improvement Project will add substantial improvements to the First Street corridor from North Scott High School in the south to Wade Street in the north, with additional lane capacity added on LeClaire Road from Second Street in the west to the Eldridge Public Works building in the east. The intersection of First Street and LeClaire Road is a focus of the project, with a dedicated left turn lane, right turn lane and through lane from every direction.</p>	<p>2020-2023</p>	<p>\$1,500,000 - \$2,100,000  (Total project costs estimated to be \$3,500,000 - \$4,100,000; federal funds in the amount of \$2,724,829 have been awarded for the project)</p>	<p>The improvements of the intersection of LeClaire Road and First Street will facilitate access to and from the main commercial corridor in town and to one of the larger employment centers in town. More open access will also improve the capacity to accommodate seasonal agricultural traffic accessing the local co-op facilities.</p>
<p>Conversion of 1.95 miles of rail bed to shared use path along the parallel to South First Street to Blackhawk Trails Road. The project includes a 10 foot wide 6" thick PCC trail atop a stabilized rail bed. Modifications to an existing bridge would be made to allow pedestrians and riders to cross Crow Creek.</p>	<p>2019-2021</p>	<p>\$740,000 - \$815,000  (Total project costs estimated to be \$1,452,000 - \$1,524,600; federal funds in the amount of \$1,002,643 have been awarded to the project)</p>	<p>Enhancing recreational facilities in town will make Eldridge more attractive to employers and employees considering locating in Eldridge. This in turn strengthens the ability for local employers to recruit and retain employees. Facilities such as the shared use path also attract people from outside the local area who will contribute to the local economy by spending for such things as food, gasoline and possible lodging.</p>

### **III. CITY INDEBTEDNESS**

A specific amount of debt to be incurred for the newly Eligible Urban Renewal Projects (Amendment No. 3) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area, as amended. Subject to the foregoing, it is estimated that the cost of the newly Eligible Urban Renewal Projects as described above to be paid with tax increment revenues will be approximately \$8,740,000-\$9,415,000.

Currently, the City of Eldridge's outstanding general obligation indebtedness is \$ \$2,500,000. Article XI, Section of the Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's constitutional debt limit is \$27,741,562 as of July 1, 2016.

### **IV. LAND USES AND DEVELOPMENT PLAN**

Eldridge has a general plan for the physical development of the City as a whole outlined in the Eldridge Comprehensive Land Use Plan adopted in 2011. The goals and objectives of the Urban Renewal Plan, including the urban renewal projects identified in this Amendment, are in conformity with the 2011 Comprehensive Plan.

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

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

### **V. SEVERABILITY CLAUSE**

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