

BOARD OF SUPERVISORS

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September 5, 2017

Mayor Sonya Paddock
Riverdale City Council Members
Riverdale City Hall
110 Manor Drive
Riverdale, IA 52722

RE: City of Riverdale's proposed use of TIF for the Single Family Residential Development known as Welch Farm Development

Dear Mayor Paddock and Council Members:

Thank you for the opportunity to comment on the proposed creation of a Welch Farm Development Urban Renewal Area within the City of Riverdale. The Scott County Board of Supervisors has reviewed the information provided by your City Administrator Tim Long.

The Scott County Board of Supervisors has had long standing objections to the use of tax increment financing to fund private developers costs for single family residential development. Even though the infrastructure improvements constructed in such a development are eventually accepted by the City and maintained as public infrastructure, the cost of such development should be borne by the private developer and those costs are recouped through the sale of the developed residential lots. The Board very strongly believes that the cost of private residential development should be paid for with the investment of private funds and not public tax dollars. With this proposal, the City would be diverting County property tax dollars that will be paid by these new residences, as well as the School District's and the City's, into a private developer's revenue. This will put the burden of paying for the County services provided to these newly developed areas on ALL the existing property taxpayers of the County.

The Board opposes the use of tax increment generated funds in the manner proposed by the City of Riverdale. The proposal is inappropriate and not within the legislative intent that the use of tax increment financing be limited to redeveloping and revitalizing blighted areas or as an economic development tool.

The Scott County Board of Supervisors would recommend and appreciate if the City of Riverdale would consider amending the proposed Tax Increment Financing plan so that the portion of the property taxes generated by Scott County's levy was paid to the County and not rebated to the developer. While the Board of Supervisors recognizes the City of Riverdale has no legal obligation to comply with our request, in the spirit of intergovernmental cooperation, we hope the City Council would consider this request.

Sincerely,

Carol Earnhardt, Chair
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Pleasant Valley Community School District Board
Dr. James Spelhaug, Superintendent PVCSD