



**Planning & Development
Scott County, Iowa**

Chris Mathias, Director

Email: planning@scottcountyiowa.gov
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

May 2, 2022

To: Board of Supervisors
CC: Mahesh Sharma, County Administrator
From: Chris Mathias, Planning & Development Director

Re: City of Walcott's proposed amendment to the City's Consolidated Urban Renewal Area Plan to pay the costs of constructing arterial street improvements.

The City of Walcott has notified Scott County of a proposed amendment to the Consolidated Urban Renewal Area Plan to allow the reimbursement of no more than \$1.7 million, plus any interest expense incurred by the City on any borrowing undertaken for the funding, to the City's General Fund for public infrastructure costs.

The "E. Lincoln Street Improvements Project" will consist of the construction of street, curb and gutter and sidewalk improvements; the construction of sanitary sewer, waterworks and storm water drainage system improvements; and the incidental utility, landscaping, site clearance and cleanup work related thereto along E. Lincoln Street from and including its intersection with Main Street on the west and continuing east to and including its intersection with Blue Grass Road.

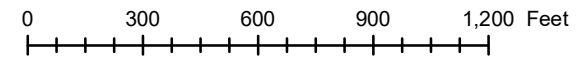
The Board has already passed a TIF policy that provides guidance on this matter. The policy states that "Scott County opposes the use of tax increment financing to fund public infrastructure when there are other more equitable sources of municipal financing available for such projects." I have drafted a letter that includes this same language for the Board's consideration and I will be available to answer questions and take direction from you on that letter at the May 10th COW.



City of Walcott - Urban Renewal Plan Amendment

E. Lincoln Street Improvements (Shown with)

1 inch = 500 feet



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

DRAFT

May 12, 2022

Mayor John Kostichek
Walcott City Council Members
Walcott City Hall
128 West Lincoln, PO Box 247
Walcott, IA 52773

RE: City of Walcott's proposed amendment to its Urban Renewal Area Plan in order to authorize the use of tax increment financing to pay the costs of constructing arterial street improvements.

Dear Mayor Kostichek:

Thank you for the opportunity to comment on the City of Walcott's most recent proposed amendment to its Urban Renewal Area Plan. The Scott County Board of Supervisors has reviewed the information provided to our TIF Review Committee by your City Clerk, Lisa Rickertsen. The Board supports the use of Tax Increment Financing when it is used as an economic development incentive for businesses adding primary jobs that strengthen the local and regional economy. While improving municipal infrastructure may play a part in incentivizing local business expansion, the Board does not support the use of TIF for funding municipal infrastructure improvements such as city street reconstruction. Rather, such costs should only come from city revenue sources and not the County-levy-generated portion of a TIF fund. The Board of Supervisors also recommends that all tax increment financing projects be for the minimum dollar amount to make the project feasible and also be of the shortest possible duration.

The Scott County Board of Supervisors wants to continue the spirit of cooperation with the City of Walcott on economic development projects and we look forward to working with you in the future.

Sincerely,

Ken Beck, Chair
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Lisa Rickertsen, Walcott City Clerk