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

July 26, 2022

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

Re: City of LeClaire's proposed amendment to the City's Urban Renewal Area #1 and creation of Rodgers 1st Addition Urban Renewal Plan in order to authorize the use of tax increment financing for a commercial redevelopment.

The City of LeClaire has notified Scott County of a proposed amendment to the City's Urban Renewal Area #1 and the creation of the Rodgers 1st Addition Urban Renewal Plan in order to authorize the use of tax increment financing for a commercial redevelopment. The amendment removes Lot Two (2) of Rodgers 1st Addition from Urban Renewal Area #1. This allows the creation of Rodger's 1st Addition Urban Renewal Plan which will consist of that same Lot 2 of Rodgers 1st Addition.

The Rodger's 1st Addition Urban Renewal Plan would allow the reimbursement of no more than \$4.95 million from the TIF to GRT QC Property, LLC (or a related entity) for two projects. 1) A \$5 million renovation of the exterior and interior of a building in which Fareway Stores, Inc. will operate as a grocery store. 2) The \$1,000,000 development of a separate commercial building on an outlot which will create and retain jobs in the City.

While the plan does list public infrastructure costs as a possible item to receive funding, no public improvements are planned at this time. The project is capped at a maximum \$4.95 million TIF incentive and the development agreement is for 15 years.

The Board has already passed a TIF policy that provides guidance on this matter. Based on that policy, I believe that the Board will support this use of TIF funds. However, my letter will include a couple aspects of the project where I believe the Board will have some concerns. 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 August 2nd COW.

DRAFT

July 26, 2022

Mayor Dennis Gerard
LeClaire City Council Members
LeClaire City Hall
325 Wisconsin Street
LeClaire, IA 52753

RE: City of LeClaires's proposed amendment to LeClaire Urban Renewal Area #1 and creation of Rodgers 1st Addition Urban Renewal Plan in order to authorize the use of tax increment financing for a commercial redevelopment.

Dear Mayor Gerard:

Thank you for the opportunity to comment on the City of LeClaire's most recent proposed amendment to its Urban Renewal Area Plan, as well as the creation of the Rodgers 1st Addition Urban Renewal Plan. The Scott County Board of Supervisors has reviewed the information provided by your City Staff. 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. It is understood that the development agreement associated with the new Rodgers 1st Addition Plan will facilitate the construction of a full service grocery store, something that the City of LeClaire currently lacks. While LeClaire is not officially labeled as a "food desert" by the USDA, it could certainly be considered a low food access location and this project is a great addition for the residents of LeClaire.

While Dennis Bockenstedt has commented that no public improvements are planned with the grocery store or commercial outlot project, the plan does show public improvements as a possible cost that could be reimbursed with this money. It should be pointed out that the Board does not support the use of TIF money to fund public improvements. The plan also includes the details on a commercial outlot building that will be developed with TIF incentives. In regards to this building, the Board is opposed to the use of TIF as an economic development incentive for retail or service sector businesses that compete with other existing businesses for the same Quad Cities Area markets.

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

Sincerely,

Ken Beck, Chair
Scott County Board of Supervisors

DRAFT

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Dennis Bockenstedt, LeClaire City Administrator

EXHIBIT 1

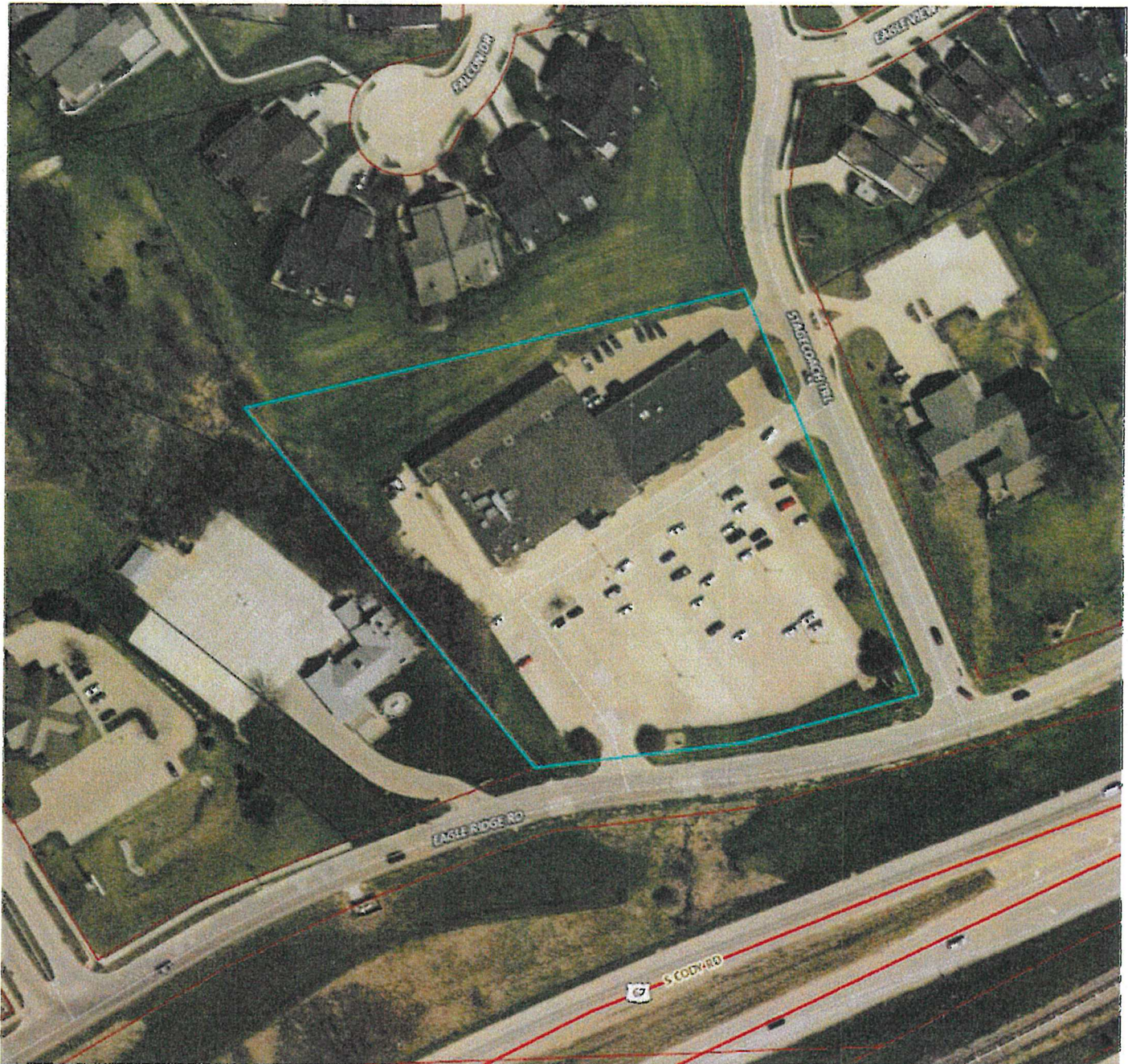
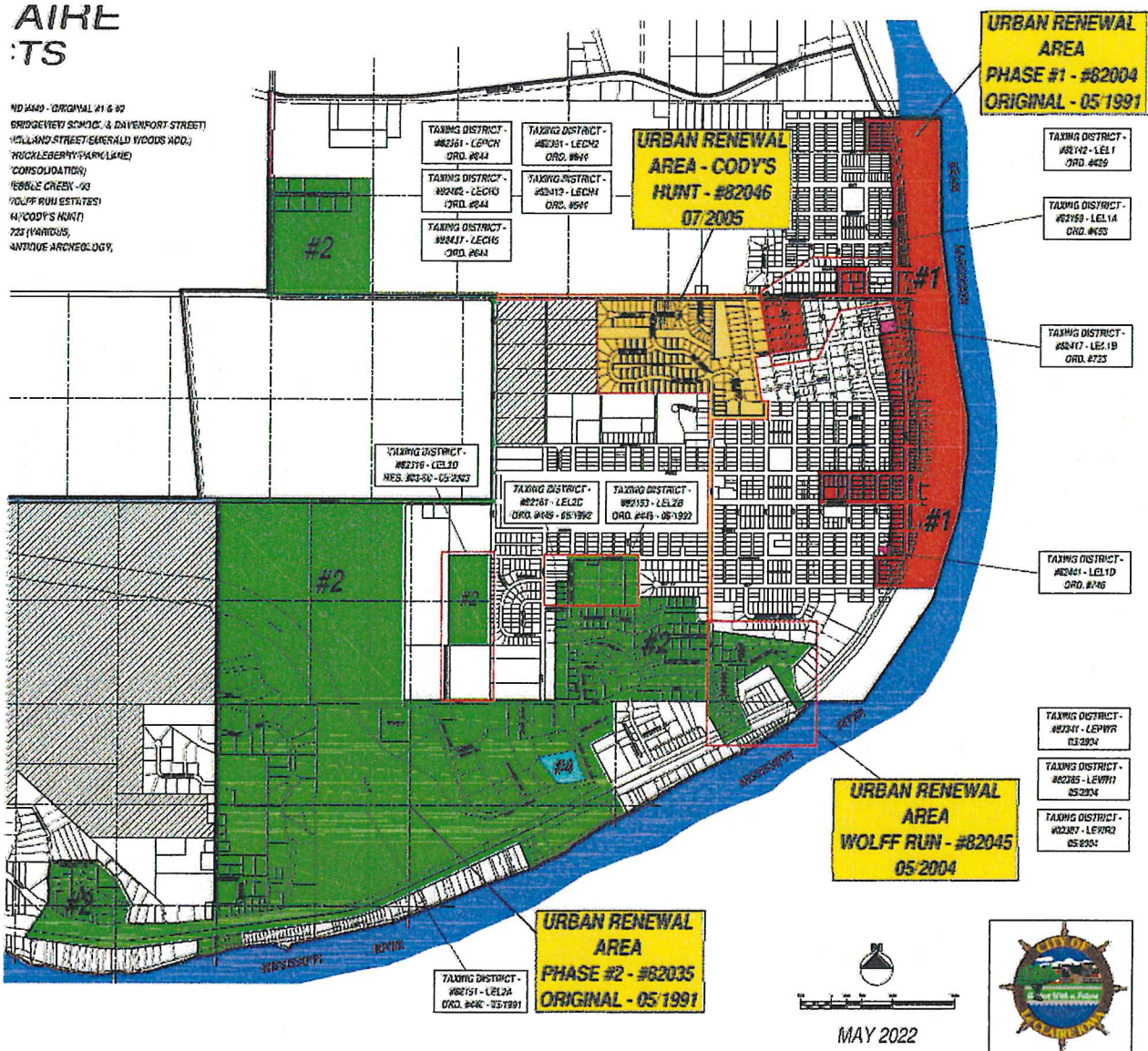


EXHIBIT 1

EXHIBIT C

MAP OF AREA AFTER REMOVAL OF THE 2022 REMOVED PROPERTY

[2022 Removed Property designated as #4]



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