

CITY OF LECLAIRE – URBAN RENEWAL AREA NOTICES

Scott County Board of Supervisors

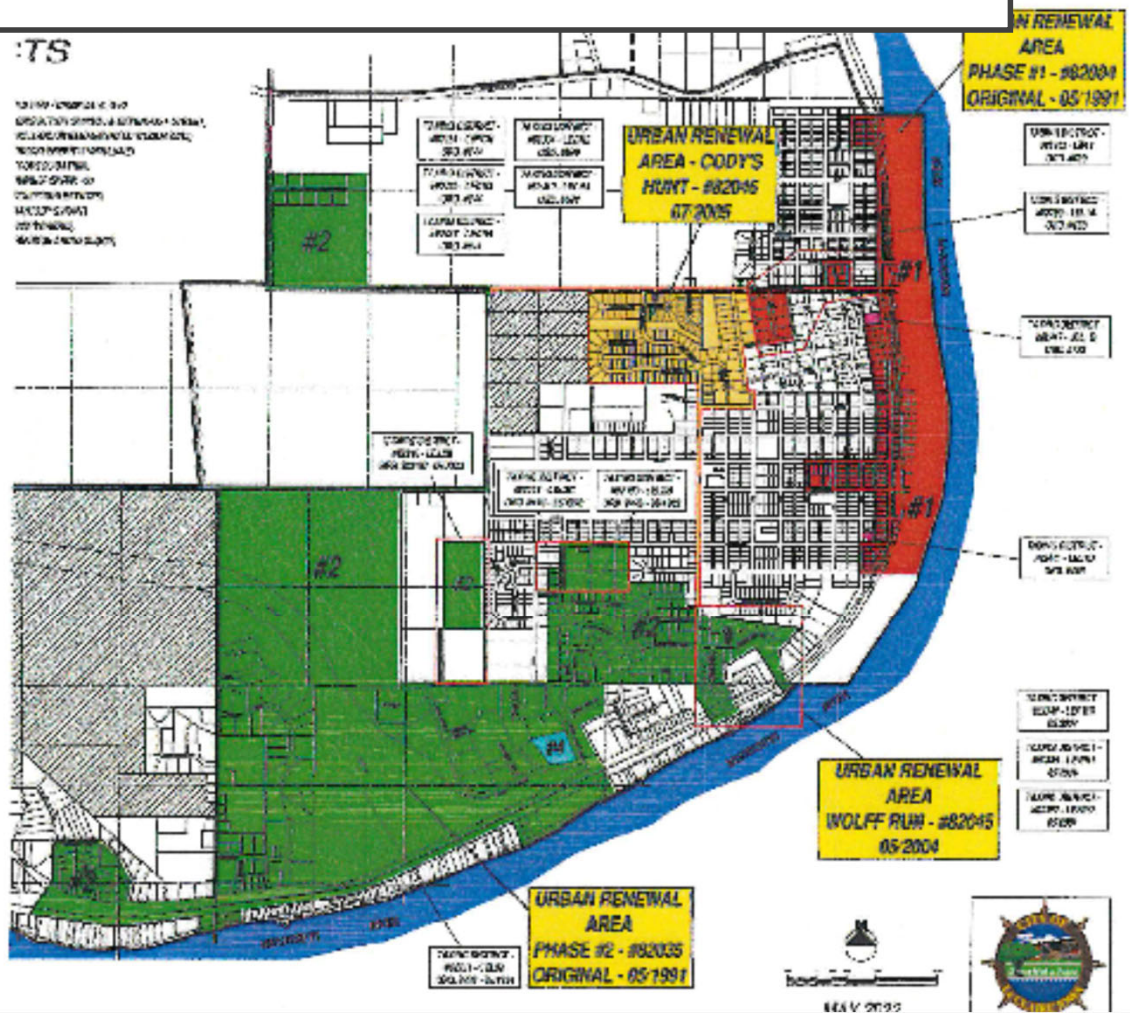
Committee of the Whole

August 2nd, 2022

NOTICES RECEIVED

- Proposed amendment Urban Renewal Plan (URP) to amend LeClaire Urban Renewal Area (URA) No. 1.
 - Removes Lot 2 of RODGERS FIRST ADDITION from URA No. 1
 - Public hearing at LeClaire City Hall 8/15/22 at 6:00 P.M.
- Proposed adoption of a new URP for the Rodgers 1st Addition URA.
 - This is a new URA made only of Lot 2 of Rodgers First Addition
 - Public hearing at LeClaire City Hall 8/15/22 at 6:00 P.M.

MAP OF URA #1 – AFTER REMOVAL



LOT 2 OF RODGERS 1ST ADDITION



Legend

-  Parcels
-  Parcel Point
-  Political Township
- All Roads**
-  Interstate
-  US Highway
-  State Highway
-  County Route
-  Major road
-  Local roads
-  Ramp
-  Alleyway/Access Road
-  Bike/Pedestrian Trail
-  Driveway
-  Rights of Way
-  Railroad

PROJECT DETAILS

- City of LeClaire has been without a grocery store for a few years.
- According to the Health Dept., while LeClaire is not considered a “food desert” by USDA standards, LeClaire and NE Scott County are considered low food access locations, particularly for those without reliable transportation.
- The developer, GRT QC Property, LLC would undertake a \$5 million project to renovate the exterior and interior of a former grocery store which will be owned and operated by Fareway Stores, Inc.
- The developer would also build a commercial building on an outlot, estimated to have a project cost over \$1 million.

PROJECT DETAILS

- The capped incentive amount, including all elements of the proposed development, is capped at \$4.95 million.
- The payments will be made over the life of the development agreement which is 15 years.
- The City of LeClaire also proposes that the developer will receive \$400,000 in incentive from speed camera revenues, as well as a \$100,000 State economic fund grant.

HOW DOES THIS PLAN ALIGN WITH SCOTT COUNTY BOARD TIF POLICY?

- Scott County supports the use of tax increment financing used to reverse blight and declining property values, if it is to offset the extraordinary cost of such redevelopment in urban renewal areas.
 - This a redevelopment of a vacant storefront, bringing better access to food to the community and NE Scott County.
- The Board does not support the use of TIF money to fund public improvements.
 - No public improvements planned, but they are listed as an eligible expense in the plan.
- 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.
 - We do not know what is going into the outlot commercial storefront yet, but these could be businesses that compete with other existing businesses for the same QC markets.