

April 25, 2023

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 incentivize development

Dear Mayor Kostichek:

Thank you for the opportunity to comment on the City of Walcott's most recently 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. According to those documents, the City of Walcott will reimburse a maximum of \$750,000 back to Sterling Partners I, LLC to construct a new 250,000 SF warehouse building at Lot 1 of Iowa 80th Addition in the City of Walcott.

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. However, the creation of jobs is not guaranteed with this project. We understand that the intent is to move 20 existing jobs to this location, but that there will be 150,000 SF of new building available to lease which could lead to 20-50 more primary jobs in Scott County. The Board supports the fact that you have limited these reimbursement payments to four years which appears to be the minimum dollar amount to make the project feasible and 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