

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

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www.scottcountyiowa.gov



To: Mahesh Sharma, County Administrator

From: David Farmer, CPA, MPA, Director of Budget and Administrative Services

Date: November 17, 2023

Re: City of Bettendorf's proposed Amendment No. 2 to the I-80 Urban Renewal Plan

The City of Bettendorf has notified Scott County of an Opportunity to Consult on the amendment to the I-80 Urban Renewal Plan. The City of Bettendorf would construct a pedestrian bridge over Middle Road as an Urban Renewal Project. The City's bonding capacity within the associated Urban Renewal Area is necessary to support the financing of this pedestrian bridge.

The Opportunity to Consult meeting was held Wednesday November 15, 2023. The Public Hearing on this project is scheduled for Tuesday, December 5, 2023 by the Bettendorf City Council. Staff has prepared the attached letter based on the consultation meeting and the County's Urban Renewal and Economic Development Area, Tax Increment Financing principles.

The information received from the City of Bettendorf is included with this memo.

Any formal communication from the County is to be received by the City by November 22, 2023.

CC:

Chris Still, Interim Planning and Development Director

Megan Petersen, Finance Manager

Wes Rostenbach, Accounting Manager



November 8, 2023

Ken Beck, Board Chair
Scott County Board of Supervisors
600 W. 4th Street
Davenport, IA 52801

Dear Ken:

Please find enclosed a Notice of Consultation to be held between the City of Bettendorf and all affected taxing entities on November 15, 2023, at 2:00 pm in City Council Chambers, 1609 State Street, as well as other pertinent information regarding the proposed Amendment No. 2 to the I-80 Urban Renewal Plan for the City of Bettendorf.

If you have any questions, please feel free to contact me at 563-344-4060 or jreiter@bettendorf.org. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jeff Reiter" followed by the initials "MS". The signature is written in a cursive style.

Jeff Reiter
Assistant City Administrator/
Economic Development Director

JR/ms

COUNCIL LETTER

MEETING DATE: November 7, 2023

REQUESTED BY: Jeff Reiter



Item Title

Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan in the City of Bettendorf, State of Iowa.

Explanation

On April 4, 2017, by Resolution 85-17, the City Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan (the "Plan" or "URP") for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area").

Then, on February 15, 2022, by Resolution 30-22, the City Council approved and adopted and Amendment No.1 to the Plan, which included certain additional agricultural property into the URP.

Within the URP, it was contemplated that the City of Bettendorf would construct a pedestrian bridge over Middle Road as an Urban Renewal Project. The City's bonding capacity within the associated URA is necessary to support the financing of this pedestrian bridge.

Staff requests at this time a Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 2 to the I-80 Urban Renewal Plan, to include estimates for potential indebtedness for the construction of this pedestrian bridge and associated Urban Renewal Projects. Per Iowa Code, a consultation with the affected taxing entities (Pleasant Valley Schools and Scott County), is required to provide them opportunity to consult on the project. Additionally, per Iowa Code, a public hearing must occur in order for the URP Amendment to occur.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

- Proposed indebtedness will be contemplated as part of the City's spring bond sale

List Attachments

- Resolution
- Proposed Amendment (Exhibit 1)
- Notice of Consultation
- Notice of Public Hearing

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF BETTENDORF, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN FOR THE CITY OF BETTENDORF, STATE OF IOWA

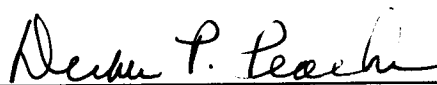
The City of Bettendorf, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 2:00 P.M. on November 15, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa concerning a proposed Amendment No. 2 to the I-80 Urban Renewal Plan for the I-80 Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Assistant City Administrator, or his delegate, as the designated representative of the City of Bettendorf, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 2 to the I-80 Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 7th day of November, 2023.



City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 2 before the City Council at its meeting which commences at 7:00 P.M. on December 5, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Quad City Times, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF
BETTENDORF, STATE OF IOWA

The City Council of the City of Bettendorf, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on December 5, 2023 in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, to consider adoption of a proposed Amendment No. 2 to the I-80 Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Bettendorf, State of Iowa.

The Urban Renewal Area is legally described as follows:

ORIGINAL AREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF FOREST GROVE PARK ADDITION AND ALONG SAID EAST LINE TO THE NORTHEASTERLY CORNER OF SAID FOREST GROVE PARK ADDITION;

THENCE WEST ALONG THE NORTH LINE OF SAID FOREST GROVE PARK ADDITION TO A POINT, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPENCER HOLLOW FIRST ADDITION OUTLOT D;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THRU SAID WEST LINE OF SAID OUTLOT D AND ALONG THE NORTHERLY EXTENSION OF SAID OUTLOT D TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2010-00005515, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON MARCH 1, 2010, SAID PARCEL ALSO KNOWN BY PARCEL ID #840105001;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL ID #840105001 TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE EASTERLY ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2011-00036619, AT THE SCOTT COUNTY IOWA RECORDERS OFFICE, RECORDED ON DECEMBER 22, 2011, SAID PARCEL ALSO KNOWN BY PARCEL ID #840107004;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL ID #840107004 TO THE NORTHEASTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 80;

THENCE WESTERLY ALONG THE NORTHERN LINE OF SAID PARCEL #840107004, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL #840105001, SAID LINE ALSO BEING THE SOUTHERLY LINE OF INTERSTATE 80, TO A POINT ON THE EXTENSION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE ALONG SAID EAST LINE OF SAID SOUTHWEST QUARTER EXTENDED, NORTHERLY TO THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID INDIANA AVENUE TO THE WEST LINE OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AMENDMENT NO. 1 AREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26 minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

Thence South 02 degrees 02 minutes 09 Seconds East along said East Line, a distance of 1,330.58 feet to the south line of said parcel;

Thence South 87 degrees 18 minutes 43 seconds West along said south line, a distance of 578.82 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,118.14 feet to the to the north right of way line of Forest Grove Drive;

Thence South 87 degrees 08 minutes 54 seconds West along said north right of way line, a distance of 997.86 feet to the westerly line of said parcel conveyed by Warranty Deed recorded in Book 295 of deeds at Page 90;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 574.20 feet;

Thence North 60 degrees 09 minutes 07 seconds East along said westerly line, a distance of 577.99 feet;

Thence North 02 degrees 49 minutes 54 seconds West along said westerly line, a distance of 335.28 feet;

Thence North 87 degrees 10 minutes 06 seconds East along said westerly line, a distance of 499.21 feet to the west line of the East Half of the Northwest Quarter of said Section 1;

Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Bettendorf, Iowa.

The City of Bettendorf, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes

specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

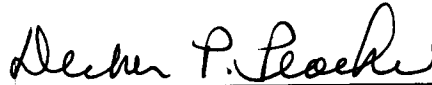
The proposed Amendment No. 2 would update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Bettendorf, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 7th day of November, 2023.




City Clerk, City of Bettendorf, State of Iowa

(End of Notice)

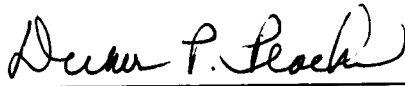
Section 5. That the proposed Amendment No. 2, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 2 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 7th day of November, 2023.



Mayor Pro Tem

ATTEST:



City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

November 7, 2023

The City Council of the City of Bettendorf, State of Iowa, met in regular session, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 7:00 P.M., on the above date. There were present Mayor Pro Tem Scott Naumann, in the chair, and the following named Council Members:

Greg Adamson, Lisa Brown, Scott Naumann, Jerry Sechser, Frank Baden (all in-person), and Nick Palczynski (via Teams)

Absent: Bill Connors

Vacant: _____

* * * * *

Council Member Sechser then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE I-80 URBAN RENEWAL PLAN IN THE CITY OF BETTENDORF, STATE OF IOWA", and moved that the same be adopted. Council Member Brown seconded the motion to adopt. The roll was called, and the vote was:

AYES: Brown, Naumann, Sechser, Baden, Palczynski, Adamson

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 297-23

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2
TO THE I-80 URBAN RENEWAL PLAN IN THE CITY OF
BETTENDORF, STATE OF IOWA

WHEREAS, by Resolution No. 85.17, adopted April 4, 2017, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the I-80 Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the I-80 Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Scott County; and

WHEREAS, by Resolution No. 30-22, adopted February 15, 2022, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

COMMENCING AT THE POINT OF BEGINNING, DESCRIBED AS THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 2 TO THE SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF FOREST GROVE DRIVE TO THE CENTERLINE OF SPRING CREEK DRIVE, SAID DRIVE BEING LOCATED IN HUNTINGTON MEADOWS FIRST ADDITION TO THE CITY OF BETTENDORF;

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THENCE WESTERLY ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. TO THE POINT OF BEGINNING.

The I-80 Urban Renewal Area also includes the full right-of-way of all roads and streets within, adjacent to, or bordering the Area.

AMENDMENT NO. 1 AREA

Part of the Northwest Quarter of Section 1, Township 78 North, Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the East Half of the Northwest Quarter of said Section 1;

Thence South 02 degrees 02 minutes 09 seconds West along the west line of the East Half of the Northwest Quarter of said Section 1, a distance of 183.84 feet to the south right of way line of Interstate Route 80 and the Point of Beginning;

Thence North 86 degrees 16 minutes 37 seconds East along said south right of way line, a distance of 282.89 feet;

Thence easterly 296.12 feet along said south right of way line and the arc of a circle concave to the south, having a radius of 52,336.80 feet, a chord bearing of North 86 degrees 26 minutes 20 seconds East, and a chord distance of 296.12 feet to the east line of a parcel conveyed by Warranty Deed recorded in Book 295 of Deeds at Page 90 in the Scott County Recorder's office;

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Thence North 02 degrees 02 minutes 09 seconds West along said west line, a distance of 1,267.31 feet to the Point of Beginning.

The above described parcel contains 39.167 acres, more or less.

For the purpose of this description, bearings are based on the Iowa State Plane Coordinate System, South Zone – 1402, North American Datum of 1983.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 2 to the Plan ("Amendment No. 2" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 2 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 2 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 2 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 2 required by Section 403.5(2), Code of Iowa, as amended, shall be held on November 15, 2023, in the Council Chambers, City Hall, 1609 State Street, Bettendorf, Iowa, at 2:00 P.M., and the Assistant City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 2, the notice to be in substantially the following form:

ATTACH THE AMENDMENT
Labeled AS EXHIBIT 1 HERE

**AMENDMENT NO. 2
TO THE
I-80
URBAN RENEWAL PLAN
for the
I-80
URBAN RENEWAL AREA
CITY OF BETTENDORF, IOWA**

**Original Plan – April 2017
Amendment No. 1 – February 2022
Amendment No. 2 – December 2023**

**Amendment No. 2
to the
I-80 Urban Renewal Plan
City of Bettendorf, Iowa**

INTRODUCTION

The I-80 Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the I-80 Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 2017 and amended in 2022 (“Amendment No. 1”), is being further amended by this Amendment No. 2 to the Plan (“Amendment No. 2” or “Amendment”) to update the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area. This Amendment does not add property to, nor remove property from, the Area.

Except as modified by this Amendment No. 2, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 2 shall control. Any subsections not mentioned in this Amendment No. 2 shall continue to apply to the Plan, as amended.

DESCRIPTION OF AREA

The property included in the Original Plan, adopted in 2017, may be referred to as the “Original Subarea” of the Urban Renewal Area. The land added to the Urban Renewal Area by Amendment No. 1 may be referred to as the “Amendment No. 1 Subarea.” A legal description of the Area, as amended by Amendment No. 1, is attached hereto as Exhibit A, and a map of the entire Urban Renewal Area, identifying the Original Subarea and the Amendment No. 1 Subarea, is attached as Exhibit B.

BASE VALUE

Nothing in this Amendment affects already established frozen base values for any portion of the Area included in an ordinance allowing for the division of revenue under Iowa Code Section 403.19.

AREA DESIGNATION

The Area, as amended, continues to be designated as an economic development area for the promotion of commercial and industrial development.

DEVELOPMENT PLAN/ZONING

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the Premiering Bettendorf; A comprehensive Plan for Bettendorf, adopted October 6, 2015, which is the City of Bettendorf’s general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended, and this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Such projects are not listed in this Amendment, but consist of a variety of urban renewal projects. One project included in Amendment No. 1 is being updated herein as follows:

Project	Estimated Date	Estimated cost	Rationale why the project promotes economic development or blight remediation
Middle Road Public Pedestrian Bridge and Trails	2024 – 2026	\$11,000,000	Public safety and economic development improvements to promote commercial and tourism development

FINANCIAL DATA

1.	July 1, 2023 constitutional debt limit:	\$237,972,894
2.	Current outstanding general obligation debt:	\$123,479,698
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the updated Previously Approved Urban Renewal Project has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment No. 2 are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitution debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the updated Previously Approved Urban Renewal Project as described above will be approximately as indicated in the adjacent column:	\$11,000,000 (This amount does not include costs related to financing which may be incurred over the life of the Area.)

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Urban Renewal Area and any portion thereof for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan or any previous amendments in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Amendment not determined to be invalid or unconstitutional.

EXHIBIT A

LEGAL DESCRIPTION OF I-80 URBAN RENEWAL AREA, AS AMENDED

Part of Sections 1 and 2 in Township 78 North, together with part of Sections 34, 35 and 36, in Township 79 North, all located in Range 4 East of the 5th Principal Meridian, in the City of Bettendorf, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the northwest corner of the southwest quarter of said Section 36;

Thence Easterly along the centerline of Indiana Avenue, a distance of 425 feet more or less to the westerly line of Scott County Parcel ID #943633004;

Thence Southerly along said westerly line, a distance of 667 feet more or less;

Thence Southeasterly along said westerly line, a distance of 676 feet more or less to the north line of the southwest quarter of the southwest quarter of said Section 36;

Thence East along said north line, a distance of 728 feet more or less to the east line of the southwest quarter of the southwest quarter of said Section 36;

Thence South along said east line, a distance of 1,121 feet more or less to the northerly right of way line of Interstate Route 80;

Thence Easterly along said northerly right of way line, a distance of 1,320 feet more or less to the east line of the southwest quarter of said Section 36;

Thence South, a distance of 282 feet more or less to the southerly right of way line of Interstate Route 80;

Thence Easterly along said southerly right of way line, a distance of 1,320 feet more or less to the east line of Forest Grove Park 2nd Addition;

Thence South along said east line, a distance of 504 feet more or less to the southerly line of Forest Grove Park 2nd Addition;

Thence West along said southerly line, a distance of 838 feet more or less;

Thence Southerly along said southerly line, a distance of 307 feet more or less;

Thence Southerly along said southerly line, a distance of 109 feet more or less;

Thence Southwesterly along said southerly line, a distance of 29 feet more or less;

Thence Northwesterly along said southerly line, a distance of 67 feet more or less;

Thence Northerly along said southerly line, a distance of 370 feet more or less;

Thence West along said southerly line, a distance of 213 feet more or less to the easterly line of Forest Grove Park 2nd Addition;

Thence Southwesterly along said easterly line, a distance of 186 feet more or less;

Thence Southerly along said easterly line, a distance of 371 feet more or less;

Thence Southeasterly along said easterly line, a distance of 271 feet more or less;

Thence Southerly along said easterly line, a distance of 141 feet more or less;

Thence Southerly along said easterly line, a distance of 124 feet more or less;

Thence Southeasterly along said easterly line, a distance of 127 feet more or less to the westerly right of way line of Spring Creek Drive

Thence Southerly along said westerly right of way line 410 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 311 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 90 feet more or less;

Thence Southerly along said westerly right of way line, a distance of 387 feet more or less to the center line of Forest Grove Drive;

Thence Northwesterly along said center line, a distance of 1,011 feet more or less;

Thence West along said center line, a distance of 6,328 feet more or less to the west line of the east half of the northwest quarter of said Section 2;

Thence North along said west line, a distance of 2,364 feet more or less to the southerly right of way line of Interstate Route 80;

Thence Westerly along said southerly right of way line, a distance of 1,320 feet more or less to the west line of the northwest quarter of said Section 2;

Thence North, a distance of 313 feet more or less to the northerly right of way line of Interstate Route 80;

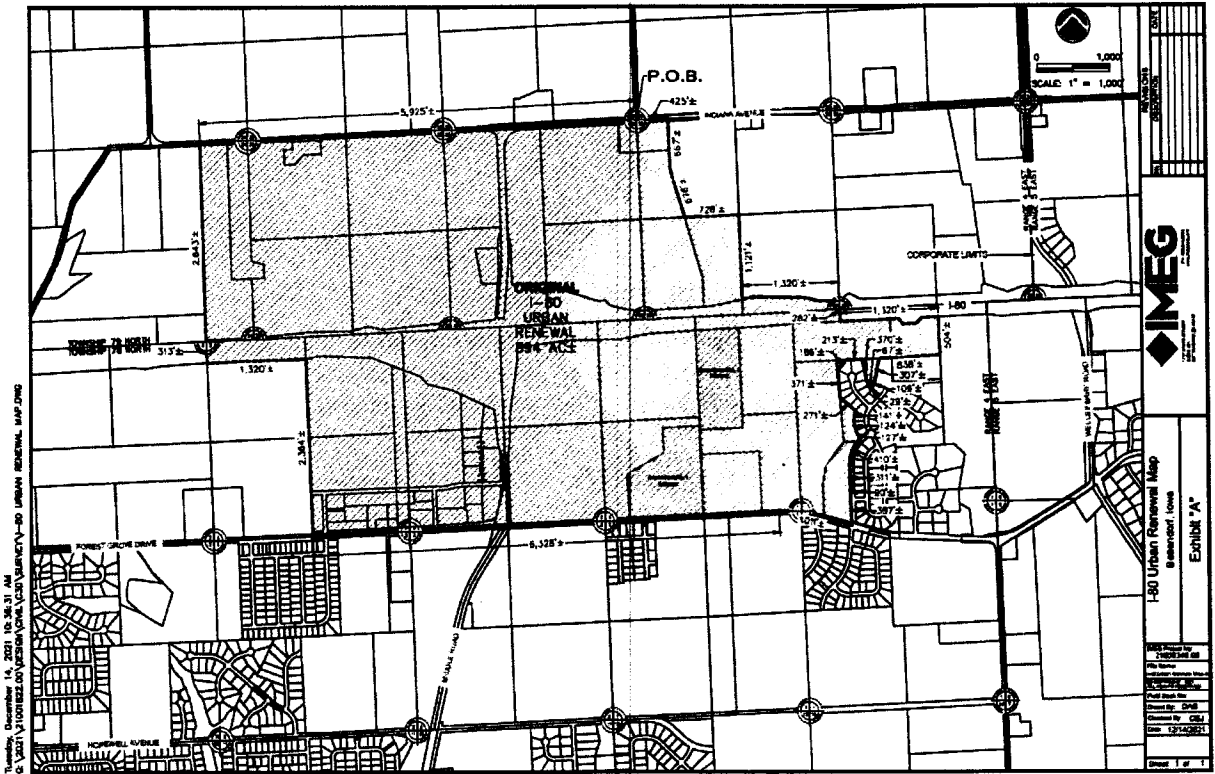
Thence North along the west line of Scott County Parcel ID #943455001, a distance of 2,643 feet more or less to the centerline of Indiana Avenue;

Thence East along said centerline, a distance of 5,925 more or less to the Point of Beginning.

The above describe parcel contains 894 acres more or less as shown by the attached Exhibit "A".

EXHIBIT B

MAP OF I-80 URBAN RENEWAL AREA, AS AMENDED



CERTIFICATE

STATE OF IOWA

)

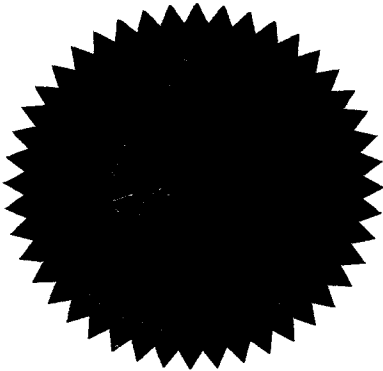
) SS

COUNTY OF SCOTT

)

I, the undersigned City Clerk of the City of Bettendorf, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

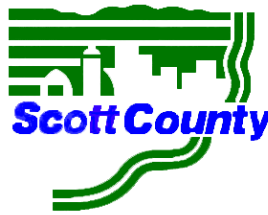
WITNESS my hand and the seal of the Council hereto affixed this 7th day of November, 2023.



Debra P. Pearl

City Clerk, City of Bettendorf, State of Iowa

BOARD OF SUPERVISORS
600 West Fourth Street
Davenport, Iowa 52801-1030
Office: (563) 326-8749
Fax: (563) 328-3285
E-Mail: board@scottcountyiowa.gov



Ken Beck, Chair
John Maxwell, Vice-Chair
Jean Dickson
Ross Paustian
Rita Rawson

November 16, 2023

Mayor Robert Gallagher, Jr.
Bettendorf City Council Members
Bettendorf City Hall
1609 State Street
Bettendorf, IA 52722

RE: City of Bettendorf's proposed Amendment No. 2 to the I-80 Urban Renewal Plan

Dear Mayor Gallagher and Council Members:

Thank you for the opportunity to comment on the proposed amendment No. 2 to the I-80 Urban Renewal Plan. The Scott County Board of Supervisors has reviewed the information provided to our TIF Review Committee by Jeff Reiter, Bettendorf Director of Economic Development. The Board supports the use of TIF as an economic development incentive for I-80 Urban Renewal Plan area along Middle Rd. The proposed and current developments will increase the tax base of the community. The existing Bettplex development has already proven that this type of use can draw 1.5 million people a year to Scott County. The continued development in this area should attract more sporting events and visitors to the Quad Cities area and help grow our tourism economy. The Amendment No. 2 is designed to leverage a safe walkway, including a pedestrian bridge across middle road, amongst the development.

The Board does not support the use of TIF to fund public improvements which could be incurred by the entire town rather than a shared expense. We understand alternative funding measures and grants were considered. Future development not captured by the incremental tax financing, may offset the shared expense over the life of the project and be available to the taxing bodies. The Board has always encouraged TIF rebates or incremental financing to be for the least amount and the shortest length of time necessary to make a project feasible.

The Scott County Board of Supervisors appreciates its opportunity to comment on this TIF Plan and is excited by the development along a highly visible entrance to the Quad City area. The Board is delighted to have this facility located in Scott County. The Board hopes to continue the spirit of cooperation with the City of Bettendorf 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
Decker Ploehn, Bettendorf City Administrator