



**COUNCIL LETTER**

**MEETING DATE:** June 15, 2010

**REQUESTED BY:** Steve Van Dyke

**ITEM TITLE:** Resolution setting a date for public hearing to consider a Resolution and Tax Increment Financing Ordinance between the City of Bettendorf and Plantation Development at 730 Tanglefoot Lane.

**Explanation (Background and How it Responds to Vision, Mission, or Goals)**

One of the City of Bettendorf's top goals is its efforts to encourage economic development and increase the tax base of underutilized property such as the 19 acre parcel of land located northwest of Tanglefoot Lane and Utica Ridge Road in Bettendorf, Iowa.

Multiple commercial buildings with a technology use emphasis are anticipated for this site. The location chosen for the new buildings has been taxed at the agricultural rate for decades and has not developed even while being surrounded by numerous commercial sites. With the use of the TIF incentive, the City may be in a position to address this problem.

The City of Bettendorf has previous approved a development agreement for the parcel owned by Plantation Development known as the I-74 Technology Park. Recently the City has been approached by the developer for the construction of the first building within this property. We have attached all the details of which we are aware and, as agreed upon previously, have notified the other taxing bodies of this request. The City anticipates a request for a 10-year 100% TIF rebate.

Prior to offering any such financial incentives, the city desires to seek public input in the form of a public hearing. Therefore, staff recommends setting July 6, 2010 at 7:00 pm in the City Council Chambers at Bettendorf City Hall, 1609 State Street as the date, time, and place for the public hearing.

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

Funds will be generated by commercial projects within the area and will be issued only as a rebate.

**List Attachments:**

- Resolution
- Legal Description
- Location Map
- Concept Plan

**RESOLUTION \_\_\_ -10**

**RESOLUTION SETTING A DATE FOR PUBLIC HEARING TO CONSIDER A  
RESOLUTION AND TAX INCREMENT FINANCING ORDINANCE BETWEEN  
THE CITY OF BETTENDORF AND PLANTATION DEVELOPMENT  
AT 730 TANGLEFOOT LANE**

WHEREAS, the City of Bettendorf has targeted certain underdeveloped areas for redevelopment, and

WHEREAS, the 19-acre area northwest of Tanglefoot Lane and Utica Ridge Road has remained undeveloped even while surrounded by multiple commercial developments, and

WHEREAS, the City of Bettendorf has previously approved a development agreement concerning tax increment financing with Plantation Development (the developer), and

WHEREAS, Plantation Development has now approached the City of Bettendorf with a potential development project within the parcel known as the I-74 Technology Park, and

WHEREAS, the City of Bettendorf wishes to seek public input into this process before passing said resolution and tax increment financing ordinance, and

WHEREAS, the City Council has determined that a public purpose will be accomplished by the generation of new job opportunities, the diversification of the City of Bettendorf's tax base, and the creation of businesses that generate public gains and benefits as mandated in Section 15A of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BETTENDORF, IOWA that July 6, 2010 at 7:00 PM in the Bettendorf City Council Chambers at 1609 State Street is hereby established as the date, time, and location for a public hearing for a proposed resolution and tax increment financing ordinance between the City of Bettendorf and Plantation Development.

PASSED, APPROVED, AND ADOPTED THIS 15TH DAY OF JUNE, 2010.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

UTICA RIDGE

40TH AV

**SITE**

PINEHILL RD

GOLDEN VALLEY DR

BELAIR CT

MEDINA CT

MAGNOLIA CT

SUNSHINE CT

ROLLING HILLS DR

DENNISTON AV

TANGLEFOOT

DENNISTON CT





# FINAL PLAT OF INTERSTATE 74 TECHNOLOGY PARK

AN ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 17  
TOWNSHIP 78 NORTH RANGE 4 EAST OF THE 5th P.M.

# ATTACHMENT B

OWNER - DEVELOPER  
**PLANTATION DEVELOPMENT, LTD**  
P.O. BOX 864  
BETTENDORF, IOWA 52722  
ATTN: ALAN FRANKEL

### GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ( 5/8" Ø IRON PIN )

IRON MONUMENTS SET SHOWN THUS ( 5/8" Ø x 30" )

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 2.21 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

SUBDIVISION IS ZONED C-6 ( OFFICE AND RESEARCH PARK DISTRICT ).

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

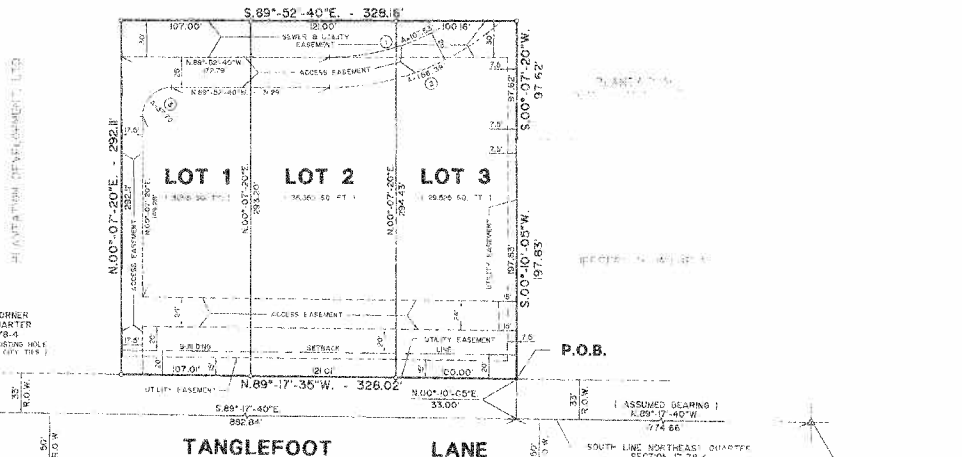
THE FRONT YARD SETBACK FROM TANGLEFOOT LANE IS 20 FEET BECAUSE OF A VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT.

A SIDEWALK SHALL BE CONSTRUCTED ALONG THE NORTH RIGHT OF WAY LINE OF TANGLEFOOT LANE IN CONJUNCTION WITH BUILDING CONSTRUCTION ON THE INDIVIDUAL LOTS.

ALL INTERIOR DRIVEWAYS ARE PRIVATELY OWNED AND ARE TO BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION.

LOT 2 SHALL NOT HAVE DIRECT ACCESS TO TANGLEFOOT LANE. DIRECT ACCESS TO TANGLEFOOT LANE FROM LOT 1 IS RESTRICTED TO THE 17.5 FOOT ACCESS EASEMENT ALONG THE WEST SIDE OF LOT 1. CROSS ACCESS BETWEEN THE THREE LOTS WILL BE WITHIN THE EASEMENTS SHOWN HEREON.

THE AREA CONTAINED IN THIS PLAT IS SUBJECT TO A "PREPLATTING AND DEVELOPMENT AGREEMENT" AND AN "ACCESS EASEMENT" AND MAINTENANCE AGREEMENT FILED AS DOCUMENT NUMBERS 2008-29809 AND 2008-29810 RESPECTIVELY IN THE OFFICE OF THE RECORDER OF SCOTT COUNTY, IOWA.



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	187.00'	32°-00'-25"	107.53'	104.07'	N.72°-47'-35"E	103.23'
2	26.50'	43°-40'-05"	196.39'	152.48'	N.65°-02'-20"E	6.93'
3	24.00'	50°-00'-00"	37.77'	33.94'	N.45°-07'-20"E	24.00'

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly-licensed and duly-registered member of the Board of Surveyors.  
 Signature: *David L. Meyer*  
 David L. Meyer, P.E. & L.S., License Number 7222  
 Date: JUNE 26, 2009  
 My license renewed date is December 31, 2010  
 THIS SHEET ONLY  
 Fees or sheets covered by this seal.



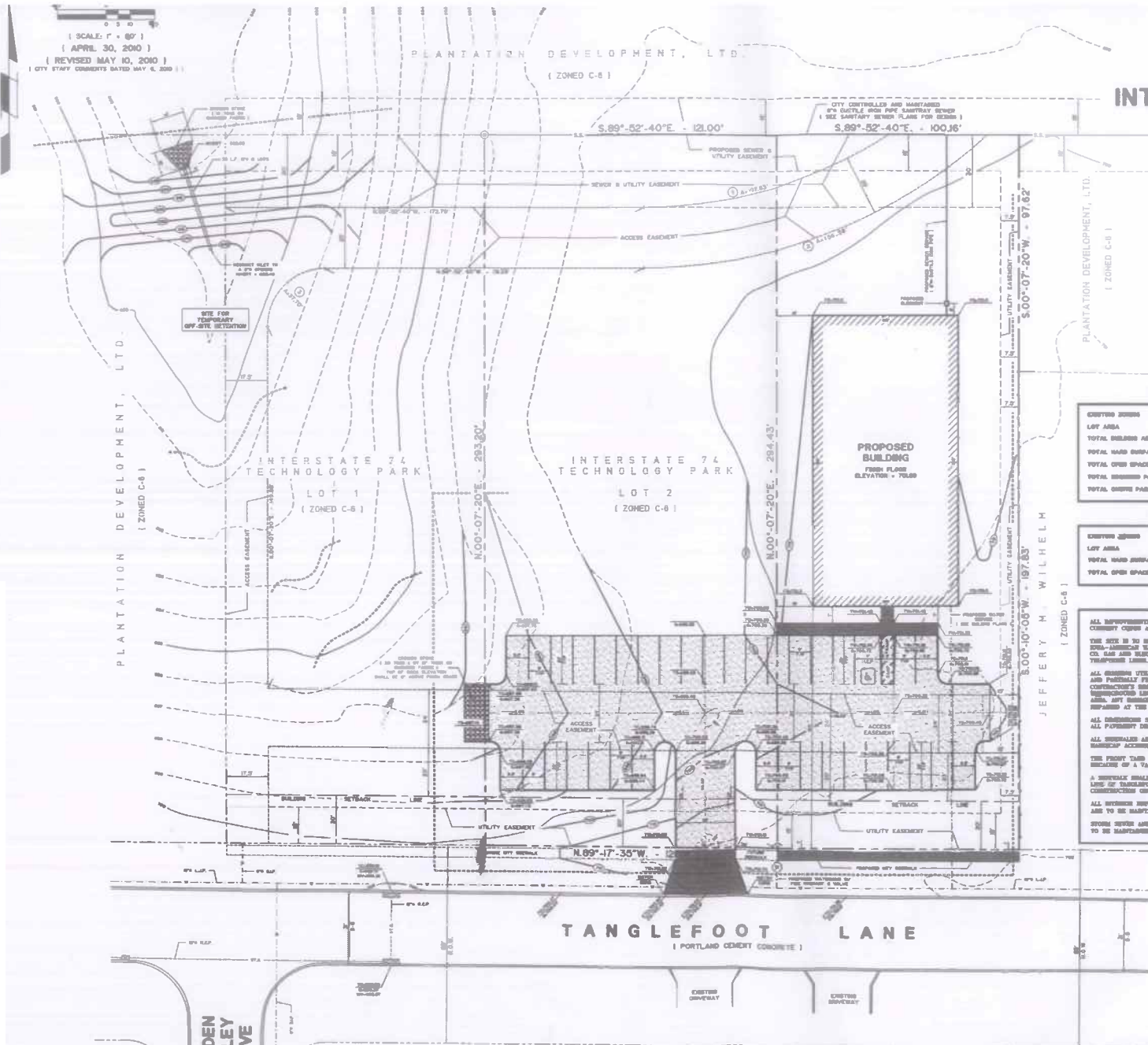
<b>QWEST COMMUNICATIONS</b>	<b>MIDAMERICAN ENERGY COMPANY</b>	<b>IOWA-AMERICAN WATER CO.</b>	<b>MEDIACOM</b>	<b>PLAN &amp; ZONE COMMISSION</b>	<b>CITY OF BETTENDORF, IOWA</b>	<b>PREPARED BY</b>
BY <i>David L. Meyer</i>	BY <i>Michelle Halburst</i>	BY <i>James J. DeLorenzo</i>	BY <i>James D. Smith</i>	BY <i>Robert H. Hallogh</i>	BY <i>David L. Meyer</i>	<b>VERBEKE - MEYER CONSULTING ENGINEERS, P.C.</b> DAVENPORT IOWA MVCE 08178
DATE <u>9/10/09</u>	DATE <u>9/14/09</u>	DATE <u>9-14-09</u>	DATE <u>9-14-09</u>	DATE <u>9-15-09</u>	DATE <u>9-22-09</u>	

# ATTACHMENT C SITE PLAN OF

## LOTS 2 AND 3

### INTERSTATE 74 TECHNOLOGY PARK

#### BETTENDORF, IOWA



**SITE INFORMATION - LOT 3**

EXISTING ZONING	C-4 (OFFICE AND BUSINESS PARK DISTRICT)
LOT AREA	10,800 SQUARE FEET
TOTAL COVERED AREA	7,800 SQUARE FEET
TOTAL HARD SURFACE AREA	6,400 SQUARE FEET
TOTAL OPEN SPACE AREA	3,000 SQUARE FEET
TOTAL EXISTING PARKING	SPACES
TOTAL COVERED PARKING	28 SPACES (10,000) RECONFIGURED

**SITE INFORMATION - LOT 2**

EXISTING ZONING	C-4 (OFFICE AND BUSINESS PARK DISTRICT)
LOT AREA	10,800 SQUARE FEET
TOTAL HARD SURFACE AREA	7,800 SQUARE FEET
TOTAL OPEN SPACE AREA	3,000 SQUARE FEET

**GENERAL NOTES**

ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ALL CURRENT ORDINANCES AND ORDINANCES OF THE CITY OF BETTENDORF, IOWA.

THE SITE IS TO BE SERVED BY MUNICIPAL SANITARY SEWER. PERVA-AMERICAN WATER SUPPLY VALVES, 18" AMERICAN BENTONITE CURB AND RELIEF VALVES SHALL BE USED FOR ALL CONSTRUCTION THROUGHOUT THE SITE.

ALL EXISTING UTILITY MARKS WERE LOCATED PARTIALLY BY THE FIELD AND PARTIALLY FROM REVIEW OF RECORD PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION IN THE AREA. ALL SURFACE MARKS TO UTILITIES SHOWN TO CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.

ALL EXISTING SEWER ARE IN 18" AND 24" DIAMETER POLYETHYLENE GLASS REINFORCED PLASTIC (PEFRP) PIPE. ALL EXISTING SEWER ARE TO BE REPAIRED TO 18" DIAMETER POLYETHYLENE GLASS REINFORCED PLASTIC (PEFRP) PIPE. ALL EXISTING SEWER ARE TO BE REPAIRED TO 18" DIAMETER POLYETHYLENE GLASS REINFORCED PLASTIC (PEFRP) PIPE. ALL EXISTING SEWER ARE TO BE REPAIRED TO 18" DIAMETER POLYETHYLENE GLASS REINFORCED PLASTIC (PEFRP) PIPE.

THE FRONT YARD SETBACK FROM TANGLEFOOT LANE IS 60 FEET. SETBACKS OF A VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT.

A DRIVEWAY SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF LOT 2 AND SHALL BE CONSTRUCTED TO THE PROPERTY LINE OF LOT 2. THE DRIVEWAY SHALL BE CONSTRUCTED TO THE PROPERTY LINE OF LOT 2.

ALL SURFACE IMPROVEMENTS AND UTILITIES ARE PROBABLY OWNED AND ARE TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.

SEWER SEWER AND OVERFLOW BASINS ARE PROBABLY OWNED AND ARE TO BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.

**LEGEND**

- EXISTING INDEX CONTOUR
- - - - EXISTING INTERMEDIATE CONTOUR
- ▨ EXISTING CATCH BASIN
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT W/ VALVE
- EXISTING STORM SEWER
- EXISTING WIRE FENCE
- EXISTING TOP OF CURB ELEVATION
- EXISTING GUTTER ELEVATION
- PROPOSED SANITARY SEWER
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ▨ PORTLAND CEMENT CONCRETE
- ▨ ASPHALTIC CONCRETE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF WALK ELEVATION
- PROPOSED FRESH GRADE
- PROPOSED TOP OF SLAB ELEVATION
- PROPOSED CONTOUR
- PROPOSED S/LT FENCE
- PROPOSED DRAINAGE ARROW
- ⊕ PROPOSED FIRE HYDRANT W/ VALVE
- ⊙ PROPOSED WATERMAIN

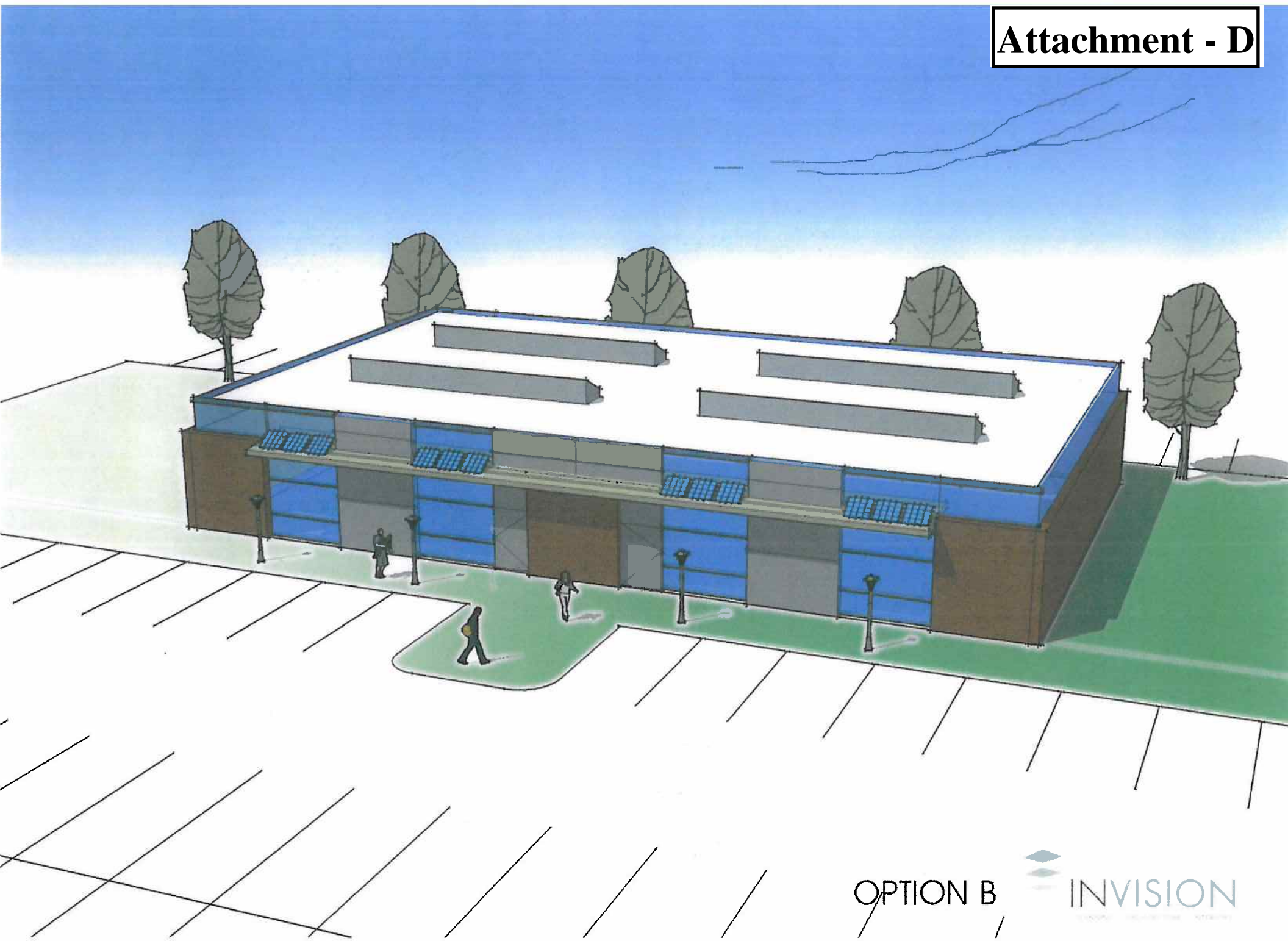
**ACCESS EASEMENT CURVE DATA**

CURVE NUMBER	RADIUS	DELTA	ABC	CHORD	CHORD BEARING	TANGENT
1	107.00	37°-07'-30"	107.00	65.07	67.77°-07'-30"	30.50
2	20.00	47°-30'-00"	20.00	12.50	59.97°-00'-30"	9.50
3	24.00	50°-00'-00"	24.00	15.00	64.00°-00'-00"	14.00

PREPARED BY  
**VERBEKE - MEYER**  
CONSULTING ENGINEERS, P.C.

MAY 11 2010

SCALE: 1" = 60'  
(APRIL 30, 2010)  
(REVISED MAY 10, 2010)  
CITY STAFF COMMENTS DATED MAY 4, 2010



OPTION B

