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Scott County Iowa  
Rita A. Vargas Recorder

File **2018-00015361**

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**Type of Document:** RESOLUTION ADOPTING BETTENDORF INDUSTRIAL  
PARK/HIGHWAY 67 URBAN RENEWAL PLAN  
(INCLUDING THE PLAN LABELED AS EXHIBIT 1 AND  
ATTACHED TO THE RESOLUTION)

**Return Document to:** Jeff Reiter  
City of Bettendorf  
1609 State Street  
Bettendorf, IA 52722

**Preparer Information:** Nathan J. Overberg  
Ahlers & Cooney, P.C.  
100 Court Ave., Ste. #600  
Des Moines, IA 50309  
(515) 243-7611

**Taxpayer Information:** N/A

**GRANTORS:** N/A

**GRANTEES:** N/A

**LEGAL DESCRIPTION:** See Resolution, pages 1-3.  
01472682-1\10216-082

COUNTY RECORDER'S CERTIFICATE

I, Rita A Vargas, County Recorder of Scott County, State of Iowa, hereby certify on the 18<sup>th</sup> day of June, 2018, there was filed in my office a copy of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan and the Resolution adopting same for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area, of the City of Bettendorf, State of Iowa, all duly certified, for recording and the same is recorded in Book 2018 at Page 15361 of the records in my office.

Dated this 18<sup>th</sup> day of June, 2018.

Rita A Vargas  
County Recorder of Scott County, State of  
Iowa

(COUNTY SEAL)  
01472680-1\10216-082

May 15, 2018

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 Robert S. Gallagher, in the chair, and the following named Council Members:

Lisa Brown, Debe LaMar, Scott Naumann, Jerry Sechser, Frank Baden and Scott Webster

Absent: Greg Adamson

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member Webster then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at 7:00 P.M. on the 5<sup>th</sup> day of June, 2018, at this place.

Council Member Brown seconded the motion. The roll was called and the vote was,

AYES: LaMar; Naumann; Sechser; Baden; Webster; Brown

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure deferred to the June 5<sup>th</sup>, 2018 City Council meeting.

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 15th day of MAY, 2018.

*Debra P. Beach*

City Clerk, City of Bettendorf, State of Iowa



June 5, 2018

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 Greg Adamson, in the chair, and the following named Council Members:

Greg Adamson, Scott Naumann, Jerry Sechser, Frank Baden and  
Scott Webster

Absent: Lisa Brown and Debe LaMar

Vacant: \_\_\_\_\_

\* \* \* \* \*

A public hearing on the matter of the adoption of the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan was held on May 15, 2018 and the action was deferred until the June 5, 2018 City Council meeting.

Council Member Webster then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at this place.

Council Member Naumann seconded the motion. The roll was called and the vote was,

AYES: Sechser; Baden; Webster; Adamson; Naumann

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 181-18

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL PLAN

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area ("Area" or "Urban Renewal Area") described below has been prepared, which proposed Plan has been on file in the office of the City Clerk and which is incorporated herein by reference; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently pursuant to Chapter 403, the City is required to obtain permission from the agricultural land owners for all agricultural land to be included in the Area; and

WHEREAS, the City was unable to obtain permission from all the necessary agricultural land owners; and

WHEREAS, because the City was unable to obtain permission from all the necessary agricultural land owners to include all the property originally proposed to be included in the Urban Renewal Area, the property proposed to be included in the Urban Renewal Area has been reduced and the legal description has been amended to reflect the removal of certain parcels of agricultural land for which permission was not obtained; and

WHEREAS, this proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Area, following the removal of those parcels of agricultural land no longer proposed for inclusion in the Urban Renewal Area, includes and consists of:

Being part of Section 24 and 13 of T78N, R4E and part of Section 18 and 19 of T78N, R5E.

Commencing at the northwest corner of Section 24, T78N, R4E, thence south along the west line of said section to its intersection with the centerline of Crow creek, thence southeasterly along said centerline to its intersection with the north right of way of State Street, being the point of beginning.

Thence northeasterly along said right-of-way to the easterly corporate limits of the City of Bettendorf; thence south along said corporate limits to the north corporate limits line being the south line of the northeast 1/4 of the northwest 1/4 of said section 18;

thence east along said corporate limits line to the east line of Outlot A of Pleasant Harbor Addition; thence south to the north line of the Replat of Part of Lot 21 and Part of outlet A of Pleasant Harbor Addition;

thence west along said line to the west line of said replat;

thence south along said line and the west line of Pleasant Harbor Addition to the north line of Lot 12 of A.E.Baumbach Estate;

thence west along said line 462 feet more or less; thence south  $00^{\circ}48'17''$  east 32.13';

thence south  $9^{\circ}41'24''$  west 21.00'; thence south  $00^{\circ}48'17''$  east 327.07';

thence south  $40^{\circ}43'51''$  east 276.72' more or less;

thence south  $29^{\circ}46'34''$  east 244.50' more or less to the median highwater level of the Mississippi River thence southwesterly along the meander of the Mississippi River to the extension of the northeast line of lot 2 of Schutter's First Addition;

thence northwest along said line extended and said line to the most northerly corner of said lot;

thence southwest along the northwesterly line of said lot and the northwest line of lot 1 of said Addition to the most westerly corner of said lot 1;

thence southeast along the southwesterly line of said lot 1 to the most northerly corner of a parcel more particularly described in the warranty deed recorded at Scott County Recorder's Office as record #21806-87;

thence southwesterly along the northwesterly line of said lot and the northwesterly lines of parcels more particularly described in warranty deeds recorded as documents #14499-89, #3442-91, and #5760-86 at said Recorder's Office to the most westerly corner of said parcel described in record #5760-86;

thence southeasterly along the southwesterly line of said parcel and the extension thereof to the Mississippi River; thence southwest along the meander of the Mississippi River to the extension of the southwesterly line of Outlot E of Gehrman's First Addition;

thence northwesterly along said extension and said line to the most westerly corner of said Outlet E;

thence north  $36^{\circ}15'00''$  west 52.78';

thence south  $43^{\circ}53'25''$  west 27.99' to outlet D;

thence northerly along a curve with a 20 foot radius along the northeast line of said outlet;

thence north  $36^{\circ}15'00''$  west 137.55' ;

thence north  $36^{\circ}12'00''$  west 33.79';

thence southwesterly along the northwesterly lines of Outlets D, C, B, and A of said Addition to the most westerly corner of said Outlet A;

thence southeasterly along said Outlet A to the most southerly corner of said outlet;

thence continuing southeast to the most westerly corner of Clements River's Bend Addition;

thence continuing southeasterly along the southwesterly line and the southwesterly line extended of said addition to the Mississippi River; thence southwesterly along the meander of the Mississippi River to its confluence with Crow Creek; thence northerly along the center of said creek to the point of beginning.

EXCEPTING THE FOLLOWING:

Lot 1 of Pendleton's First Addition, Lot 1 of Stafford Industrial Park First Addition, Lot 1 of Tumey's Orchard Valley Addition, Lots 1 and 2 of Tallman's Third Addition, Lot 1 of Stafford Industrial Park Second Addition, and Lot 1, 2, and 3 of Tallman's Fourth Addition all in the South half of Section 13T78N R4E and in the Northwest Quarter of Section 24, T78N, R4E of the Fifth Principal Meridian;  
Lots 2, 3, & 4 Zimmerman Industrial Park and Lot 2 LeClaire Manufacturing 1st Addition to the City of Bettendorf;  
Riverside Industrial Park Third, Lots 1 & 2;  
Riverside Development Park Fifth, Lot 3;  
Dodd's Subd. Lot: 005 Dodd's Subdivision NWLY620' Lot 6 & All;  
Dodd's Subd. Lot 007 Dodd's Subdivision SEL525' Lot 6 & All;  
Sec:13 Twp:78 Rng:04 PT E 1/2 NE SEC 13-78-4 & PT W 1/2 NW SEC 18-78-5 COM NE COR SEC 13-S 363' TO C/L RD-S 81D 25' W 76'-S 65D 07' W 60' TO BEG: S 26D 02' E 862'-S 54D 08' W 786.4'-N 35D 16' W 428'-NLY TO HWY-NELY ALG HWY TO BEG;  
Clements Chambers First Addition, All Lots;  
Pigeon Creek Park, Doc. No. 07874-92;  
Westerly 1.1 acres of Lot 12 of E.A. Baumbach Estate, also Described as Parcel 004 in Doc. No. 1992-00020262;  
All Portions of The Auditors Plat for Richard A Jahn Addition that fall within the City Limits of the City of Bettendorf;  
Pleasant Valley Redi-Mix Addition;  
The Vacated Outlot A of Pleasant Harbor.

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan to be known hereafter as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Bettendorf Industrial Park/Highway 67 Urban Renewal Area and adoption of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and

recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on April 17, 2018, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Director, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for the May 15, 2018 meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Quad City Times, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Bettendorf Industrial Park/Highway 67 Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan" for the area of the City of Bettendorf, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Bettendorf Industrial Park/Highway 67 Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Bettendorf Industrial Park/Highway 67 Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area"; the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Bettendorf Industrial Park/Highway 67 Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Bettendorf Industrial Park/Highway 67 Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Bettendorf Industrial Park/Highway 67 Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Scott County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 15th day of June, 2018.

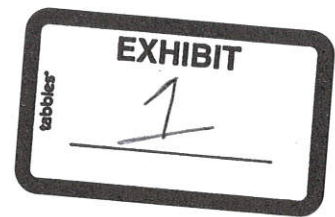
Gregory P. Adkinson for:  
Mayor

ATTEST:

Debra P. Leach  
City Clerk

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

ATTACH THE PLAN LABELED AS  
EXHIBIT 1 HERE



**BETTENDORF INDUSTRIAL  
PARK/HIGHWAY 67 URBAN  
RENEWAL PLAN**

**for the**

**BETTENDORF INDUSTRIAL  
PARK/HIGHWAY 67 URBAN  
RENEWAL AREA**

**CITY OF BETTENDORF, IOWA**

**May 2018**

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- C. AGREEMENTS TO INCLUDE AGRICULTURAL LAND

**Bettendorf Industrial Park/Highway 67  
Urban Renewal Plan  
City of Bettendorf, Iowa**

**A. INTRODUCTION**

This Bettendorf Industrial Park/Highway 67 Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Bettendorf. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

In order to achieve this objective, Bettendorf (the “City”) intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Bettendorf Industrial Park/Highway 67 Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B. A portion of the undeveloped property forming this Area has been removed from the Urban Renewal Area #4 by Amendment No. 1 to the Urban Renewal Plan for Urban Renewal Area #4.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City of Bettendorf will designate this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

**D. BASE VALUE**

If the Bettendorf Industrial Park/Highway 67 Urban Renewal Area is legally established, a Tax Increment Financing (TIF) Ordinance is adopted and debt is certified prior to December 1, 2018, the taxable valuation within the area included in the TIF Ordinance as of January 1, 2017, will be considered the frozen “base valuation.” If debt is not certified until a later date or if a TIF ordinance is not adopted until later, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area. It may be that separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. If so, each separate TIF ordinance area may have a separate frozen base value.

## **E. DEVELOPMENT PLAN/ZONING**

Bettendorf has a general plan for the physical development of the City as a whole outlined in the Bettendorf Comprehensive Plan adopted October 6, 2015. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Bettendorf Comprehensive Plan.

The Urban Renewal Area is currently zoned I-2 and I-3. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area and to promote economic development (commercial and industrial).

More specific objectives for the development, redevelopment and rehabilitation within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).

8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the Bettendorf community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

### **G. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To undertake the demolition and clearance of existing development.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Bettendorf.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

**H. ELIGIBLE URBAN RENEWAL PROJECTS**

**1. Tax Rebate or other Development Agreements**

**A. *Development Agreement with Bettindustrial, LLC:*** Bettindustrial, LLC (or a related entity) plans to construct an industrial “spec” building that will be 50,000 to 150,000 square feet and various public improvements that will serve the “spec” building property and adjacent parcels. Construction is anticipated to begin in 2018 with completion in 2019. City expects to support the project in the form of economic development grants rebating up to 100% of the tax increment generated by the project’s construction for up to 10 years, not to exceed \$2,450,000. The City’s support of the project is conditioned on the execution of a detailed development agreement and developer’s compliance with its terms.

**B. *Future Development Agreements:*** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such development agreements are estimated not to exceed \$12,000,000.

**2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	<b>Not to exceed \$10,000</b>

**I. FINANCIAL DATA**

1.	July 1, 2017 constitutional debt limit:	\$174,794,602
2.	Current outstanding general obligation debt:	\$126,215,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in	\$14,460,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

	<p>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 Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	
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**J. AGREEMENT TO INCLUDE AGRICULTURAL LAND**

Because some of the land being added to the Bettendorf Industrial Park/Highway 67 Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), each agricultural land owner has entered into an agreement in which the agricultural land owners agree to allow the City to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreements are attached as Exhibit C. The original signed agreements are on file at the City Clerk's office.

**K. URBAN RENEWAL FINANCING**

The City of Bettendorf intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Bettendorf has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Bettendorf. It may be the City will elect to

abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Areas. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

#### **L. PROPERTY ACQUISITION/DISPOSITION**

If property acquisition/disposition by the City becomes necessary to accomplish the objectives of the Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

#### **M. RELOCATION**

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

#### **O. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend this Plan in accordance with applicable state law.

**P. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Bettendorf Industrial Park/Highway 67 Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment area, 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, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance for the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area, for the maximum period allowed by law.

Separate TIF ordinances for separate parcel(s) may be adopted as development in the Area warrants. In this case, each separate TIF ordinance may have a separate base and separate sunset.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out in the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

**Q. SEVERABILITY CLAUSE**

If any part of the Plan 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 any part of the Plan not determined to be invalid or unconstitutional.

## EXHIBIT A

### LEGAL DESCRIPTION OF AREA

The Bettendorf Industrial Park/Highway 67 Urban Renewal Area is described as follows:

Being part of Section 24 and 13 of T78N, R4E and part of Section 18 and 19 of T78N, R5E.

Commencing at the northwest corner of Section 24, T78N, R4E, thence south along the west line of said section to its intersection with the centerline of Crow creek, thence southeasterly along said centerline to its intersection with the north right of way of State Street, being the point of beginning.

Thence northeasterly along said right-of-way to the easterly corporate limits of the City of Bettendorf; thence south along said corporate limits to the north corporate limits line being the south line of the northeast 1/4 of the northwest 1/4 of said section 18; thence east along said corporate limits line to the east line of Outlot A of Pleasant Harbor Addition; thence south to the north line of the Replat of Part of Lot 21 and Part of outlet A of Pleasant Harbor Addition;

thence west along said line to the west line of said replat;

thence south along said line and the west line of Pleasant Harbor Addition to the north line of Lot 12 of A.E.Baumbach Estate;

thence west along said line 462 feet more or less; thence south  $00^{\circ}48'17''$  east 32.13';

thence south  $9^{\circ}41'24''$  west 21.00'; thence south  $00^{\circ}48'17''$  east 327.07';

thence south  $40^{\circ}43'51''$  east 276.72' more or less;

thence south  $29^{\circ}46'34''$  east 244.50' more or less to the median highwater level of the Mississippi River thence southwesterly along the meander of the Mississippi River to the extension of the northeast line of lot 2 of Schutter's First Addition;

thence northwest along said line extended and said line to the most northerly corner of said lot;

thence southwest along the northwesterly line of said lot and the northwest line of lot 1 of said Addition to the most westerly corner of said lot 1;

thence southeast along the southwesterly line of said lot 1 to the most northerly corner of a parcel more particularly described in the warranty deed recorded at Scott County Recorder's Office as record #21806-87;

thence southwesterly along the northwesterly line of said lot and the northwesterly lines of parcels more particularly described in warranty deeds recorded as documents #14499-89, #3442-91, and #5760-86 at said Recorder's Office to the most westerly corner of said parcel described in record #5760-86;

thence southeasterly along the southwesterly line of said parcel and the extension thereof to the Mississippi River; thence southwest along the meander of the Mississippi River to the extension of the southwesterly line of Outlot E of Gehrman's First Addition;

thence northwesterly along said extension and said line to the most westerly corner of said Outlet E;

thence north  $36^{\circ}15'00''$  west 52.78';

thence south  $43^{\circ}53'25''$  west 27.99' to outlet D;

thence northerly along a curve with a 20 foot radius along the northeast line of said outlet;

thence north  $36^{\circ}15'00''$  west 137.55' ;

thence north  $36^{\circ}12'00''$  west 33.79';

Final

thence southwesterly along the northwesterly lines of Outlets D, C, B, and A of said Addition to the most westerly corner of said Outlet A;  
thence southeasterly along said Outlet A to the most southerly corner of said outlet;  
thence continuing southeast to the most westerly corner of Clements River's Bend Addition;  
thence continuing southeasterly along the southwesterly line and the southwesterly line extended of said addition to the Mississippi River;  
thence southwesterly along the meander of the Mississippi River to its confluence with Crow Creek;  
thence northerly along the center of said creek to the point of beginning.

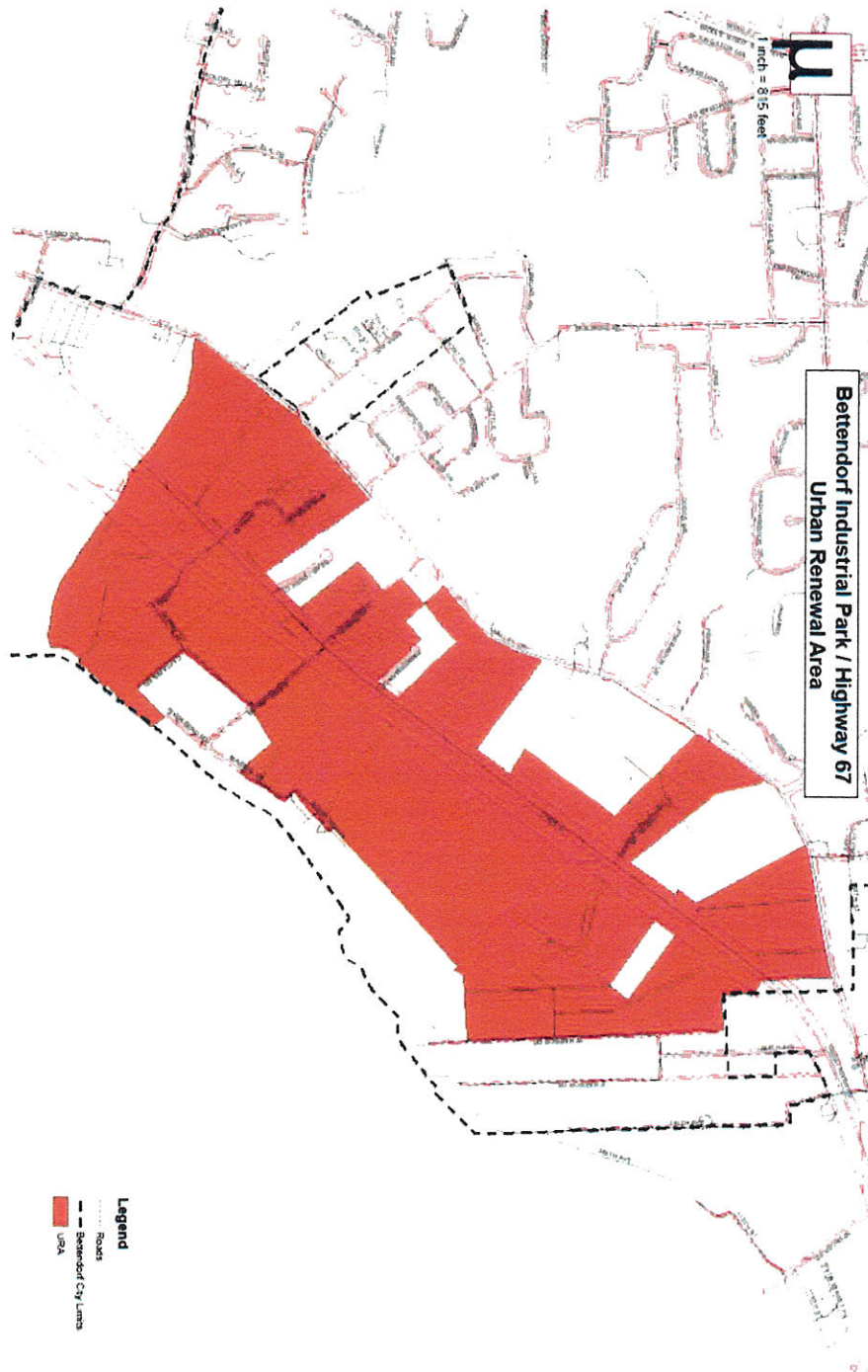
EXCEPTING THE FOLLOWING:

Lot 1 of Pendleton's First Addition, Lot 1 of Stafford Industrial Park First Addition, Lot 1 of Tumey's Orchard Valley Addition, Lots 1 and 2 of Tallman's Third Addition, Lot 1 of Stafford Industrial Park Second Addition, and Lot 1, 2, and 3 of Tallman's Fourth Addition all in the South half of Section 13T78N R4E and in the Northwest Quarter of Section 24, T78N, R4E of the Fifth Principal Meridian;  
Lots 2, 3, & 4 Zimmerman Industrial Park and Lot 2 LeClaire Manufacturing 1st Addition to the City of Bettendorf;  
Riverside Industrial Park Third, Lots 1 & 2;  
Riverside Development Park Fifth, Lot 3;  
Dodd's Subd. Lot: 005 Dodd's Subdivision NWLY620' Lot 6 & All;  
Dodd's Subd. Lot 007 Dodd's Subdivision SEL525' Lot 6 & All;  
Sec:13 Twp:78 Rng:04 PT E 1/2 NE SEC 13-78-4 & PT W 1/2 NW SEC 18-78-5 COM NE COR SEC 13-S 363' TO C/L RD-S 81D 25' W 76'-S 65D 07' W 60' TO BEG: S 26D 02' E 862'-S 54D 08' W 786.4'-N 35D 16' W 428'-NLY TO HWY-NELY ALG HWY TO BEG;  
Clements Chambers First Addition, All Lots;  
Pigeon Creek Park, Doc. No. 07874-92;  
Westerly 1.1 acres of Lot 12 of E.A. Baumbach Estate, also Described as Parcel 004 in Doc. No. 1992-00020262;  
All Portions of The Auditors Plat for Richard A Jahn Addition that fall within the City Limits of the City of Bettendorf;  
Pleasant Valley Redi-Mix Addition;  
The Vacated Outlot A of Pleasant Harbor.

All located within the City of Bettendorf, County of Scott, State of Iowa.

EXHIBIT B

BETTENDORF INDUSTRIAL PARK/HIGHWAY 67  
URBAN RENEWAL AREA MAP



## EXHIBIT C

### AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 2 day of MARCH, 2018.

Name of Agricultural Land Owner: City of Bettendorf  
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: Decker P. Pioehn

Date: 3-2-18

Print Name: Decker P. Pioehn  
CITY ADMINISTRATOR

Witness: [Signature]

01452896-1 10218-072

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE  
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 3 day of MARCH, 2018.

Name of Agricultural Land Owner: SWK Enterprises, LLC  
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: [Signature]

Date: 3 3 18

Print Name: STACE KINGSLEY

Witness: [Signature]

01452896-110216-072

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE  
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.

2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.

3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 5 day of April, 2013.

Name of Agricultural Land Owner: Bettindustrial, LLC  
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: [Signature] Date: 4/5/13

Print Name: Walter J. Harrison

Witness: [Signature]

01462896 10216002

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE  
BETTENDORF INDUSTRIAL PARK/HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 11<sup>th</sup> day of APRIL, 2018.

Name of Agricultural Land Owner: Olympic Steel Iowa, Inc.  
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: *M. Edie*

Date: 4/11/2018

Print Name: MARUS EDIE

Witness: *Maureen Cullen*

01452896-310216-072

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE  
BETTENDORF INDUSTRIAL PARK HIGHWAY 67 URBAN RENEWAL AREA

WHEREAS, the City of Bettendorf, Iowa, (the "City") has proposed to establish the Bettendorf Industrial Park/Highway 67 Urban Renewal Area (the "Urban Renewal Area" or "Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Area will include certain property which is owned by the Agricultural Land Owner listed below; and

WHEREAS, Section 403.17(3) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property within the Area and owned by the Agricultural Land Owner meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property contained within the Urban Renewal Area.
2. The Agricultural Land Owner hereby agrees that the City of Bettendorf, Iowa, may include the portion of the property owned by the Agricultural Land Owner in the Urban Renewal Area.
3. The Agricultural Land Owner further authorizes the governing body of the City of Bettendorf, Iowa, to pass any resolution or ordinance necessary to designate said property as an Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 8 day of May, 2018.

Name of Agricultural Land Owner: FDL Properties, Inc.  
(signed by Agricultural Land Owner or person authorized to sign on Agricultural Land Owner's behalf)

Signature: Fred Dodds

Date: 5-8-18

Print Name: FRED DODDS

Witness: [Signature]

01452896-1 102160172

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.

June WITNESS my hand and the seal of the Council hereto affixed this 5th day of \_\_\_\_\_, 2018.

*Debra P. Beach*

\_\_\_\_\_  
City Clerk, City of Bettendorf, State of Iowa

