

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, July 17, 2019; 5:30 PM

City Hall, 226 W 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the proposed conveyance of the vacated public right-of-way known as the east-west portion of Crestline Drive located west of the north-south alley lying west of Marlo Avenue (2950 Crestline LLC, Petitioner). [Ward 6]
2. Public Hearing on the proposed conveyance of the vacated public right-of-way known as a portion of Forest Grove Ct (multiple abutting property owners, Petitioners). [Ward 6]
3. Public Hearing for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1]

B. Public Works

1. Public Hearing on the plans, specifications, forms of contract, and estimated cost for the FY20 Threshold Street Resurfacing Program, CIP #35037. [Wards 3, 4, & 5]

C. Finance

1. Public Hearing authorizing the City to sell City-owned parcels E0014-12 & E0014-13, both along the 1400 Block of Christie St (Willis and Renee Simmons, Petitioners). [Ward 5]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderwoman Meginnis

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Rita Rawson, Chairman; Ray Ambrose, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1]
2. Resolution authorizing the conveyance of the vacated public right-of-way known as the east-west portion of Crestline Drive located west of the north-south alley lying west of Marlo Avenue (2950 Crestline LLC, Petitioner). [Ward 6]
3. Resolution authorizing the conveyance of the vacated public right-of-way known as a portion of Forest Grove Ct (multiple abutting property owners, Petitioners). [Ward 6]
4. Resolution authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Report Form for the Downtown Rock Island Historic District (Centennial Bridge only). [Ward 3]
5. Resolution updating the City of Davenport hazard mitigation actions listed as part of the Scott County Multi-Jurisdictional Hazard Mitigation Plan (Case No. CP17-01, 11/15/2017) to include items the City of Davenport would like to have documented in consideration of grant applications related to flood mitigation. [All Wards]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Kyle Gripp, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding 12th Street in front of the residence at 2215 E 12th St. [Ward 5]
2. Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.
The Office; Bix VII Party; 116 W 3rd St; Saturday, July 27, 2019 10:00 a.m. – 2:00 a.m.; **Closure:** northernmost parking lane and two north travel lanes on W 3rd St between N Main St and Brady St. [Ward 3]

Lexie Reiling; Bix Porch Party; 321 N Main St; Thursday, August 1, 2019 11:00 a.m. - 1:00 p.m.; **Closure:** Main St from W 4th St south to the alley in the middle of the block. [Ward 3]

Third Missionary Baptist Church; Gospel Explosion Weekend; 222 W 14th St; Friday, August 9, 2019 8:00 a.m. - 9:00 p.m. and Saturday, August 10, 2019 7:00 a.m. - 7:00 p.m.; **Closure:** W 14th St between Harrison St and Main St. [Ward 3]

Frank Berner; 7th Annual Gene Price Memorial Car Show; 406 W 2nd St; Saturday,

August 10, 2019 6:00 a.m. - 3:00 p.m.; **Closure:** W 2nd St between Ripley St and Scott St. [Ward 3]

Palmer College; Homecoming events; 6:00 a.m. Saturday, August 10, 2019 through 10:00 a.m. Sunday, August 11, 2019; **Closure:** two easternmost lanes of Brady St from 8th St to Palmer Dr; Palmer Dr from Brady St to Perry St. [Ward 3] ***Pending IDOT approval for Brady St closure***

Village of East Davenport; Wine Walk Fundraiser for Gilda's Club Quad Cities; Saturday, August 17, 2019 1:00 p.m. - 8:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Jersey Ridge Rd from E 11th St to E 12th St; Christie St from 11th St north to the alley. [Wards 5 & 6]

Village of East Davenport; Farm Days in the Village; Saturday, August 24, 2019 5:00 a.m. through Sunday, August 26, 2019 6:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Christie St from E 11th St north to the alley. [Ward 5 & 6]

3. Motion approving noise variance request(s) for various events on the listed dates and times.

The Office; Bix VII Party; 116 W 3rd St; Saturday, July 27, 2019 10:00 a.m. - 12:00 a.m.; Outdoor music, over 50 dBa. [Ward 3]

Lexie Reiling; Bix Porch Party; 321 N Main St; Thursday, August 1, 2019 11:00 a.m. - 1:00 p.m.; Outdoor music, over 50 dBa. [Ward 3]

Palmer College; Homecoming events; 1000 Brady St; Thursday, August 8, 2019 through Saturday, August 10, 2019 10:00 a.m. - 11:00 p.m. each night; Outdoor music/band, over 50 dBa. [Ward 3]

Third Missionary Baptist Church; Gospel Explosion; 222 W 14th St; Friday, August 9, 2019 6:00 p.m. - 9:00 p.m.; Saturday, August 10, 2019 10:00 a.m. - 7:00 p.m.; Outdoor music, over 50 dBa. [Ward 3]

Frank Berner; 7th Annual Gene Price Memorial Car Show; 406 W 2nd St; Saturday, August 10, 2019 10:00 a.m. - 2:00 p.m.; Outdoor music/classic cars, over 50 dBa. [Ward 3]

Village of East Davenport; Wine Walk Fundraiser for Gilda's Club Quad Cities; Saturday, August 17, 2019 3:00 p.m. - 6:00 p.m.; Outdoor music, over 50 dBa. [Wards 5 & 6]

Village of East Davenport; Farm Days in the Village; Saturday, August 24, 2019 10:00 AM - 5:00 PM and Sunday, August 25, 2019 10:00 AM - 4:00 PM; Outdoor music/entertainment, over 50 dBa. [Wards 5 & 6]

4. Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 208 E River Dr - Temporary Outdoor Area Only - July 26 - 27, 2019 "Bix" - License Type: C Liquor

Front Street Brewery (Front Street Brewery, Inc) - 208 E River Dr - Temporary Outdoor Area Only - August 23 - 24, 2019 "Alternating Currents" - License Type: C Liquor

B. Annual license renewals (with outdoor area as noted):

Ward 1

Express Lane Gas & Food Mart, Inc. (Expresslane, Inc) - 4425 W Locust St - License Type: Class C Beer - Carry Out /B Native Winer

Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps LP) - 3838 Elmore Ave - License Type: Class C Liquor - On Premise

Holiday Inn & Suites / J-Bar (HOA Hotels LLC) - 4215 Elmore Ave - Outdoor Area - License Type: Class B Liquor - On Premise/B Wine

Ward 7

The Liquor Stop LLC (The Liquor Stop LLC) - 211 W 53rd St - License Type: Class E Liquor - Carry Out /C Beer/B Wine

Phil & Larry's Saloon (P & L, Inc) - 4811 N. Brady St, Ste 2 - Outdoor Area - License Type: Class C Liquor - On Premise

Tobacco Outlet Plus Grocery #562 (Kwik Trip, Inc) - 4619 N Brady St - License Type: Class C Beer - Carry Out/C Beer/B Wine

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chairman; JJ Condon, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving on the plans, specifications, forms of contract, and estimated cost for the FY20 Threshold Street Resurfacing Program, CIP #35037. [Wards 3, 4, & 5]
2. Resolution accepting work completed under the FY18 Resurfacing Program, CIP #35026. The total contract with Hawkeye Paving Corp was \$1,759,992.21. [Wards 1, 4, & 7]
3. Resolution accepting work completed under the FY18 Johnson Ave Resurfacing

Project, CIP #35037. The total contract with Tricity Blacktop, Inc was \$106,209.18. [Ward 1]

4. Resolution awarding the contract for the Green Alley project to Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$150,862, CIP #33031. [Ward 4]
5. Resolution approving the contract for the W High Street Flood Mitigation project to Langman Construction, Inc of Rock Island, IL in the amount of \$174,545.75, CIP #33020. [Ward 4]
6. Resolution approving the use of condemnation to acquire the property at 1020 Warren Street. [Ward 4]
7. Motion awarding the contract for the 2019 Alley Resurfacing project to Tri-City Blacktop Inc of Bettendorf, IA in the amount of \$94,530, CIP #35038. [Wards 3, 4, & 5]
8. Motion approving a 3-year interdepartmental land lease agreement renewal with Community Planning & Economic Development for FY20 - FY22 at the Davenport Municipal Airport. [Ward 8]
9. Motion approving a 3-year interdepartmental land lease agreement renewal with Davenport Parks & Recreation for FY20 - FY22 at the Davenport Municipal Airport. [Ward 8]
10. Motion awarding the contract for the Division Street Soccer Complex Parking Lot Resurfacing to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$94,653.20, CIP #64062. [Ward 8]
11. Motion approving change order #1 in the amount of \$66,628 for the Skybridge Window Repair project to Precision Builders, Inc of Bettendorf, IA, CIP #23023. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Mike Matson, Chairman; Rich Clewell, Vice Chairman

VII. FINANCE

1. Resolution authorizing the Mayor to execute the necessary documents to convey City-owned parcels E0014-12 & E0014-13 (Willis and Renee Simmons, Petitioners). [Ward 5]
2. Resolution setting a Public Hearing to grant an overhead electric easement to MidAmerican Energy. [Ward 8]
3. Resolution awarding a contract for the rehabilitation of 1412 West 14th Street to Reed Construction Co LLC of DeWitt, IA in the amount not-to-exceed \$211,339, CIP #HM200. [Ward 4]
4. Resolution awarding a contract for the rehabilitation of 1619 W Pleasant St to River Valley Homes of Bettendorf, IA in the amount of \$222,621, CIP #HM200. [Ward 4]

5. Resolution approving a contract with the Humane Society of Scott County for animal control services and directing the City Administrator to amend the FY20 Budget by \$128,004 to include the additional contract amount. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Ed M Feld Equipment Co Inc - hand tools for Fire Department - Amount: \$11,376.17
2. Davis Equipment Corp - used Toro sidewinder mower - Amount: \$17,100
3. Aercor Wireless Inc - 25 Aruba ethernet switches - Amount: \$46,837.50

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit.
Please end your comments promptly.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Brian Heyer 563-326-7735

Wards:

Action / Date

6/5/2019

Subject:

Public Hearing on the proposed conveyance of the vacated public right-of-way known as the east-west portion of Crestline Drive located west of the north-south alley lying west of Marlo Avenue (2950 Crestline LLC, Petitioner). [Ward 6]

Recommendation:

Hold the Hearing.

Background:

The City vacated this public right-of-way in 1960 and the neighboring property owner would like to acquire title to it.

ATTACHMENTS:

Type	Description
▢ Backup Material	Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	6/7/2019 - 8:48 AM

City of Davenport

Committee: Committee of the Whole
Department:
Contact Info: Brian Heyer 7735

Action / Date
7/17/19

Subject: PUBLIC HEARING ON THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY KNOWN AS THE EAST-WEST PORTION OF CRESTLINE DRIVE LOCATED WEST OF THE NORTH-SOUTH ALLEY LYING WEST OF MARLO AVENUE. 2950 CRESTLINE, L.L.C., PETITIONER.

Recommendation: Hold the Public Hearing.

Relationship to Goals: Revitalized Neighborhoods and Corridors

Background: In December of 1960 the City vacated this public right-of-way as shown in Misc. Book 137, Page 81 of the Records in the Scott County Recorder's Office. The petitioner is the abutting property owner to the North and seeks to purchase the vacated right of way from the city.

City of Davenport

Agenda Group:
Department: Legal
Contact Info: Brian 563-326-7735
Wards:

Action / Date
7/17/2019

Subject:
Public Hearing on the proposed conveyance of the vacated public right-of-way known as a portion of Forest Grove Ct (multiple abutting property owners, Petitioners). [Ward 6]

Recommendation:
Hold the Public Hearing.

Background:
The abutting property owners would like to acquire the portions of vacated Forest Grove Court that occurred as part of the Veterans Memorial Parkway improvement project. A Public Hearing is required by law prior to such conveyance.

ATTACHMENTS:

Type	Description
▯ Cover Memo	Public hearing

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Berger, Bruce	Approved	7/11/2019 - 9:37 AM

City of Davenport

Committee: Committee of the Whole
Department:
Contact Info: Brian Heyer 7735

Action / Date
7/17/19

Subject: PUBLIC HEARING ON THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY KNOWN AS A PORTION OF FOREST GROVE ROAD. MULTIPLE ABUTTING PROPERTY OWNERS, PETITIONERS.

Recommendation: Hold the public hearing.

Relationship to Goals: Revitalized Neighborhoods and Corridors

Background: A public hearing on the vacation of this portion of Forest Grove Court was held September 2018 as part of the Veteran's Memorial Parkway Improvement project. This ordinance vacates the public right of way so that the petitioners, the abutting property owners, may purchase the vacated right of way from the city.

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
7/17/2019

Subject:
Public Hearing for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1]

Recommendation:
Hold the Public Hearing.

Background:
Reason for Request:

Fairmount Cemetery and Crematory Association (Fairmount) acquired this property, adjacent to the existing crematory, in 2018. It seeks to replace the existing maintenance building, currently located on top of the hill, to this location. This site is adjacent to the historic Crematory building, chapel and administrative offices. As an accessory structure to the facility, it cannot be located in the R-4C District, necessitating the rezoning request to S-OS.

Additional Background Information:

Existing Zoning:
Purpose statement for the S-OS District: The S-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments.

The S-OS District is the only one in the City where cemeteries are a permitted use. All other cemeteries in the City are similarly zoned.

See attached current zoning map for adjacent classifications.

Comprehensive Plan:
The property is designated as RG, Residential General, in the Comprehensive Plan. RG is described as follows:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

See attached Future Land Use Map for additional information.

Technical Review:

No infrastructure deficiencies or unusual service demands have been identified.

Public Input:

A sign was posted on the property on May 30, 2019.

Public hearing notice was published in the Quad City Times on June 7, 2019.

A public meeting was held on June 11 at the Crematory. Ten people attended. Only concern expressed is to site the proposed building to the rear (north) side of the property as much as practical. At the Public Hearing before the Plan and Zoning Commission on June 18, 2019, one person spoke who had questions about the process and stormwater concerns.

Discussion:

The new zoning ordinance includes approval standards for rezonings. Staff will be using these standards as part of the evaluation of rezoning requests.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Comments:

Staff's opinion is that the proposed zoning, with conditions, meets the intent of the future land use designation of RG, as it promotes transitional uses along its edges.

b. The compatibility with the zoning of nearby property.

Staff Comments:

The proposed S-OS district allows limited uses and should not impact surrounding properties.

c. The compatibility with established neighborhood character.

Staff Comments:

This neighborhood is transitional in nature and contains a variety of uses. With the suggested conditions, neighborhood character should not be affected by the proposed rezoning.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Comments:

Allowing the rezoning and relocation of the maintenance building will increase the efficiency of the cemetery operation and lend to its stability.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Comments:

The property is suited for the proposed development, as it is in close proximity to the existing crematory.

f. The extent to which the proposed amendment creates non-conformities.

Staff Comments:

The property is vacant and has no non-conformities.

Recommendation:

At its July 1, 2019 meeting, the Plan and Zoning Commission recommended the City Council accept the listed findings and approve Case REZ19-08, including the following conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	Appllication
▣ Backup Material	2035 Future Land Use
▣ Backup Material	Existing Zoning Map
▣ Backup Material	Legal Notice
▣ Backup Material	Neighbor List
▣ Backup Material	PH Notice and Map
▣ Backup Material	Proposed Maintenance Building
▣ Backup Material	Legal Notice
▣ Backup Material	P&Z Vote Sheet
▣ Backup Material	COW Notice and Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	7/11/2019 - 9:39 AM

ORDINANCE NO. 2019 -

ORDINANCE for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to S-OS Special Open Space District.

The property has the following legal description:

Part of the Southwest Quarter of Section 10, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

Commencing at the southwest corner of said Section 10; thence north 0 degrees 41 minutes east 30 feet; thence south 89 degrees 52 minutes east 33 feet to the point of beginning; thence north 0 degrees 41 minutes east 150 feet; thence south 89 degrees 52 minutes east 150 feet; thence south 0 degrees 41 minutes west 150 feet; thence north 89 degrees 52 feet 150 feet to the point of beginning.

Section 2. The Plan and Zoning Commission considered case REZ19-08 at its July 1, 2019 meeting and voted to forward the request to City Council with a recommendation for approval, with the following findings and conditions:.

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration:

Second Consideration:

Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

July 2, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Case REZ19-08

Honorable Mayor and City Council:

At its regular meeting of July 1, 2019, the Davenport Plan and Zoning Commission considered the following case:

Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

The Plan and Zoning Commission voted to forward the request to City Council with a recommendation for approval, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Case REZ19-08 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
Davenport Plan and Zoning Commission



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact) **

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**** If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning:

Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
Zoning Map Amendment is less than 1 acre - \$400.
Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
\$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION PLAT & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE PUBLIC HEARING	CITY COUNCIL MEETING
(12:00 PM - Monday)	(12:00 PM - Monday)	(5:00 PM - Tuesday)	(5:00 PM - Tuesday)	(12:00PM - Friday)	(5:30 PM - Wednesday)	(5:30 PM - Wednesday)
11/13/18	11/26/18	12/04/18	12/18/18	12/21/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	12/31/18	01/04/19	01/16/19	01/23/19
12/10/18	12/21/18	12/31/18	01/15/19	01/25/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/08/19	02/20/19	02/27/19
01/14/19	01/28/19	02/05/19	02/19/19	02/22/19	03/06/19	03/13/19
01/28/19	02/11/19	02/19/19	03/05/19	03/08/19	03/20/19	03/27/19
02/11/19	02/25/19	03/05/19	03/19/19	03/22/19	04/03/19	04/10/19
02/25/19	03/11/19	03/19/19	04/02/19	04/05/19	04/17/19	04/24/19
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03/25/19	04/08/19	04/16/19	04/30/19	05/03/19	05/15/19	05/22/19
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10/28/19	11/08/19	11/19/19	12/03/19	cancelled due to holiday		
11/11/19	11/25/19	12/03/19	12/17/19	12/13/19	01/02/20	01/08/20
11/25/19	12/09/19	12/17/19	12/31/19	12/27/19	01/15/20	01/22/20
12/09/19	12/23/19	12/31/19	01/14/20	01/17/20	02/05/20	02/12/20
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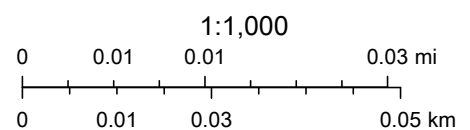
- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY - **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS - **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

REZ19-08 2035 Land Use



5/30/2019, 2:32:45 PM

- Platted Lot Lines
- Parks
- Parcels
- Street Centerline (Labels only)
- Address Points
- Land Use+2035
 - Urban Corridor
 - Commercial Node
 - Regional Commercial
 - Commercial Corridor
 - Residential General



Scott County Iowa, Bi-State Regional Commission

REZ19-08 Existing Zoning



5/30/2019, 2:35:20 PM

--- Platted Lot Lines

■ Parks

□ Parcels

Street Centerline (Labels only)

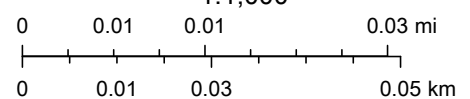
Address Points

Zoning Districts

■ R-1 Single-Family Residential District

■ R-2 Single-Family Residential District

1:1,000



Scott County Iowa, Bi-State Regional Commission

Friday, May 31, 2019

Please publish the following public notice in the June 7, 2019 edition of the Quad City Times.

The PO number for this notice is: 1914173

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 18, 2019 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-08: Request of Fairmount Cemetery and Crematory for a zoning map amendment of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. [Ward 1]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, April 30, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1914173

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

Davenport.14628.1.Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3870 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
P&Z Chair:	Bob Inghram		bingham@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	none			
Ward/Ald:	1st Ward	Alderman Dunn	rdunn@ci.davenport.ia.us	7 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
R3242-01	3902 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R3255-01A	3858 ROCKINGHAM RD	DAVID M BROWN	3858 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-30A	3855 ROCKINGHAM RD	PIGGOTT PROPERTIES LLC	2228 ELM ST	DAVENPORT IA 52803
R0507-28	3865 ROCKINGHAM RD	MICHAEL L SERSIG	3865 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-27A	3869 ROCKINGHAM RD	RIPPLE & FRENELL AUTO SALES	3911 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-03	3862 ROCKINGHAM RD	DAVID BROWN	3862 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-01	3902 ROCKINGHAM RD	NORTHWESTERN CREMATION SOCIETY	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-01A	3911 ROCKINGHAM RD	QCA CAR CREDIT	103 W 1ST ST	COAL VALLEY IL 61240

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
TUESDAY, JUNE 18, 2019, 5:00 P.M.
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-08: Request of Fairmount Cemetery and Crematory (Fairmount) for a rezoning (map amendment) of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residence District to S-OS, Special Open Space District. [Ward 1] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if approved, would allow for construction of a maintenance building for Fairmount.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for July 17, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-08

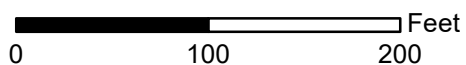
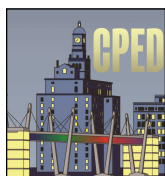
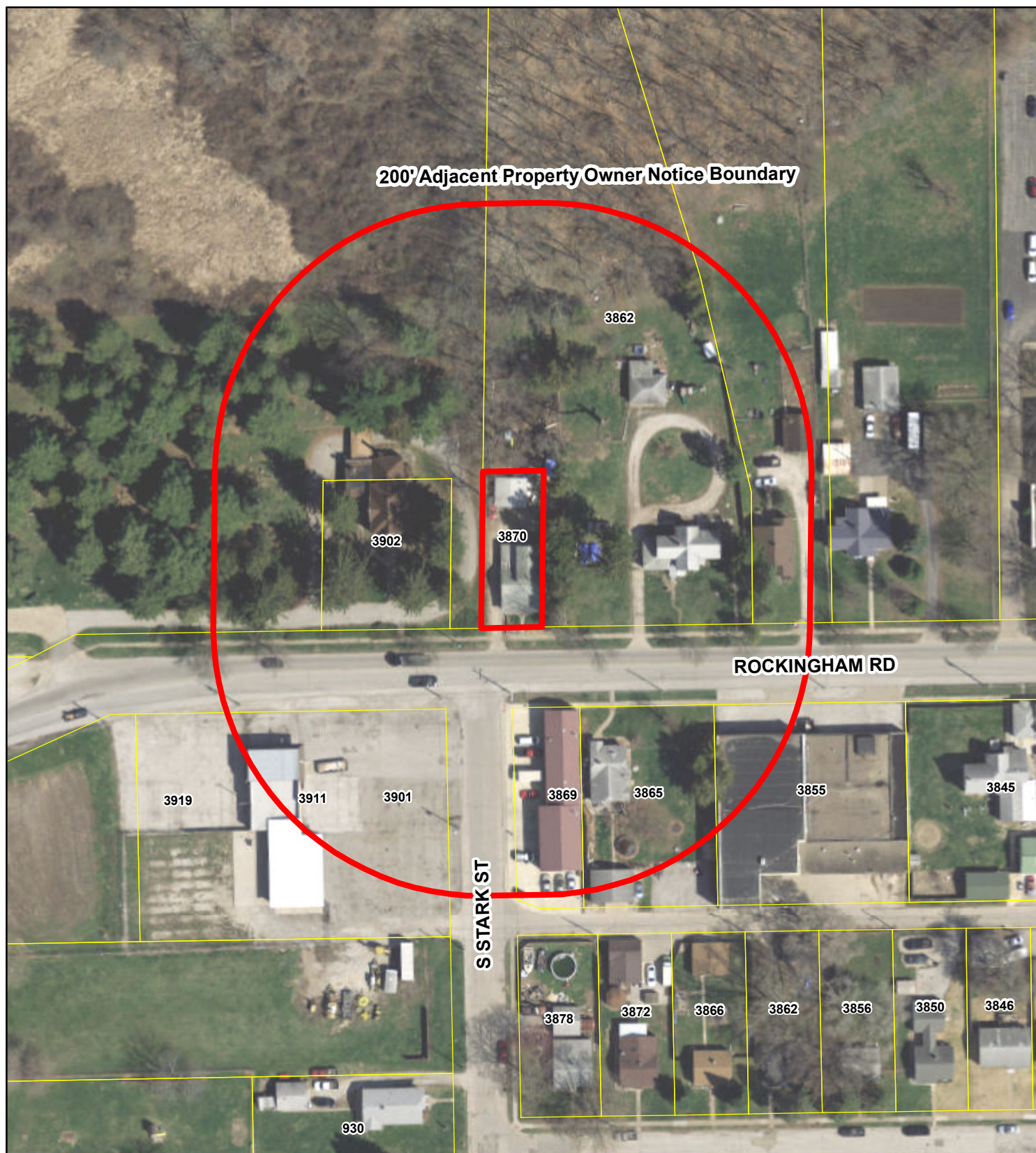
EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

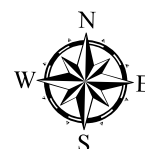
**MAILING ADDRESS: CPED, Community Planning
City Hall, 226 West Fourth Street
Davenport, IA 52801**

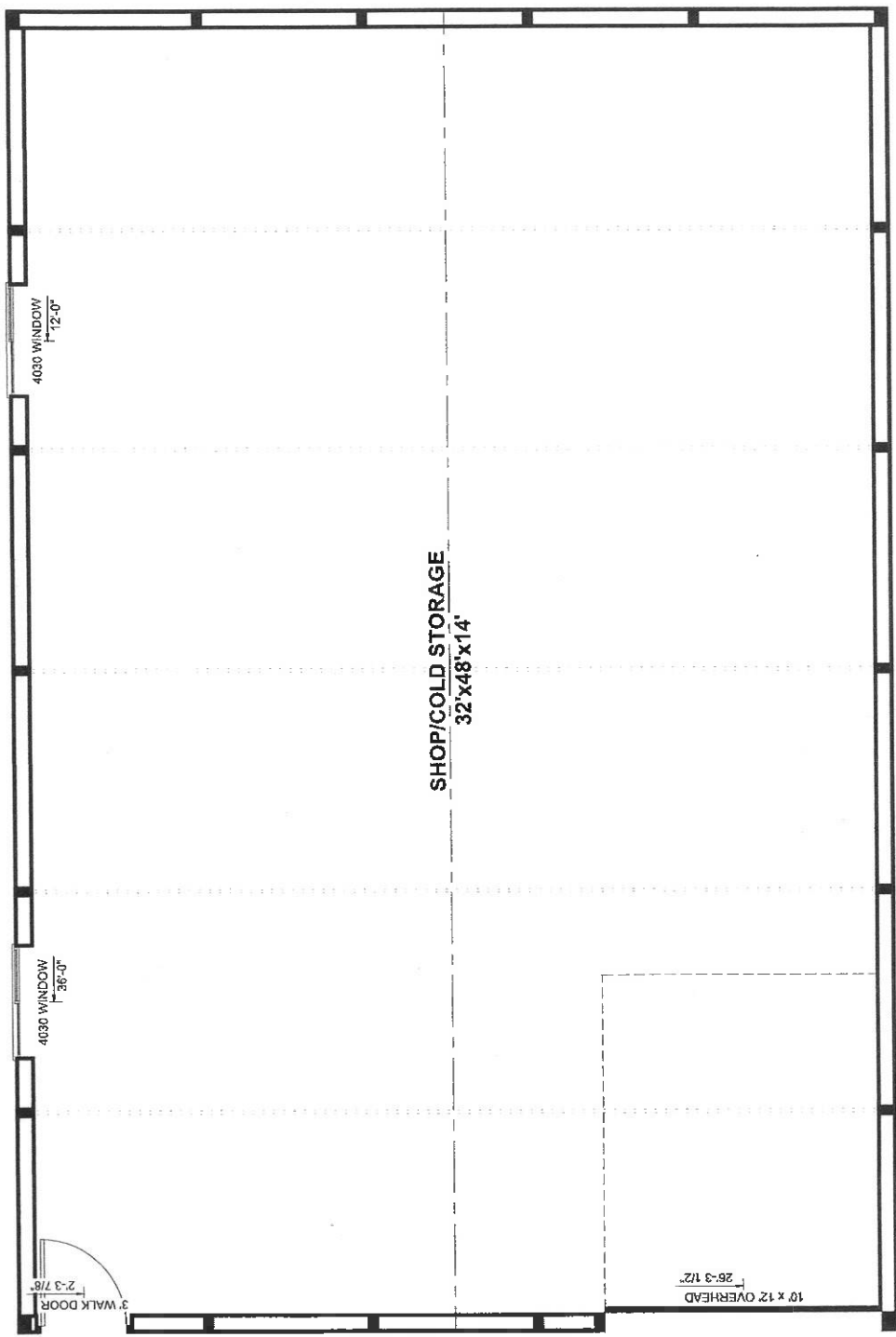
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.





Bay Spacing - 6 @ 8'-0"



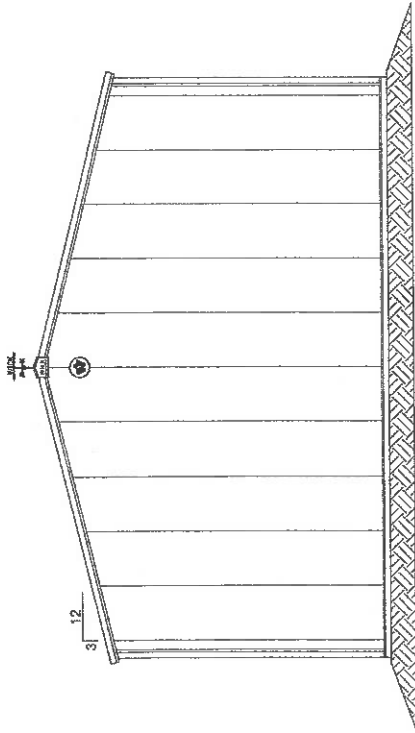
Raun Construction
William Raun
3905 5th Ave
Moline, IL 61265

WickBuildings.com
Date: 5-2-2019
Time: 1:12 PM
DO NOT SCALE

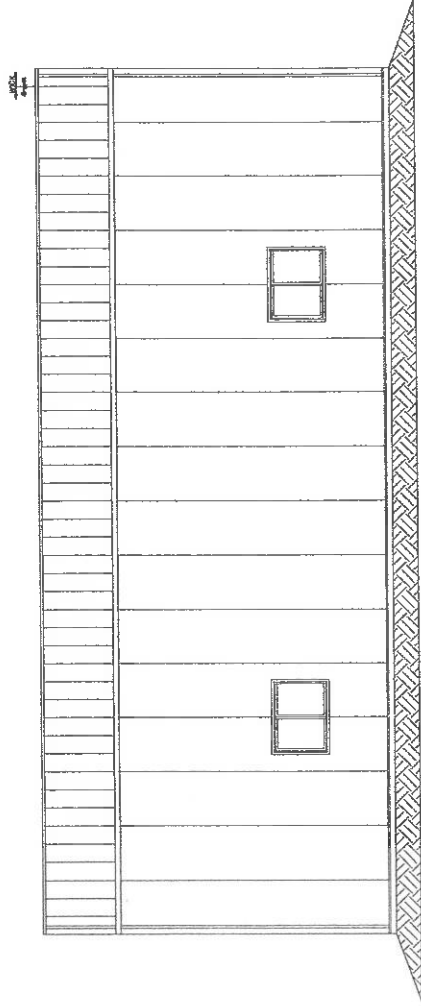
CarvelMorgan32x48
32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

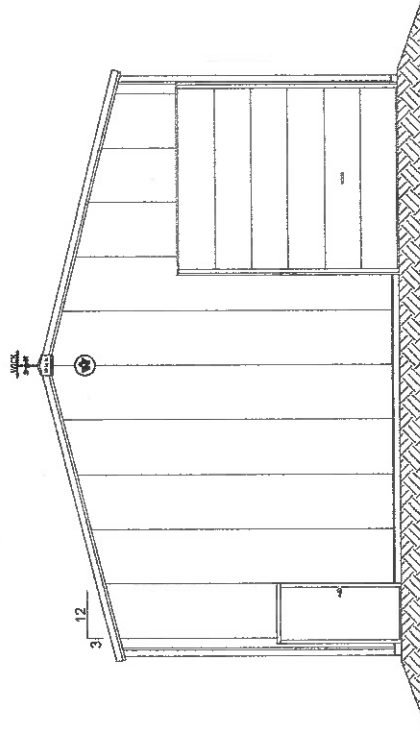
Fairmount Cemetery And Crematory Association
Carvel Morgan
3902 Rockingham Road
Davenport, IA 52802



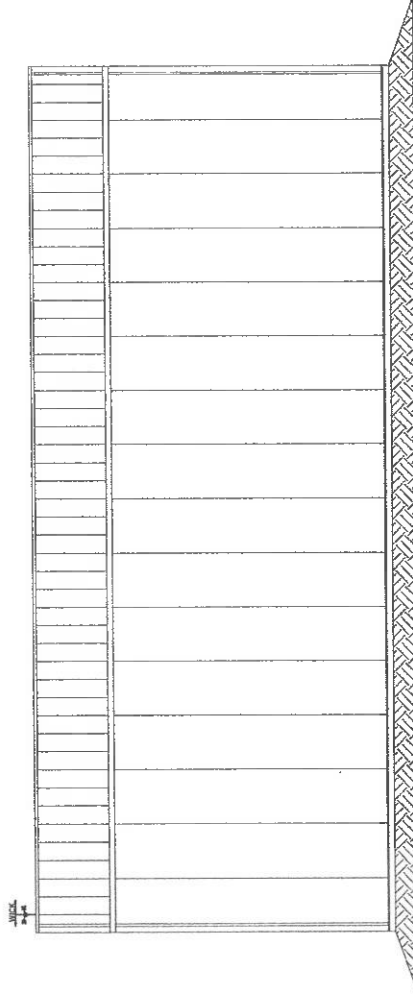
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



Raun Construction
William Raun
3905 5th Ave
Moline, IL 61265

WickBuildings.com

Date: 5-2-2019

Time: 1:12 PM

DO NOT SCALE

CarvelMorgan32x48
32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

Fairmount Cemetery And Crematory Association
Carvel Morgan
3902 Rockingham Road
Davenport, IA 52802

Tuesday, July 2, 2019

Please publish the following public notice in the July 8, 2019 edition of the Quad City Times.

The PO number for this notice is: 2000101

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, JULY 17, 2019 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-08: Request of Fairmount Cemetery and Crematory for a zoning map amendment of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. [Ward 1]

The Legal Description is as follows:

Part of the Southeast Quarter of Section 32, Township 78 North Range 3 East of the 5th P.M., more particularly described as follows: Commencing at a point in the South line of said Section 32, 1089.66 feet West of the Southeast corner of said Section 32, being the Southeast corner of said Section 32, being the Southeast corner of land heretofore conveyed to West Davenport Cemetery Association; thence North on the East line of Cemetery land 140 feet; thence East 45 feet; thence South 140 feet; thence West 45 feet to the place of beginning.

At its Monday, July 1, 2019 meeting, the Plan and Zoning Commission recommended approval of this request.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, July 17, 2019, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2000101

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City Plan & Zoning Commission Voting Record

Hearing/Meeting Date: 1-Jul-19

Meeting Location: Council Chambers

	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	Minutes	REZ19-08	P19-02	F19-11	
	Motion			11	4	6	6	
	Second			8	11	7	8	
1	Connell	EXC	EXC					
2	Hepner	✓	✓	✓	✓	✓	✓	
3	Inghram	✓	✓					
4	Johnson	✓	✓	✓	✓	✓	✓	
5	BRANDSCHWAB SCHNEIDER	✓	✓	✓	✓	✓	✓	
6	Lammers	✓	✓	✓	✓	✓	✓	
7	Maness	✓	✓	✓	✓	✓	✓	
8	Medd	✓	✓	✓	✓	✓	✓	
9	Quinn BRANDSCHWAB	✓	✓	✓	✓	✓	✓	
10	Reinartz	✓	✓	✓	✓	✓	✓	
11	Tallman	✓	✓	✓	✓	✓	✓	

10 10 9-0 9-0 9-0 9-0



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
PUBLIC HEARING
DAVENPORT COMMITTEE OF THE WHOLE
WEDNESDAY, JULY 17, 2019, 5:30 PM
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-08: Request of Fairmount Cemetery and Crematory (Fairmount) for a rezoning (map amendment) of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residence District to S-OS, Special Open Space District. [Ward 1] (See map of the affected property on reverse side of this notice).

If approved this rezoning would allow construction of a maintenance building on the property.

At its July 1, 2019 meeting, the Plan and Zoning Commission forwarded this case to the City Council with a recommendation for approval, including the following conditions:

Conditions:

- 1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.**
- 2. The proposed maintenance building not exceed 32 feet by 48 feet.**
- 3. The proposed maintenance building be located as far north as possible.**
- 4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.**
- 5. Any security lighting be completely shielded from the property to the east.**
- 6. No long term outdoor storage of materials or equipment is allowed.**
- 7. Site plan approval is required prior to any development on the site.**

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole on July 17, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-08

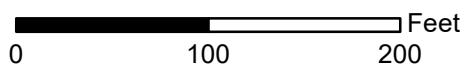
EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

**MAILING ADDRESS: CPED - Community Planning
City Hall, 226 West Fourth Street
Davenport, IA 52801**

Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Tom Leabhart 563-327-5155
Wards:

Action / Date
7/17/2019

Subject:
Public Hearing on the plans, specifications, forms of contract, and estimated cost for the FY20 Threshold Street Resurfacing Program, CIP #35037. [Wards 3, 4, & 5]

Recommendation:
Hold the Hearing.

Background:
This program is intended to rehabilitate asphalt streets as part of the city wide pavement maintenance program. These streets are being bid in lieu of in-house crews performing the work due to flood assignments.

The streets included in the program are:

1. Farnam Street, 6th Street to 10th Street
2. 6th Street, Gaines Street to Ripley Street
3. Ripley Street, 5th Street to 6th Street
4. Davenport Avenue, Central Park to Columbia
5. 15th Street, Vine Street to Myrtle Street
6. Washington Street, 17th Street to Locust Street

The six streets listed will be divided into three separate bidding packages and contracts. Dependent upon the number of bidders and the bid prices received all streets may not be awarded.

The program is scheduled to be bid soon with construction to start yet this year. Funding for FY-2020 Threshold the 2019 General Street Resurfacing Program is established within CIP #35037. The current estimate is \$875,000

ATTACHMENTS:

Type	Description
▢ Backup Material	Notice of Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/11/2019 - 10:46 AM

Notice of Hearing
on FY-2020 Threshold Street Resurfacing Program

Notice is hereby given that at 5:30 P.M., on Wednesday, July 17, 2019, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. PO 1915212

Brian Krup,
Deputy City Clerk

Davenport, Iowa
July 3, 2019

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
7/17/2019

Subject:
Public Hearing authorizing the City to sell City-owned parcels E0014-12 & E0014-13, both along the 1400 Block of Christie St (Willis and Renee Simmons, Petitioners). [Ward 5]

Recommendation:
Hold the Public Hearing

Background:
Willis and Renee Simmons are interested in purchasing parcels E0014-12 & E0014-13, both along the 1400 Block of Christie Street adjacent to the south of 1409 Christie, owned by Willis and Renee Simmons. The Simmons also own 1404 which is across the street of the above mentioned parcels.

There were two other interested parties for these parcels, however the petitioners are offering \$200 for parcel E0014-12 and \$400 for parcel E0014-13 both are more than the other offers.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Public Hearing Notice
▢ Cover Memo	Aerial of parcels to be sold

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/12/2019 - 11:27 AM

NOTICE OF A PUBLIC HEARING AUTHORIZING THE CITY TO SELL CITY OWNED PARCELS
E0014-12 & E0014-13 TO WILLIS AND RENEE SIMMONS.

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION authorizing the City to sell city owned parcels E0014-12 & E0014-13 to Willis and Renee Simmons. The property is described as follows:

Lot 23 in Davison and True's Plat Addition to the City of Davenport, Scott County, Iowa subject to all easements and Lot 24 in Davison and True's Plat Addition to the City of Davenport, Scott County, Iowa subject to all easements.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 17th day of July, 2019, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing; interested persons may appear and be heard for or against said Resolution.

Brian J Krup
Deputy City Clerk

Davenport, Iowa
July 12, 2019

Publish once July 12, 2019
QUAD-CITY TIMES



City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
7/17/2019

Subject:

First Consideration: Ordinance for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District (Fairmount Cemetery and Crematory Association, Petitioner). [Ward 1]

Recommendation:

Adopt the Ordinance.

Background:

Reason for Request:

Fairmount Cemetery and Crematory Association (Fairmount) acquired this property, adjacent to the existing crematory, in 2018. It seeks to replace the existing maintenance building, currently located on top of the hill, to this location. This site is adjacent to the historic Crematory building, chapel and administrative offices. As an accessory structure to the facility, it cannot be located in the R-4C District, necessitating the rezoning request to S-OS.

Additional Background Information:

Existing Zoning:

Purpose statement for the S-OS District: The S-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments.

The S-OS District is the only one in the City where cemeteries are a permitted use. All other cemeteries in the City are similarly zoned.

See attached current zoning map for adjacent classifications.

Comprehensive Plan:

The property is designated as RG, Residential General, in the Comprehensive Plan. RG is described as follows:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

See attached Future Land Use Map for additional information.

Technical Review:

No infrastructure deficiencies or unusual service demands have been identified.

Public Input:

A sign was posted on the property on May 30, 2019.

Public hearing notice was published in the Quad City Times on June 7, 2019.

A public meeting was held on June 11 at the Crematory. Ten people attended. Only concern expressed is to site the proposed building to the rear (north) side of the property as much as

practical. At the Public Hearing before the Plan and Zoning Commission on June 18, 2019, one person spoke who had questions about the process and stormwater concerns.

Discussion:

The new zoning ordinance includes approval standards for rezonings. Staff will be using these standards as part of the evaluation of rezoning requests.

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Staff Comments:

Staff's opinion is that the proposed zoning, with conditions, meets the intent of the future land use designation of RG, as it promotes transitional uses along its edges.

b. The compatibility with the zoning of nearby property.

Staff Comments:

The proposed S-OS district allows limited uses and should not impact surrounding properties.

c. The compatibility with established neighborhood character.

Staff Comments:

This neighborhood is transitional in nature and contains a variety of uses. With the suggested conditions, neighborhood character should not be affected by the proposed rezoning.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Staff Comments:

Allowing the rezoning and relocation of the maintenance building will increase the efficiency of the cemetery operation and lend to its stability.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Staff Comments:

The property is suited for the proposed development, as it is in close proximity to the existing crematory.

f. The extent to which the proposed amendment creates non-conformities.

Staff Comments:

The property is vacant and has no non-conformities.

Recommendation:

At its July 1, 2019 meeting, the Plan and Zoning Commission recommended the City Council accept the listed findings and approve Case REZ19-08, including the following conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.

3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

ATTACHMENTS:

Type	Description
☐ Ordinance	Ordinance
☐ Backup Material	P&Z Letter
☐ Backup Material	Appllication
☐ Backup Material	Existing Zoning Map
☐ Backup Material	2035 Future Land Use
☐ Backup Material	Legal Notice
☐ Backup Material	Neighbor List
☐ Backup Material	PH Notice and Map
☐ Backup Material	Proposed Maintenance Building
☐ Backup Material	Public Hearing Notice
☐ Backup Material	P&Z Vote Sheet

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	7/11/2019 - 9:41 AM

ORDINANCE NO. 2019 -

ORDINANCE for Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to S-OS Special Open Space District.

The property has the following legal description:

Part of the Southwest Quarter of Section 10, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

Commencing at the southwest corner of said Section 10; thence north 0 degrees 41 minutes east 30 feet; thence south 89 degrees 52 minutes east 33 feet to the point of beginning; thence north 0 degrees 41 minutes east 150 feet; thence south 89 degrees 52 minutes east 150 feet; thence south 0 degrees 41 minutes west 150 feet; thence north 89 degrees 52 feet 150 feet to the point of beginning.

Section 2. The Plan and Zoning Commission considered case REZ19-08 at its July 1, 2019 meeting and voted to forward the request to City Council with a recommendation for approval, with the following findings and conditions:.

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration:

Second Consideration:

Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

July 2, 2019

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Subject: Case REZ19-08

Honorable Mayor and City Council:

At its regular meeting of July 1, 2019, the Davenport Plan and Zoning Commission considered the following case:

Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

The Plan and Zoning Commission voted to forward the request to City Council with a recommendation for approval, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan in that it allows a transitional use on the edge of a RG, Residential General designation.
2. The proposed rezoning will allow for consolidation of cemetery operations, increasing its efficiency.
3. Proposed conditions will negate any potential negative impacts of the facility on surrounding properties.

Conditions:

1. That an agreement not to sever this property from the existing cemetery property is executed prior to any construction.
2. The proposed maintenance building not exceed 32 feet by 48 feet.
3. The proposed maintenance building be located as far north as possible.
4. The proposed maintenance building shall not be constructed of overly bright or reflective colors.
5. Any security lighting be completely shielded from the property to the east.
6. No long term outdoor storage of materials or equipment is allowed.
7. Site plan approval is required prior to any development on the site.

On a unanimous vote of 9-0, the Plan and Zoning Commission forwards Case REZ19-08 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chairperson
Davenport Plan and Zoning Commission



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact) **

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**** If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning:

Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION PLAT & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE PUBLIC HEARING	CITY COUNCIL MEETING
(12:00 PM - Monday)	(12:00 PM - Monday)	(5:00 PM - Tuesday)	(5:00 PM - Tuesday)	(12:00PM - Friday)	(5:30 PM - Wednesday)	(5:30 PM - Wednesday)
11/13/18	11/26/18	12/04/18	12/18/18	12/21/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	12/31/18	01/04/19	01/16/19	01/23/19
12/10/18	12/21/18	12/31/18	01/15/19	01/25/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/08/19	02/20/19	02/27/19
01/14/19	01/28/19	02/05/19	02/19/19	02/22/19	03/06/19	03/13/19
01/28/19	02/11/19	02/19/19	03/05/19	03/08/19	03/20/19	03/27/19
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02/25/19	03/11/19	03/19/19	04/02/19	04/05/19	04/17/19	04/24/19
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09/23/19	10/07/19	10/15/19	11/05/19	11/08/19	11/20/19	11/27/19
10/14/19	10/28/19	11/05/19	11/19/19	11/22/19	12/04/19	12/11/19
10/28/19	11/08/19	11/19/19	12/03/19	cancelled due to holiday		
11/11/19	11/25/19	12/03/19	12/17/19	12/13/19	01/02/20	01/08/20
11/25/19	12/09/19	12/17/19	12/31/19	12/27/19	01/15/20	01/22/20
12/09/19	12/23/19	12/31/19	01/14/20	01/17/20	02/05/20	02/12/20
12/23/19	01/06/20	01/14/20	02/04/20	01/31/20	02/19/20	02/26/20

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY - **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS - **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

REZ19-08 Existing Zoning



5/30/2019, 2:35:20 PM

--- Platted Lot Lines

■ Parks

□ Parcels

Street Centerline (Labels only)

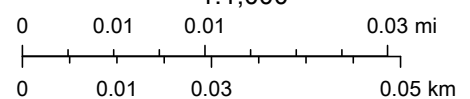
Address Points

Zoning Districts

■ R-1 Single-Family Residential District

■ R-2 Single-Family Residential District

1:1,000



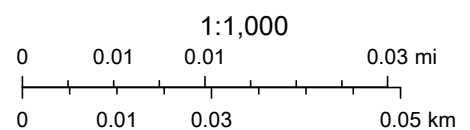
Scott County Iowa, Bi-State Regional Commission

REZ19-08 2035 Land Use



5/30/2019, 2:32:45 PM

- Platted Lot Lines
- Parks
- Parcels
- Street Centerline (Labels only)
- Address Points
- Land Use+2035
 - Urban Corridor
 - Commercial Node
 - Regional Commercial
 - Commercial Corridor
 - Residential General



Scott County Iowa, Bi-State Regional Commission

Friday, May 31, 2019

Please publish the following public notice in the June 7, 2019 edition of the Quad City Times.

The PO number for this notice is: 1914173

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
TUESDAY, JUNE 18, 2019 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-08: Request of Fairmount Cemetery and Crematory for a zoning map amendment of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. [Ward 1]

The public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, April 30, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1914173

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

Davenport.14628.1.Neighborhood_Meeting_and_Adjacent_Owner_Notice_List.xlsx

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3870 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
P&Z Chair:	Bob Inghram		bingham@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	none			
Ward/Ald:	1st Ward	Alderman Dunn	rdunn@ci.davenport.ia.us	7 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
R3242-01	3902 ROCKINGHAM RD	FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R3255-01A	3858 ROCKINGHAM RD	DAVID M BROWN	3858 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-30A	3855 ROCKINGHAM RD	PIGGOTT PROPERTIES LLC	2228 ELM ST	DAVENPORT IA 52803
R0507-28	3865 ROCKINGHAM RD	MICHAEL L SERSIG	3865 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-27A	3869 ROCKINGHAM RD	RIPPLE & FRENELL AUTO SALES	3911 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-03	3862 ROCKINGHAM RD	DAVID BROWN	3862 ROCKINGHAM RD	DAVENPORT IA 52802
R3258-01	3902 ROCKINGHAM RD	NORTHWESTERN CREMATION SOCIETY	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-01A	3911 ROCKINGHAM RD	QCA CAR CREDIT	103 W 1ST ST	COAL VALLEY IL 61240

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
TUESDAY, JUNE 18, 2019, 5:00 P.M.
CITY HALL COUNCIL CHAMBERS
226 WEST FOURTH STREET, DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ19-08: Request of Fairmount Cemetery and Crematory (Fairmount) for a rezoning (map amendment) of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residence District to S-OS, Special Open Space District. [Ward 1] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if approved, would allow for construction of a maintenance building for Fairmount.

A public hearing will be held at the time and place listed above. As a property owner within 200 feet of the subject property, you have the opportunity to formally protest this request. To do so, please contact the Community Planning Office at the email or mailing address below.

Any written protest must be received no later than the close of the public hearing before the Committee of the Whole, tentatively scheduled for July 17, 2019.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ19-08

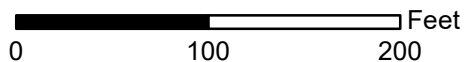
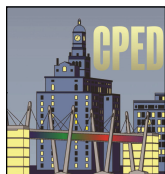
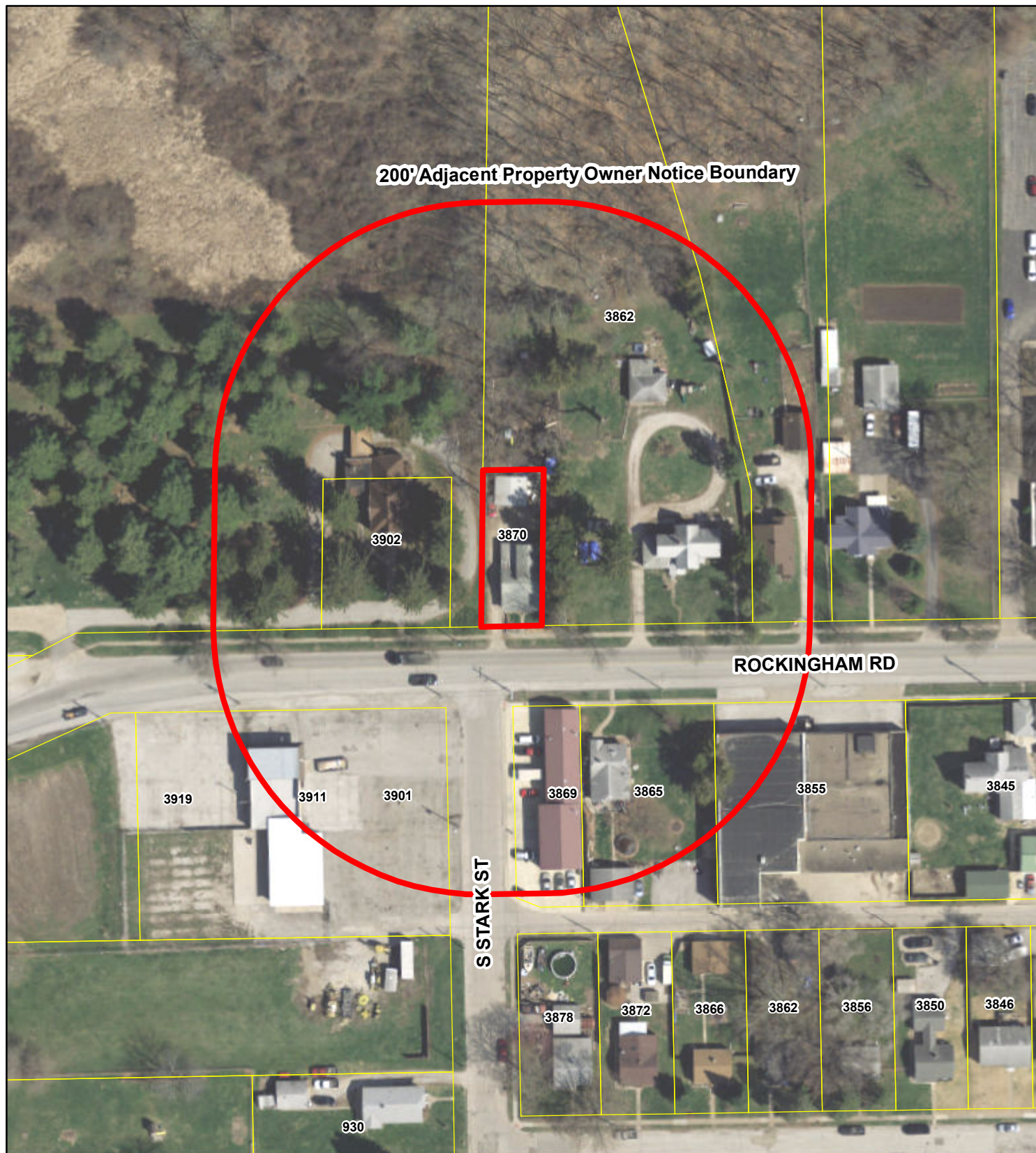
EMAIL: planning@ci.davenport.ia.us

PHONE: (563) 326-7765

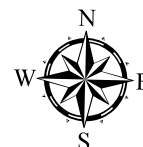
**MAILING ADDRESS: CPED, Community Planning
City Hall, 226 West Fourth Street
Davenport, IA 52801**

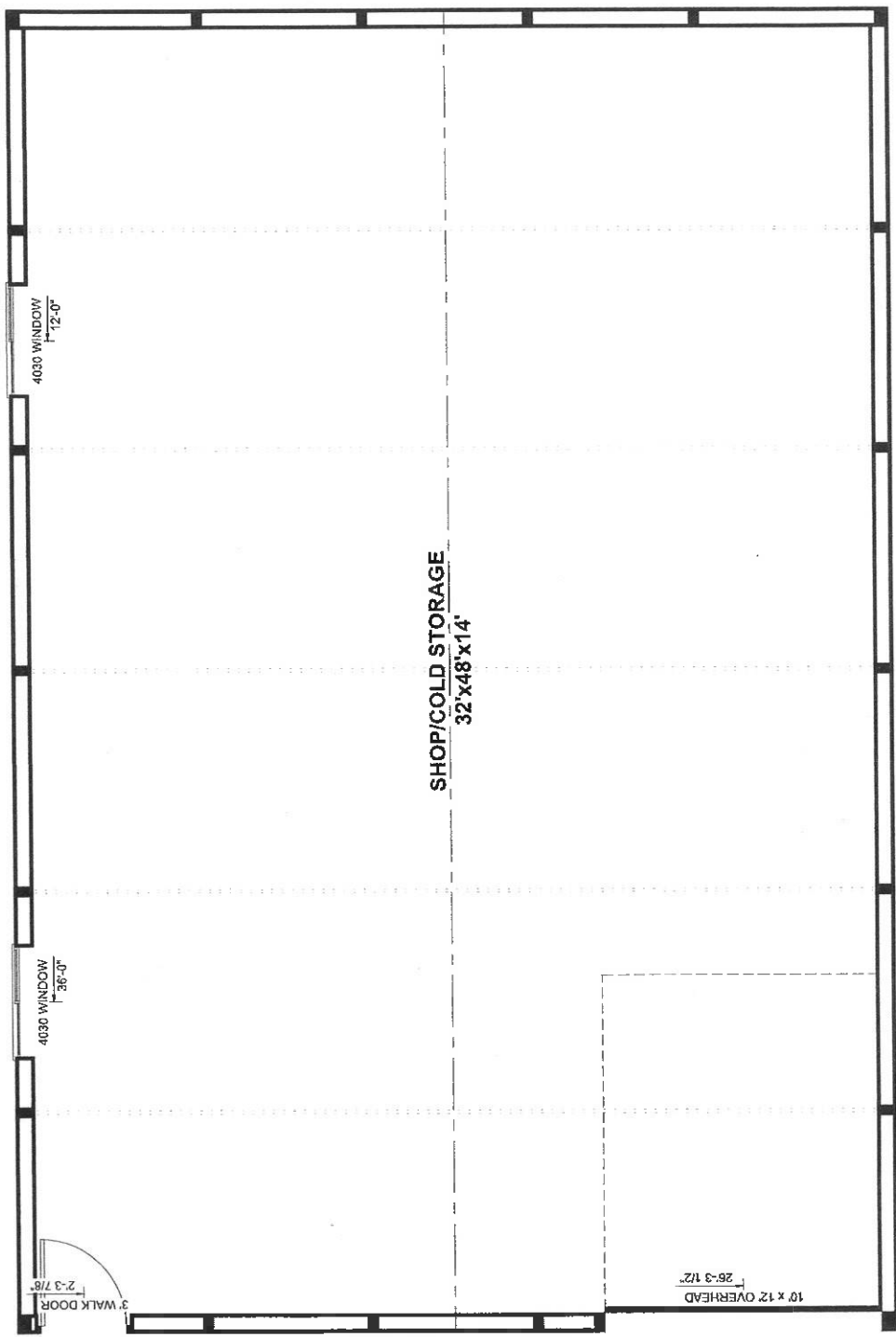
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.





Bay Spacing - 6 @ 8'-0"



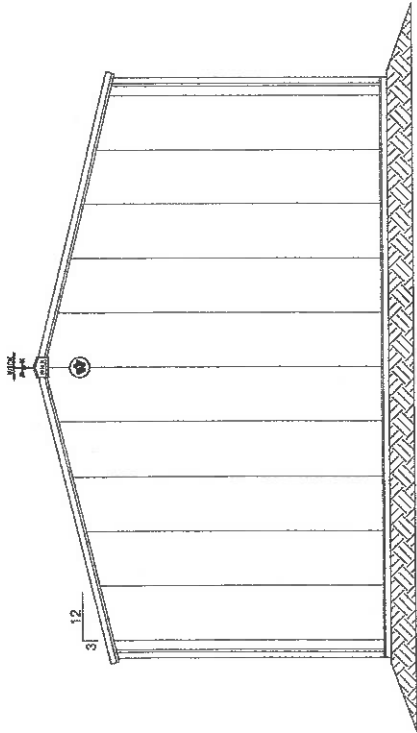
Raun Construction
William Raun
3905 5th Ave
Moline, IL 61265

WickBuildings.com
Date: 5-2-2019
Time: 1:12 PM
DO NOT SCALE

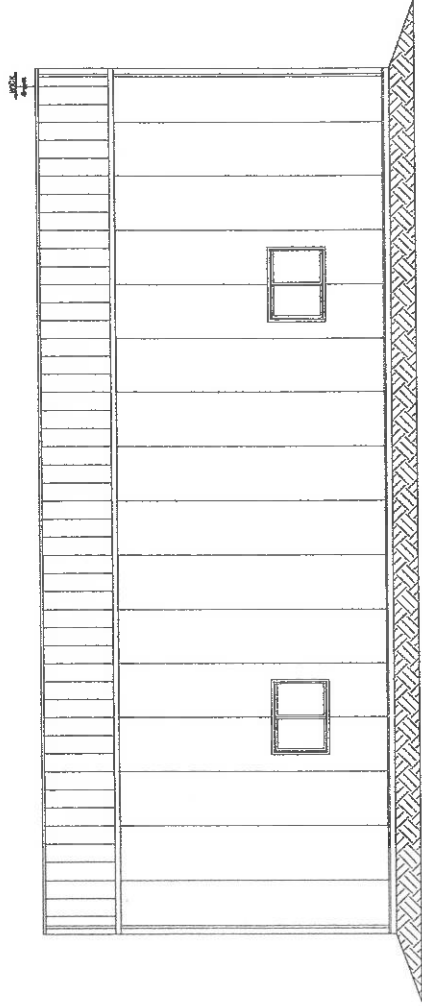
CarvelMorgan32x48
32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

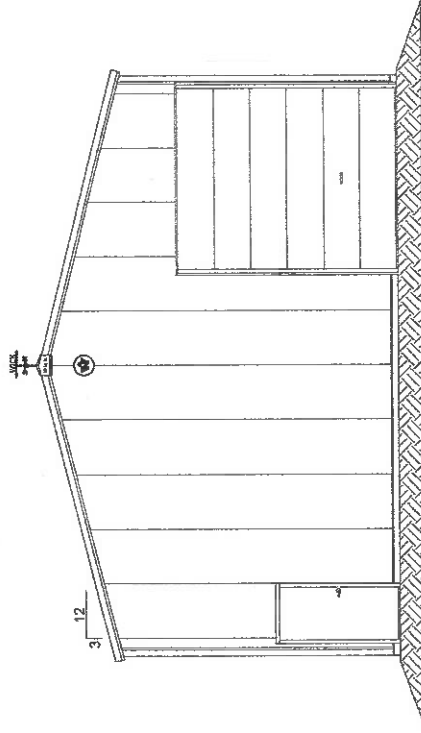
Fairmount Cemetery And Crematory Association
Carvel Morgan
3902 Rockingham Road
Davenport, IA 52802



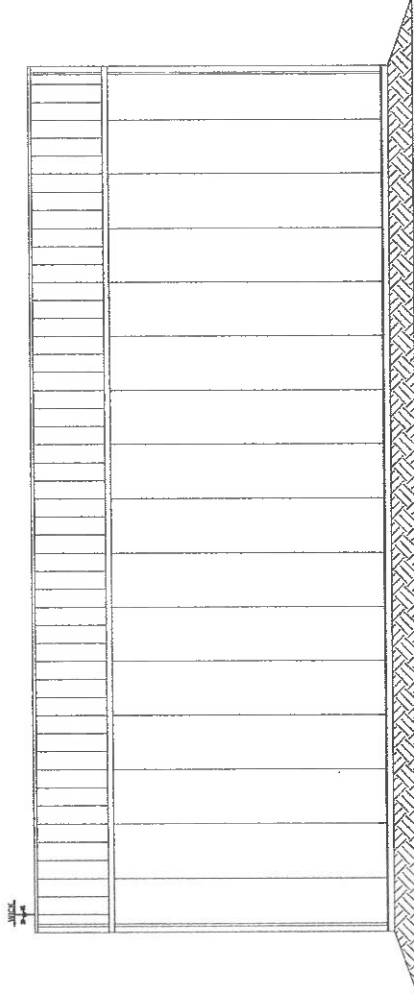
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



Raun Construction
 William Raun
 3905 5th Ave
 Moline, IL 61265

WickBuildings.com

Date: 5-2-2019

Time: 1:12 PM

DO NOT SCALE

CarvelMorgan32x48
 32'-0" x 48'-0" x 14'-4" ICH

Customer Signature

Fairmount Cemetery And Crematory Association
 Carvel Morgan
 3902 Rockingham Road
 Davenport, IA 52802

Tuesday, July 2, 2019

Please publish the following public notice in the July 8, 2019 edition of the Quad City Times.

The PO number for this notice is: 2000101

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, JULY 17, 2019 - 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-08: Request of Fairmount Cemetery and Crematory for a zoning map amendment of the property located at 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. [Ward 1]

The Legal Description is as follows:

Part of the Southeast Quarter of Section 32, Township 78 North Range 3 East of the 5th P.M., more particularly described as follows: Commencing at a point in the South line of said Section 32, 1089.66 feet West of the Southeast corner of said Section 32, being the Southeast corner of said Section 32, being the Southeast corner of land heretofore conveyed to West Davenport Cemetery Association; thence North on the East line of Cemetery land 140 feet; thence East 45 feet; thence South 140 feet; thence West 45 feet to the place of beginning.

At its Monday, July 1, 2019 meeting, the Plan and Zoning Commission recommended approval of this request.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, July 17, 2019, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2000101

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765

City Plan & Zoning Commission Voting Record

Hearing/Meeting Date: 1-Jul-19

Meeting Location: Council Chambers

	Name:	Public Hearing Roll Call	Regular Meeting Roll Call	Minutes	REZ19-08	P19-02	F19-11	
	Motion			11	4	6	6	
	Second			8	11	7	8	
1	Connell	EXC	EXC					
2	Hepner	✓	✓	✓	✓	✓	✓	
3	Inghram	✓	✓					
4	Johnson	✓	✓	✓	✓	✓	✓	
5	BRANDSCHWAB SCHNEIDER	✓	✓	✓	✓	✓	✓	
6	Lammers	✓	✓	✓	✓	✓	✓	
7	Maness	✓	✓	✓	✓	✓	✓	
8	Medd	✓	✓	✓	✓	✓	✓	
9	Quinn BRANDSCHWAB	✓	✓	✓	✓	✓	✓	
10	Reinartz	✓	✓	✓	✓	✓	✓	
11	Tallman	✓	✓	✓	✓	✓	✓	

10 10 9-0 9-0 9-0 9-0

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Brian Heyer 563-326-7735

Wards:

Action / Date

6/12/2019

Subject:

Resolution authorizing the conveyance of the vacated public right-of-way known as the east-west portion of Crestline Drive located west of the north-south alley lying west of Marlo Avenue (2950 Crestline LLC, Petitioner). [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

The City vacated this right-of-way in 1960 and the abutting property owner would like to acquire it.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	6/3/2019 - 12:28 PM

Resolution No. _____

Resolution offered by Alderman Rawson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION AUTHORIZING THE CONVEYANCE OF THE VACATED PUBLIC RIGHT OF WAY KNOWN AS THE EAST-WEST PORTION OF CRESTLINE DRIVE LOCATED WEST OF THE NORTH-SOUTH ALLEY LYING WEST OF MARLO AVENUE (2950 CRESTLINE, L.L.C., PETITIONER).

WHEREAS, the City of Davenport currently owns the vacated public right of way known as a portion of Crestline Drive lying West of the north-south alley lying west of Marlo Avenue, Davenport, Iowa, legally described as:

Commencing at the Southeast corner of Lot 11 in Stacey Heights Second Addition to the City of Davenport, Iowa; thence extending South in a straight line along the line of the East line of said Lot 11 if extended to a point on the South line of Crestline Drive in the City of Davenport, Iowa, being the boundary line between the City of Davenport, Iowa and the City of Bettendorf, Iowa; thence West along said boundary line a distance of 120.00 feet; thence North to the Southwest corner of Lot 12 in Stacey Heights Second Addition to the City of Davenport, Iowa; thence East 120.00 feet to the point of beginning. Said tract containing 3,000 square feet, more or less.

WHEREAS, the City of Davenport wishes to convey the same to 2950 Crestline, L.L.C., subject to easements and restrictions of record and existing utilities;

WHEREAS, a public hearing on the matter was held on Wednesday, July 17, 2019, as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the above-described real estate be conveyed to 2950 Crestline, L.L.C., subject to easements and restrictions of record and existing utilities; and in addition that an easement be recorded granting access to all public utility providers, including the City of Davenport, for the maintenance, operation, removal, repair, construction, reconstruction, placement and/or replacement of all utilities within the vacated right of way, and

BE IT FURTHER RESOLVED that the proposed conveyance shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, City Clerk

City of Davenport

Agenda Group:
Department: Legal
Contact Info: Brian 7735
Wards:

Action / Date
7/17/2019

Subject:
Resolution authorizing the conveyance of the vacated public right-of-way known as a portion of Forest Grove Ct (multiple abutting property owners, Petitioners). [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
Approval of this Resolution will allow the City to convey the portion of vacated Forest Grove Ct that occurred as a part of the Veterans Memorial Parkway improvement project to the abutting property owners. A Public Hearing on the vacation occurred in September 2018. The Ordinance vacating the public right-of-way is accompanying the Council actions authorizing the actual conveyance.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution authorizing conveyance

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Berger, Bruce	Approved	7/11/2019 - 9:42 AM

Resolution No. _____

Resolution offered by Alderman Rawson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION AUTHORIZING THE CONVEYANCE OF THE VACATED PUBLIC RIGHT OF WAY KNOWN AS A PORTION OF FOREST GROVE ROAD (MULTIPLE ABUTTING PROPERTY OWNERS, PETITIONERS).

WHEREAS, the City of Davenport currently owns vacated public right of way known as a portion of Forest Grove Road, Davenport, Iowa, legally described as:

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

Commencing at the southeast corner of the Northwest Quarter of said Section 4; thence North 01 degrees 51 minutes 20 seconds West along the east line of the northwest quarter of said Section 4, a distance of 0.08 feet to the centerline of Forest Grove Drive; thence South 87 degrees 03 minutes 46 seconds West along said centerline, a distance of 622.25 feet; thence westerly 203.72 feet continuing along said centerline and the arc of a curve to the right, having a radius of 5,730.00 feet, a chord bearing of South 87 degrees 54 minutes 09 seconds West, and a chord distance of 203.71 feet; thence South 88 degrees 54 minutes 02 seconds West along said centerline, a distance of 0.28 feet to the east line of a parcel conveyed to Virginia L. McCall Trust by Warranty Deed recorded as Document No. 2002-14560 in the Scott County Recorder's Office; thence continuing South 88 degrees 54 minutes 02 seconds West along said centerline, a distance of 88.89 feet to the Point of Beginning; thence northerly 5.01 feet along the arc of a curve to the left having a radius of 50.00 feet, a chord bearing of North 03 degrees 58 minutes 22 seconds West, and a chord distance of 5.01 feet to the north right of way line of Forest Grove Drive; thence North 88 degrees 54 minutes 00 seconds East along said north right of way line, a distance of 87.58 feet to the east line of said property so conveyed; thence easterly 202.61 feet along the north right of way line of Forest Grove Drive and the arc of a curve to the left having a radius of 5,817.00 feet, a chord bearing of North 87 degrees 54 minutes 08 seconds East and a chord distance of 202.60 feet; thence North 87 degrees 03 minutes 46 seconds East along said right of way line a distance of 417.59 feet to the northerly projection of the west right of way line of Somerset Road; thence South 01 degrees 44 minutes 07 seconds East along the west right of way line of Somerset Road a distance of 88.34 feet to the northeasterly line of Lot 1 in Crow Valley View 8th Addition; thence northwesterly 23.88 feet along said northeasterly line and the arc of a curve to the left, not tangent to the last described course, having a radius of 15.00 feet, a chord bearing of North 47

degrees 20 minutes 10 seconds West, and a chord distance of 21.43 feet to the north line of said Lot 1; thence South 87 degrees 03 minutes 46 seconds West along said north line, a distance of 134.22 feet to the northwest corner of said Lot 1 and the northeast corner of Lot 4 in Crow Valley View 7th Addition; thence South 87 degrees 03 minutes 46 seconds West along the north line of said Lot 4, a distance of 70.56 feet to the northwest corner of Lot 4 in Crow Valley View 7th Addition which is also the northeast corner of Lot 3 in Crow Valley 7th Addition; thence South 87 degrees 03 minutes 46 seconds West along the north line of Lot 3 in Crow Valley 7th Addition, a distance of 195.86 feet; thence westerly 34.09 feet along said north line and the arc of a curve to the right, having a radius of 5,770.00 feet, a chord bearing of South 87 degrees 03 minutes 14 seconds West, and a chord distance of 34.09 feet to the northwest corner of Lot 3 in Crow Valley 7th Addition which is also the northeast corner of Lot 2 in Crow Valley 7th Addition; thence westerly 50.35 feet along the north line of Lot 2 in Crow Valley 7th Addition and the arc of a curve to the right, not tangent to the last described course, having a radius of 5,770.00 feet, a chord bearing of South 87 degrees 28 minutes 23 seconds West, and a chord distance of 50.35 feet to the northwest corner of Lot 2 in Crow Valley 7th Addition and the northeast corner of Lot 12 in Fry's 1st Addition; thence westerly 120.63 feet along the north line of Lot 12 in Fry's 1st Addition and the arc of a curve to the right having a radius of 5,770.00 feet, a chord bearing of South 88 degrees 19 minutes 19 seconds West, and a chord distance of 120.62 feet; thence South 88 degrees 54 minutes 00 seconds West along said north line, a distance of 34.53 feet to the northwest corner of said Lot 12 and the northeast corner of Lot 13 in Fry's 1st Addition; thence South 88 degrees 54 minutes 00 seconds West along the north line of Lot 13 in Fry's 1st Addition, a distance of 54.63 feet; thence North 01 degrees 06 minutes 00 seconds West, a distance of 40.00 feet to the centerline of Forrest Grove Drive and the Point of Beginning.

The above described parcel contains 51,866 square feet or 1.19 acres, more or less.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

And,

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

Beginning at the at the northeast corner of Outlot A in Crow Valley View 9th Addition; thence South 87 degrees 03 minutes 46 seconds West along the north line of said Outlot A, a distance of 140.66 feet to the northwesterly line of said Outlot A; thence southwesterly 23.25 feet along said northwesterly line and the arc of a curve to the left having a radius of 15.00 feet, a chord bearing of South 42

degrees 39 minutes 50 seconds West, and a chord distance of 20.99 feet to the east right of way line of Somerset Road; thence North 01 degrees 44 minutes 07 seconds West along the east right of way line of Somerset Road a distance of 33.36 feet to the north right of way line of Forest Grove Drive; thence North 87 degrees 03 minutes 46 seconds East along said north right of way line, a distance of 155.31 feet to the east line of the northwest quarter of said Section 4; thence South 01 degrees 51 minutes 20 seconds East along said east line, a distance of 0.08 feet to the north right of way line of Forest Grove Drive; thence North 87 degrees 01 minutes 37 seconds East along said north right of way line, a distance of 12.52 feet; thence South 18 degrees 46 minutes 37 seconds West, a distance of 35.53 feet to the east line of the northwest quarter of said Section 4; thence South 01 degrees 41 minutes 00 seconds East along the east line of the southwest quarter of said Section 4, a distance of 39.93 feet to the Point of Beginning.

The above described parcel contains 11,594 square feet or 0.266 acres, more or less.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

WHEREAS, the City of Davenport wishes to convey the same to the abutting property owners subject to easements and restrictions of record and existing utilities;

WHEREAS, a public hearing on the matter was held on Wednesday, July 17, 2019, as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the above-described real estate be conveyed to the respective abutting property owners subject to easements and restrictions of record and existing utilities; and in addition that an easement be recorded granting access to all public utility providers, including the City of Davenport, for the maintenance, operation, removal, repair, construction, reconstruction, placement and/or replacement of all utilities within the vacated right of way, and

BE IT FURTHER RESOLVED that the proposed conveyance shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards: All

Action / Date
CD7/7/2019

Subject:

Resolution authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Report Form for the Downtown Rock Island Historic District (Centennial Bridge only). [Ward 3]

Recommendation:

Adopt the Resolution.

Relationship to Goals:

Welcome investment.

Background:

The Iowa State Historic Preservation Office is asking Historic Preservation Commission to review a portion of this Downtown Rock Island Historic District nomination because it includes the Centennial Bridge (renamed the Master Sgt. Stanley W. Talbot Memorial Bridge), which terminates in Davenport and so requires the Iowa State Historic Preservation Office to concur with the nomination.

The bridge is discussed on pages 27 – 28 of the nomination and appears in Photographs 3 and 5. The Historic Preservation Commission is not required to review the entire nomination – only the portions that refer to the Centennial Bridge.

The Historic Preservation Commission voted to recommend that the Downtown Rock Island Historic District (Centennial Bridge only) be listed on the National Register of Historic Places. The Commission made the following findings:

1. That the Centennial Bridge is associated with the events that have made a significant contribution to the broad patterns of our history (Criterion A); and
2. That the Centennial Bridge embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The vote for recommending the listed district was unanimous.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	CLG Review Form
▣ Backup Material	Nomination

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	7/11/2019 - 10:06 AM

Resolution No. _____

RESOLUTION offered by Rita Rawson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Report Form for the Downtown Rock Island Historic District (Centennial Bridge only).

WHEREAS, the listing of the Downtown Rock Island Historic District on the National Register of Historic Places would allow for the utilization of historic tax credits for the rehabilitation of historic properties.

WHEREAS, the City of Davenport supports the efforts within the City of Rock Island to list the Downtown Rock Island Historic District on the National Register of Historic Places because it would foster a vibrant region.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor is authorized to sign the Certified Local Government National Register Nomination Evaluation Report Form.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION EVALUATION REPORT FORM

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

Historic Property Name: _____

Address: _____

Certified Local Government Name: _____

Date of public meeting for nomination review: _____

Applicable Criteria: (Please Check the Appropriate Box)

☐ Criterion A (Historical Events)

☐ Criterion B (Important Person)

☐ Criterion C (Architecture)

☐ Criterion D (Archaeological)

Please check the following box that is appropriate to the nomination (Please print clearly).

☐ The Commission recommends that the property should be listed on the National Register of Historic Places.

☐ The Commission recommends that the property should not be listed in the National Register for the following reasons: _____

☐ The Commission chooses not to make a recommendation on this nomination for the following reasons: _____

☐ The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary) : _____

Official Signatures Required Below

Historic Review Board Chair or Representative

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

Chief Elected Official

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

Professional Evaluation

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Downtown Rock Island Historic District

other names/site number _____

Name of Multiple Property Listing _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number Roughly bound by the Iowa state line to the north, 21st Street to the east, 15th Street to the west, and 5th Avenue to the south.

☐ not for publication

city or town Rock Island

☐ vicinity

state Illinois

county Rock Island

zip code 61201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria: ___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date _____

Illinois Department of Natural Resources - SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date _____

Deputy State Historic Preservation Officer

State Historical Society of Iowa

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

Downtown Rock Island Historic District
Name of Property

Rock Island, Illinois
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒	private
☒	public - Local
☐	public - State
☒	public - Federal

Category of Property

(Check only **one** box.)

☐	building(s)
☒	district
☐	site
☐	structure
☐	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
109	27	buildings
	1	site
2		structure
8		object
119	28	Total

Number of contributing resources previously listed in the National Register

5

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multi dwelling

DOMESTIC/hotel

COMMERCE/TRADE/business

COMMERCE/TRADE/organizational

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/department store

COMMERCE/TRADE/restaurant

COMMERCE/TRADE/warehouse

SOCIAL/meeting hall

GOVERNMENT/city hall

GOVERNMENT/post office

GOVERNMENT/courthouse

EDUCATION/library

RELIGION/religious facility

RELIGION/church school

RELIGION/church-related residence

FUNERARY/mortuary

RECREATION AND CULTURE/theater

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multi dwelling

DOMESTIC/hotel

COMMERCE/TRADE/business

COMMERCE/TRADE/organizational

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

GOVERNMENT/city hall

GOVERNMENT/post office

GOVERNMENT/courthouse

EDUCATION/library

RELIGION/religious facility

RELIGION/church school

RELIGION/church-related residence

RECREATION AND CULTURE/theater

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

RECREATION AND CULTURE/auditorium

AGRICULTURE AND SUBSISTENCE/processing

AGRICULTURE AND SUBSISTENCE/storage

INDUSTRY/PROCESSING/EXTRACTION/

manufacturing facility

INDUSTRY/PROCESSING/EXTRACTION/

communications facility

TRANSPORTATION/rail-related

TRANSPORTATION/road-related (vehicular)

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

LATE VICTORIAN/Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS/
Renaissance

LATE 19TH AND 20TH CENTURY REVIVALS/
Beaux Arts

LATE 19TH AND 20TH CENTURY REVIVALS/
Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/
Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS/
Tudor Revival

LATE 19TH AND 20TH CENTURY REVIVALS/
Late Gothic Revival

LATE 19TH AND 20TH CENTURY REVIVALS/
Neoclassical

LATE 19TH AND 20TH CENTURY REVIVALS/
Georgian Revival

MODERN MOVEMENT/Art Deco

MODERN MOVEMENT/Art Moderne

MODERN MOVEMENT/International

MODERN MOVEMENT/Minimalist

MODERN MOVEMENT/Mid-Century Modern

MODERN MOVEMENT/Brutalism

Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE, OR LIMESTONE

walls: BRICK, STONE, METAL, STUCCO, TERRA

COTTA, CONCRETE, OR GLASS

roof: N/A

other: N/A

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

OTHER/MODERN

OTHER/Contemporary

OTHER/New Traditional

OTHER/Utilitarian

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Downtown Rock Island Historic District (DRIHD) is the original city center for residential development, commerce, industry, transportation, education, government, and recreation in Rock Island. The District is roughly bounded by the north bank of the Mississippi River and the Iowa state line to the north, 21st Street to the east, 15th Street to the west, and 5th Avenue to the south. The DRIHD encompasses 82.3 acres with 109 contributing buildings, two contributing structures, the Centennial Bridge and WBHF Radio Tower, eight contributing objects, the two fountains which flank the Centennial Bridge and the two fountains and four memorials (Civil War Soliders' Monument, the War Memorial, Gettysburg Address tablet, and the Spanish-American War headstone and ventilator cowl) outside of the Rock Island County Courthouse, 27 non-contributing buildings, one non-contributing site, Great River Plaza, and five properties previously individually listed on the National Register of Historic Places. The existing 114 historic resources were constructed between 1864 and 1969. The District is composed of a wide variety of properties including: earlier single-family dwellings and later apartment buildings; one and two-part commercial blocks; social halls; theaters; educational facilities; auto garages and service stations; warehouses and manufacturing facilities; early and mid-twentieth century hotels; and government buildings. The period of significance is from 1864, the construction date of the oldest building in the District, to 1969, the fifty-year cutoff for the National Register of Historic Places.

Narrative Description

Located in northwestern Illinois at the confluence of the Mississippi and Rock Rivers, the City of Rock Island composes the southwestern quadrant of the Quad Cities. It is bounded on the north by the Mississippi River and Davenport, Iowa, on the west and south by the Rock River, and on the east by the City of Moline, Illinois. The Downtown Rock Island Historic District (DRIHD) is approximately 82.3 acres, roughly bounded by the Iowa state line to the north, 21st Street to the east, 15th Street to the west, and 5th Avenue to the south.

The composition of the District is predominantly commercial with some government, residential, transportation, recreation and culture, social and civic, religious, and educational buildings interspersed. The DRIHD is made up of, 67.6% commerce, 6.3% transportation, 2.1% social, 2.1% education, 11% industry, 2.1% government, 2.1% religious, 5.6% residential buildings, and 1.1% other. The areas south, east, and west of the district are predominately residential.

Situated on a peninsula at the convergence of the Rock and Mississippi Rivers, Rock Island experiences degrees of varying landscape including floodplains, wetlands, bluffs, and contiguous woodlands. The DRIHD is sited in the floodplain of the two rivers, protected by the City of Rock Island Levee. The topography of the District is thus relatively flat. A distinct visual feature of the district's geography is the Mississippi River riverfront, located at the northern boundary of the DRIHD, and the river's unique east to west flow through this area.

Due to the District's location on the banks of the Mississippi and Rock Rivers, the street pattern was laid out in a standard grid, but its alignment varies on the curvature of the rivers. In the District, those streets east of 17th street follow a standard north-south alignment. West of 17th Street, the grid follows a slight northwest-southeast alignment. Alleys run east-west bisecting each block with the exception of the blocks encompassed by the Rock Island County Courthouse; the block to the south of the Great River Plaza; Parking Ramp (16th Street and 3rd Avenue); the block bounded by 2nd Avenue, 15th and 16th Street, and 3rd Avenue; and the block bounded by 4th Avenue, 18th and 19th Streets, and 5th Avenue. There are two alleys oriented north-south. The first bisects the aforementioned block bounded by 2nd Avenue, 15th and 16th Streets, and 3rd Avenue. The second is located to the south of the Great River Plaza. The

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Great River Plaza was constructed in 1976 on 2nd Avenue between 18th and 19th Streets. The plaza is paved with exposed aggregate concrete and features a central stage. The raised stage is organically shaped and enclosed by a limestone retaining wall. The metal supports for the stage canopy form a pyramidal shape over the platform. Tiered, limestone planters surround the stage to the north and south and are located throughout the plaza.

Due to the one-way traffic pattern of the District, many of the east-west and north-south roads serve as primary thoroughfares in and out of the District. Street widths vary between 36 feet and 63 feet depending on the availability of off-street parking. Many streets are 50 to 54 feet in width. The orientation and layout of the streets remains unchanged since the earliest development in the District. Historically, streets were wider to allow for the larger horse-drawn carriages and ox-drawn wagons, street vendors, and general commercial activities such as horse sales. Today, the extra width has been converted to parallel parking. The majority of streets in the District are asphalt with some remaining historic brick streets on 19th Street between 4th and 5th Avenues and 21st Street between 3rd and 6th Avenues. The first street in Rock Island and the surrounding Quad Cities to be paved with bricks was 2nd Avenue from 15th to 20th Streets in 1889. Only about eight miles of Rock Island's historic brick streets remains, of which less than a quarter of a mile are located within the DRIHD.

Additionally, Route 92 (1st Avenue) runs through the District near the northern boundary. Route 92 is an east-west state highway in northwest Illinois. It runs from the Norbert F. Beckey Bridge across the Mississippi River where it meets the eastern end of Iowa Highway 92, east to U.S. Route 34 in La Moille, Illinois. It is part of a continuous 886-mile four-state "Highway 92" which begins in Torrington, Wyoming, goes through Nebraska and Iowa and terminates in La Moille, Illinois. Constructed in 1939, Route 92 plays an important role in the advent of the automobile and vehicular traffic in Rock Island which began during the end of the early-twentieth century.

The District was also serviced by the Chicago, Rock Island, and Pacific (C, RI, & P), the Chicago, Burlington, and Quincy (C, B, & Q), and the Chicago, Milwaukee, and St. Paul Railroads (C, M, & St. P). Today, the Iowa Interstate Railroad (successor of the C, RI, & P) provides Rock Island with freight rail transportation with connections to Omaha and Chicago and access to the Mississippi River terminal for rail-to-barge or barge to rail service. Historically, the C, RI, & P entered the District at 2nd Avenue and 20th Street. Located between the United Breweries Co. Beer Depot and milk depot near 1st Avenue and 19th Street, remnants of the old line are still visible today. The line ran between the two buildings, creating their unique triangular shapes, before crossing 1st Avenue and then running east-west along the Mississippi River. All railroad tracks are now located between the north side of 1st Avenue and the Mississippi River. Passenger services in Rock Island have been discontinued since 1978.

The buildings in the District follow national trends in architectural styles and building typologies popular at their time of construction. Each building reflects its construction date based on architectural details and construction methods. All buildings can be identified by their typology. Typical building typologies found in the district include commercial types such as the one and two-part commercial blocks, two-part vertical blocks, stacked vertical block, and freestanding commercial buildings as well as service/filling stations, warehouses, factories, office buildings, banks, and apartment buildings. Furthermore, many buildings can be identified by an architectural style. During the development of the DRIHD, styles such as Italianate, Late Classical Revival, Italian Renaissance Revival, Beaux Art Classicism, Art Deco, Art Moderne, Contemporary, and Brutalism were frequently employed.

Today, the Downtown Rock Island Historic District remains intact and appears much as it would have looked when fully developed at the end of the period of significance. The most notable change in the DRIHD is the demolition of building between the 1970s and 1990s, which is still apparent today through the District's 24 extant parking/vacant lots. Despite demolitions in the DRIHD during the later half of the twentieth century, the District retains a high degree of integrity making it eligible for listing on the National Register of Historic Places. The majority of the properties are intact and have sustained little if any exterior modifications. Most alterations that did occur, that are visible from the public right

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of way, are window and door replacement, installation of contemporary storefronts, window infill, cornice removal and/or rebuilding of the parapet, and less frequently, new brick veneer cladding at the front façade. Those buildings identified as non-contributing were either constructed outside of the period of significance or lacked architectural integrity. There are eight non-contributing buildings that were constructed between 1974 and 2003 and one non-contributing site, The Great River Plaza. Two properties the Minimalist style Star Cres International building (1974, 1830 2nd Avenue) and the Brutalist style Parking Ramp (1976, 304 17th Street) could be reevaluated when the property is 50 years old and may be contributing to the District. Of the remaining 19 non-contributing buildings, all are historic buildings, but lack architectural integrity due to the primary façades being replaced or obscured. Two of these buildings may be eligible if rehabilitated. The L.S. McCabe & Co. building at 1721 3rd Avenue may be eligible if the existing ca. 1970 slipcover is removed from the front façade and the historic façade is intact. Additionally, the 1938 Art Deco building at 320 18th Street is concealed by the 1977 Brutalist style exterior of the Bituminous Insurance Companies building. If the Brutalist exterior is removed and the original Art Deco building restored, the building may be contributing to the District.

The following is an inventory for each of the existing contributing and non-contributing resources including their historic building name or use, if known, address, date of construction, primary architectural style, and building typology. Listed addresses correspond to the addresses listed with Rock Island County. A "Building Key" is located in the "Additional Documentation" section of this nomination.

If a building is listed with two dates, the later date is for an addition or remodeling, as noted.

*Abbreviations Note: AVE: Avenue; BLDG. TYP.: Building Typology; C: Contributing; NA: Not Applicable; NC: Non-Contributing; NO: Street Number; NR: Individually-Listed on the National Register; ST: Street

ID	NO.	ST.	SUFFIX	HISTORIC NAME/USE	DATE OF CONSTRUCTION	BLDG. TYP.	ARCHITECTURAL STYLE/DETAILS	C/NC
1	1806	1	AVE	WHOLESALE LIQUORS	ca. 1880; ca. 1925 (FAÇADE REPLACED)	WAREHOUSE (WITH OFFICE)	UTILITARIAN	C
2	1900	1	AVE	UNITED BREWERIES CO. BEER DEPOT	ca. 1895	DEPOT	UTILITARIAN	C
3	1323	2	AVE	PEERLESS DAIRY	ca. 1930; 1950-1957 (FRONT TWO-STORY CREAM BRICK SECTIONS ADDED)	FACTORY	ART MODERNE; UTILITARIAN	C
4	1600	2	AVE	ILLINOIS THEATRE BUILDING	1901; 1926 (REMODEL INTO A GARMENT FACTORY AND STORE FOR THE LEVY CLOTHING COMPANY)	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
5	1603	2	AVE	N/A	2003	TWO-PART COMMERCIAL BLOCK	NEW TRADITIONAL	NC
6	1605	2	AVE	N/A	2003	TWO-PART COMMERCIAL BLOCK	NEW TRADITIONAL	NC
7	1606	2	AVE	ILLINOIS THEATRE BUILDING	1901; 1926 (REMODEL INTO A GARMENT FACTORY AND STORE FOR THE LEVY CLOTHING COMPANY)	TWO-PART VERTICAL BLOCK	LATE CLASSICAL REVIVAL	C
8	1608	2	AVE	SINGER MANUFACTURING CO. OFFICES	ca. 1875	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
9	1609	2	AVE	GRAND ARMY HALL	ca. 1875	TWO-PART COMMERCIAL	ITALIANATE	C

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ID	NO.	ST.	SUFFIX	HISTORIC NAME/USE	DATE OF CONSTRUCTION	BLDG. TYP.	ARCHITECTURAL STYLE/DETAILS	C/NC
						BLOCK		
10	1611-1613	2	AVE	FRED EVERS BAKERY/PECHERS CANDY (AND DWELLINGS)	ca. 1875	TWO-PART COMMERCIAL BLOCK	COLONIAL REVIVAL	C
11	1612	2	AVE	STORES	ca. 1880; FRONT FAÇADE REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
12	1614	2	AVE	STORES	ca. 1880; FRONT FAÇADE REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
13	1615-1617	2	AVE	N/A	2000	TWO-PART COMMERCIAL BLOCK	NEW TRADITIONAL	NC
14	1616-1618	2	AVE	STORES	ca. 1880; FRONT FAÇADE REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
15	1622	2	AVE	N/A	N/A	PARKING LOT	N/A	NA
16	1623	2	AVE	STORES	ca. 1875	STACKED VERTICAL BLOCK	ITALIANATE	C
17	1629	2	AVE	THE HILL FURNITURE BUILDING	1923	THREE-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
18	1639	2	AVE	FIRST NATIONAL BANK OF ROCK ISLAND	1963	FREESTANDING	INTERNATIONAL	C
19	1700-02	2	AVE	BENGSTON BLOCK	1875	ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
20	1701-05	2	AVE	BEST BUILDING	1908	THREE-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	NR
21	1704	2	AVE	BENGSTON BLOCK	1875	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
22	1709-11	2	AVE	DOMESTIC SEWING OFFICES AND TAILOR	ca. 1876; ca. 1955 (STOREFRONT REMODEL)	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
23	1710	2	AVE	J.T. DIXON, THE MERCHANT TAILOR AND THE NEW CENTRAL SHOE STORE	ca. 1883; ca. 1950 (NEW FAÇADE)	TWO-PART COMMERCIAL BLOCK	BEAUX ARTS	C
24	1715-17	2	AVE	LONDON BUILDING	1902	TWO-PART COMMERCIAL BLOCK	BEAUX ARTS	C
25	1718	2	AVE	STORES	ca. 1920	TWO-PART COMMERCIAL BLOCK	UTILITARIAN	C
26	1719-21	2	AVE	FRIES BUILDING/ PEOPLE'S NATIONAL BANK BUILDING	1897	THREE-PART VERTICAL BLOCK	BEAUX ARTS	NR
27	1722	2	AVE	KRELL & MATH STORE	1892	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C

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28	1724	2	AVE	MASONIC HALL	1875; ca. 1900 (FACDE REMODELED)	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
29	1729-1731	2	AVE	FRIES BUILDING/PEOPLE'S NATIONAL BANK BUILDING	1876; 1904 (4TH FLOOR ADDED AND EXISTING FAÇADE INSTALLED); 1910 (ALTERATIONS)	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	NR
30	1730	2	AVE	MASONIC HALL	1875	TWO-PART COMMERCIAL BLOCK	GOTHIC REVIVAL	C
31	1800-04	2	AVE	BABCOCK'S HALL	1864; 1920s (REMODEL)	TWO-PART COMMERCIAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
32	(1801)	2	AVE	N/A	N/A	PARKING LOT	N/A	NA
33	1806	2	AVE	BABCOCK'S HALL	1864; ca. 1920 (REMODEL); BETWEEN 1950 AND 1957, LOST THIRD FLOOR; FRONT FAÇADE REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
34	1809-11-13	2	AVE	ROCK ISLAND TRUNK FACTORY/ DAVISON & CO. CIGARS, TOBACCO, & PIPES/DOLLAR GIFT STORE	ca. 1875	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
35	1810-12	2	AVE	BABCOCK'S HALL	1864; ca. 1920 (REMODEL); BETWEEN 1950 AND 1957, LOST THIRD FLOOR; REAR WAREROOMS DEMOLISHED POST-1957; FRONT FAÇADE REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
36	1819	2	AVE	STORES	ca. 1875	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
37	1821	2	AVE	STORES	ca. 1880	TWO-PART COMMERCIAL BLOCK	NO STYLE	C
38	1823	2	AVE	STORE	ca. 1935	ONE-PART COMMERCIAL BLOCK	ART DECO	C
39	1825	2	AVE	STAR BLOCK	1874	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
40	1827-29	2	AVE	STAR BLOCK	1874	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
41	1830	2	AVE	STAR CRES INTERNATIONAL BUILDING	1974	FREESTANDING	MINIMALIST	NC
42	1956	2	AVE	FEDERAL BUILDING: UNITED STATE POST OFFICE AND COURTHOUSE	1957	POST OFFICE/ COURTHOUSE	CONTEMPORARY	C
43	1504	3	AVE	MODERN WOODMEN OF AMERICA	1898 (1903 east section demolished post-1950)	TWO-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C

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44	1509-1513	3	AVE	ROYAL NEIGHBORS OF AMERICA	ca. 1991	ONE-PART COMMERCIAL BLOCK	MODERN	NC
45	1528	3/16	AVE/ST	ROCK ISLAND CITY HALL	1940	CITY HALL	ART DECO	C
46	1613-1615	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
47	1617	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
48	1700	3	AVE	H. TREMANN BUILDING	1894	TWO-PART COMMERCIAL BLOCK	ROMANESQUE REVIVAL	C
49	1702 - 1704	3	AVE	STORES	ca. 1880; FRONT FAÇADE REMODELED (DATE UNKNOWN)	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
50	1706	3	AVE	(E.D. FOLSOM'S) FLOUR & FEED STORE AND UNITED ORDER OF ANCIENT TEMPLARS HALL	ca. 1880s; ca. 1920s (FAÇADE)	ONE-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
51	1708-1710	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
52	1709	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
53	1718-1732	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
54	1721	3	AVE	L.S. MCCABE & CO.	1900-1902; ca. 1970 (SLIPCOVER)	TWO-PART COMMERCIAL BLOCK	MID-CENTURY MODERN (SLIPCOVER)	NC
55	1800	3	AVE	SAFETY BUILDING	1908	THREE-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
56	1801	3	AVE	WHBF TOWER	1950	TOWER	N/A	C
57	1806	3	AVE	SAFETY BUILDING ANNEX/THE CABLE MUSIC HOUSE	1912	TWO-PART COMMERCIAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
58	1808	3	AVE	LAUNDRY AND DWELLING	ca. 1895; ca.2000s (FAÇADE REMODELED)	TWO-PART COMMERCIAL BLOCK	MODERN	NC
59	1810	3	AVE	DAUBER BUILDING (VALENTINE DAUBER'S BLACKSMITH SHOP)	1873	TWO-PART COMMERCIAL BLOCK	ROMANESQUE REVIVAL	C
60	1812-14	3	AVE	N/A	N/A	PARKING LOT	N/A	NA
61	1818	3	AVE	STORES	ca. 1900	TWO-PART COMMERCIAL BLOCK	QUEEN ANNE: FREE CLASSIC	C
62	1824	3	AVE	FORT ARMSTRONG THEATRE	1920	THEATER	ART DECO: PUEBLO DECO	NR
63	1831	3	AVE	ROCKET CINEMA STORES	1940	ONE-PART COMMERCIAL BLOCK	NO STYLE	NC
64	1900	3	AVE	FORT ARMSTRONG HOTEL	1926	HOTEL	ITALIAN RENAISSANCE REVIVAL	NR
65	1918-1930	3	AVE	N/A	N/A	VACANT LAND	N/A	NA

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66	2000	3	AVE	STORES	1951	TWO-PART COMMERCIAL BLOCK	UTILITARIAN	C
67	1500	4	AVE	GALBRAITH MOTOR CO.	1927	ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
68	1504-1506	4	AVE	GALBRAITH MOTOR CO. GARAGE	1928	(SERVICE) GARAGE	NO STYLE	C
69	1512	4	AVE	HODSON AUTO GARAGE	1922	(SERVICE) GARAGE	UTILITARIAN	C
70	1516	4	AVE	(MORRIS H.) WILCHER'S GARAGE	1909; NEW VENEER AT FRONT FAÇADE (DATE UNKNOWN)	SERVICE (GARAGE)	NO STYLE	NC
71	1518	4	AVE	CARL GUSTAFSON'S BLACKSMITH SHOP	1926	ONE-PART COMMERCIAL BLOCK (BLACKSMITH SHOP)	UTILITARIAN	C
72	1524	4	AVE	DONALDSON'S EXCELSIOR SAW WORKS	1875; ca. 2010 (NEW VENEER AT FRONT FAÇADE)	FACTORY WITH FRONT OFFICE	UTILITARIAN	NC
73	1530	4	AVE	SALOON	ca. 1895; PRIMARY FAÇADES REMODELED AFTER POS	TWO-PART COMMERCIAL BLOCK	NO STYLE	NC
74	1622	4	AVE	N/A	1965	FREESTANDING (BANK)	BRUTALISM	C
75	1701	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
76	1728	4	AVE	THE ARGUS	1924	ONE-PART COMMERCIAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
77	1800	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
78	1810	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
79	1818	4	AVE	GALBRAITH MOTOR CO.	1925; 1950-1957 (ADDITION); POST-1957 (NEW FAÇADE)	FREESTANDING (AUTO GARAGE)	UTILITARIAN	C
80	1823	4	AVE	DWELLING	ca. 1880	GABLE-FRONT	UTILITARIAN	C
81	1901	4	AVE	TRI-CITY AUTO SUPPLY CO.	ca. 1935	FREESTANDING (AUTO GARAGE)	UTILITARIAN	C
82	1915	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
83	1917	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
84	1919	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
85	1930	4	AVE	N/A	N/A	PARKING LOT	N/A	NA
86	2000	4	AVE	FILLING STATION	ca. 1945	FILLING STATION	UTILITARIAN	C
87	2006-10	4	AVE	NOACK MOTOR CO.	1915	TWO-PART COMMERCIAL BLOCK	UTILITARIAN	C
88	2011	4	AVE	BANQUET BAKING	1940	FACTORY WITH FRONT OFFICE	ART MODERNE	C
89	2013 & 2019	4	AVE	WHOLESALE TOBACCO WAREHOUSE	1956	WAREHOUSE	MID-CENTURY MODERN	C
90	2014	4	AVE	DWELLING	ca. 1890	GABLE-FRONT	NO STYLE	C

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91	2016	4	AVE	DWELLING	ca. 1880	GABLE-FRONT	NO STYLE	C
92	2018-20	4	AVE	UNION ELECTRIC TELEPHONE CO.	1902	TEMPLE-FRONT	NEOCLASSICAL	C
93	2022	4	AVE	AUTO GARAGE FOR FRATERNAL ORDER OF EAGLES	ca. 1925	GARAGE	UTILITARIAN	C
94	2024-26	4	AVE	FRATERNAL ORDER OF EAGLES	1914	TWO-PART COMMERCIAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
95	2100	4	AVE	MURRIN SALOON	1891	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
96	2104	4	AVE	N/A	N/A	VACANT LAND	N/A	NA
97	2106	4	AVE	GUSTAV W. ROCHOW STORES AND FLATS	1913	TWO-PART COMMERCIAL BLOCK	UTILITARIAN	C
98	2107	4	AVE	EASTERN FAIR (VARIETY SHOP)	1892	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
99	2111	4	AVE	N/A	N/A	VACANT LAND	N/A	NA
100	2115	4	AVE	ELKS LODGE; SANITARY CAFÉ/BOARDING HOUSE	ca. 1915; POST-1957	COMBINATION : TWO-PART COMMERCIAL BLOCK AND ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
101	1600	5	AVE	BANK	1969	FREESTANDING	BRUTALISM	C
102	1820	5	AVE	FIRST METHODIST EPISCOPAL CHURCH	1890	CHURCH	GOthic REVIVAL/ROMAN ESQUE REVIVAL	C
103	1820	5	AVE	FIRST METHODIST EPISCOPAL CHURCH SOUTH ANNEX	1915	SCHOOL	TUDOR REVIVAL	C
104	1907	5	AVE	DWELLING	ca. 1915	GABLE-FRONT	NO STYLE	C
105	1925	5	AVE	DWELLING/RECTORY FOR EVANGELICAL LUTHERAN EMMANUEL CHURCH	ca. 1910	AMERICAN FOURSQUARE	QUEEN ANNE: FREE CLASSIC	C
106	1925	5	AVE	EVANGELICAL LUTHERAN EMMANUEL CHURCH	1896	CHURCH	GOthic REVIVAL	C
107	2001-2009	5	AVE	N/A	N/A	LAND/ PARKING LOT	N/A	NA
108	2013	5	AVE	BEAR MANUFACTURING CO. STEEL AND PARTS STAGE	ca. 1945	QUONSET HUT	UTILITARIAN	C
109	2016	5	AVE	BEAR MANUFACTURING CO. MACHINE SHOP, OFFICE, AND WAREHOUSE	1933	WAREHOUSE (WITH OFFICE)	UTILITARIAN	C
110	2021	5	AVE	N/A	N/A	PARKING LOT	N/A	NA
111	2025-	5	AVE	BEAR	ca. 1940	ONE-STORY,	ART MODERNE	C

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	2027			MANUFACTURING CO. WELDING, MACHINE, AND ERECTING SHOP		ONE-BAY		
112	2101- 2103	5	AVE	BEAR MANUFACTURING CO. AUTOMOTIVE SAFETY SERVICE SCHOOL	1949	TWO-PART COMMERCIAL BLOCK	ART MODERNE	C
113	100	15	ST	CENTENNIAL BRIDGE	1938	BRIDGE	N/A	C
114	201	15	ST	CENTENNIAL BRIDGE COMMISSION BUILDING	1941	BRIDGE HOUSE	ART DECO	C
115	217	15	ST	MEMORIAL CHRISTIAN CHURCH OFFICES	1957; ca. 1965	OFFICE BUILDING	UTILITARIAN	C
116	210	15	ST	ROCK ISLAND COUNTY COURTHOUSE	1896	COURTHOUSE	BEAUX ARTS	C
117	217	15	ST	MEMORIAL CHRISTIAN CHURCH CLASSROOMS	1954	SCHOOL	UTILITARIAN	C
118	217	15	ST	MEMORIAL CHRISTIAN CHURCH	1897	CHURCH	ROMANESQUE REVIVAL	C
119	115	16	ST	N/A	ca. 1960	ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
120	121	16	ST	FURNITURE STORAGE	ca. 1880	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
121	131 - 155	16	ST	N/A	2003	MULTI-UNT DWELLING	NEW TRADITIONAL	NC
122	229	16	ST	Y.W.C. A	1955	ONE-PART COMMERCIAL BLOCK	CONTEMPORARY	C
123	230	16	ST	ROYAL NEIGHBORS OF AMERICA	1928	ONE-PART COMMERCIAL BLOCK	ART DECO	C
124	322	16	ST	AWNING FACTORY AND STORE	ca. 1919; 1990 (FAÇADE REMODEL)	FREESTANDING	NO STYLE	NC
125	211	17	ST	SALOON AND BOARDING	ca. 1880	TWO-PART COMMERCIAL BLOCK	NO STYLE	C
126	213- 215	17	ST	HAY AND FEED	ca. 1895	ONE-PART COMMERCIAL BLOCK	NO STYLE	C
127	217	17	ST	STORES/MARKET SQUARE HOTEL	ca. 1875; 1918	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
128	219- 221	17	ST	STORES	ca. 1875	THREE-PART VERTICAL BLOCK	ITALIANATE	C
129	223	17	ST	STORES	ca. 1875	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
130	226	17	ST	SHERATON ROCK ISLAND MOTOR INN	1966	HOTEL	CONTEMPORARY	C

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131	304	17	ST	PARKING RAMP	1976	PARK RAMP	BRUTALISM	NC
132	311	17	ST	H. TREMANN BUILDING	1894	ONE-PART COMMERCIAL BLOCK	ROMANESQUE REVIVAL	C
133	423	17	ST	OFFICES	ca. 1965	FREESTANDING	MID-CENTURY MODERN	C
134	113	18	ST	ELKS BUILDING	1907; POST-1957 (3RD AND 4TH FLOORS REMOVED)	TWO-PART COMMERCIAL BLOCK (WAS A THREE-PART VERTICAL BLOCK)	NO STYLE	C
135	213	18	ST	N/A	N/A	PARKING LOT	N/A	NA
136	217	18	ST	MCCABE'S "THE ANNEX"	1898	TWO-PART COMMERCIAL BLOCK	UTILITARIAN	C
137	218	18	ST	UNION PRINTING CO./ROCK ISLAND DAILY UNION BUILDING; PRIESTER & HICKEY SHOE STORE; PIGGLY WIGGLY	ca. 1880; ca. 1921 (REMODEL); 1922 (220 ADDITION FOR PIGGLY WIGGLY); POST-1992 (2ND STORY ADDITION AT 220)	TWO-PART COMMERCIAL BLOCK	GEORGIAN REVIVAL	C
138	219	18	ST	CANDY FACTORY	ca. 1895	TWO-PART COMMERCIAL BLOCK	NEOCLASSICAL	C
139	224-230	18	ST	CENTRAL TRUST AND SAVINGS BANK	1914; 1926 (ADDITION)	TWO-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
140	225	18	ST	ROCK ISLAND SAVINGS BANK/TELCO	1912; ca. 1990s (REMODEL)	N/A; (WAS A TEMPLE-FRONT)	NO STYLE	NC
141	319	18	ST	JOHN VOLK & CO. GENERAL CONTRACTORS AND HOME BUILDERS	ca. 1888	WAREHOUSE WITH OFFICE	UTILITARIAN	C
142	320	18	ST	N/A; BITUMONIOUS INSURANCE COMPANIES	1938; 1977 (EXTERIOR)	FREESTANDING	BRUTALISM	NC
143	325	18	ST	JOHN VOLK & CO. GENERAL CONTRACTORS AND HOME BUILDERS	ca. 1888	WAREHOUSE WITH OFFICE	UTILITARIAN	C
144	329	18	ST	NELSON PAINT COMPANY	ca. 1920; PRIMARY FAÇADES REMODELED AFTER POS	ONE-PART COMMERCIAL BLOCK	NO STYLE	NC
145	420	18	ST	MASONIC TEMPLE	1912	HALL/LODGE	LATE CLASSICAL REVIVAL	C
146	110	19	ST	MCKESSON & ROBBINS INC. ROCK ISLAND DIVISION (WHOLESALE DRUGS)	1914	WAREHOUSE	UTILITARIAN	C
147	111-13	19	ST	MILK DEPOT	ca. 1897	DEPOT	UTILITARIAN	C
148	114	19	ST	PRINTING	ca. 1895	ONE-PART COMMERCIAL	ITALIANATE	C

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ID	NO.	ST.	SUFFIX	HISTORIC NAME/USE	DATE OF CONSTRUCTION	BLDG. TYP.	ARCHITECTURAL STYLE/DETAILS	C/NC
						BLOCK		
149	218	19	ST	N/A	N/A	PARKING LOT	N/A	NA
150	220	19	ST	ROCKET CINEMA	1940; FRONT FAÇADE REMODELED AFTER POS	THEATER	NO STYLE	NC
151	330	19	ST	SALA APARTMENTS	1903 (SOUTH HALF); 1913 (NORTH HALF)	MULTI-UNIT DWELLING	ITALIAN RENAISSANCE REVIVAL	NR
152	401	19	ST	ROCK ISLAND PUBLIC LIBRARY	1903; 1985 (ADDITION)	LIBRARY	BEAUX ARTS	C
153	425	19	ST	N/A	N/A	PARKING LOT	N/A	NA
154	429	19	ST	ROSALA APARTMENTS	1937	MULTI-UNIT DWELLING	ITALIAN RENAISSANCE REVIVAL	C
155	305	20	ST	WM. EHLEB'S GROCERY STORE AND DOLLY BROS. BOOTS & SHOES	1891	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
156	307	20	ST	HENRY STRUVE'S SAMPLE ROOM WINES, LIQUORS, BEER, AND CIGARS	ca. 1885	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
157	309	20	ST	B. BIRKENFELD'S NOVELTIES AND TOYS	ca. 1884	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
158	313	20	ST	STORES	ca. 1895	TWO-PART COMMERCIAL BLOCK	ITALIANATE	C
159	317	20	ST	FRANK MATH'S CONFECTIONERY	ca. 1883	ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
160	318-330	20	ST	N/A	N/A	PARKING LOT	N/A	NA
161	319-331	20	ST	STORES	ca. 1895; FRONT FAÇADE REMODELED AFTER POS	ONE-PART COMMERCIAL BLOCK	UNKNOWN	NC
162	415	20	ST	C.B. KNOX UNDERTAKER	ca. 1895	TWO-PART COMMERCIAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
163	500	20	ST	Y.M.C.A.	1914	THREE-PART VERTICAL BLOCK	ITALIAN RENAISSANCE REVIVAL	C
164	501	20	ST	SKELLY OIL STATION	1924; PRIMARY FAÇADES REMODELED AFTER POS	FILLING STATION	NO STYLE	NC
165	511-513	20	ST	RESTAURANT/STORE	ca. 1930	ONE-PART COMMERCIAL BLOCK	UTILITARIAN	C
166	311	21	ST	TRI-CITY LABOR REVIEW PUBLISHING CO. AND TRI-CITY LABOR CONGRESS/ TRI-CITY FEDERATION OF LABOR HALL	ca. 1920	TWO-PART COMMERCIAL BLOCK	LATE CLASSICAL REVIVAL	C
167	409	21	ST	DWELLING	ca. 1880	I-HOUSE	NO STYLE	C
168	411-413	21	ST	N/A	N/A	VACANT LAND	N/A	NA

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Commerce

Education/Recreation

Politics/Government

Transportation

Architecture

Period of Significance

1864-1969

Significant Dates

1896; 1938

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Stuhr, Parkhurst & Appier	Cervin & Horn
Clausen & Clausen	Nicolai Juhl
Valentine Jobst & Sons	Brawn & Ermling
George P. Stauduhar	Charles W. Nicol
Issac N. Holmes	Samuel L. Gelwicks
Gunn & Curtis	E.C. Chapler
Drack & Kerns	William R. Wells
C.J. Larkin	John Volk
Cervin & Stuhr	Pond & Pond
Olof Z. Cervin	Martin & Lloyd
Henry W. Horst	Fred Doeckel
Ash, Howard, Needles & Tammen	

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D.S. Schureman

Collin Brothers

Cyrus D. McLane

H.K. Holsman

Howard, Needles, Tammen & Bergendoff

Davisville Naval Construction

Sam Weisman

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Encompassing 155 years of history and development, the Downtown Rock Island Historic District (DRIHD) endures as a locally significant commercial district and the heart of Rock Island County government, society, and local community culture for the City of Rock Island since its founding in 1841. The period of significance is from 1864-1969, reflecting the date of construction of the oldest building in the District, up until the 50-year cut off for the National Register of Historic Places. Buildings were constructed in the District throughout the period of significance, with the last contributing property built in 1969.

The District is eligible under Criterion A for Commerce, Entertainment/Recreation, Transportation, and Politics/Government and Criterion C for Architecture. The District continues to function as it has historically with a mixture of commercial, governmental, educational, religious, and social resources and has sufficient integrity for listing in the National Register.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

PRE- HISTORY AND EARLY SETTLEMENT OF THE ILLINOIS AND ROCK ISLAND TERRITORIES

Prior to the seventeenth century, it is unknown which Native American tribes occupied the area now known as Rock Island, Illinois. During the beginning of the seventeenth century, the area served as the hunting grounds of the Illini, their main residences located in the central and southern areas of the state. A confederation of several tribes, the Illini included the Tamaroas, Michigamies, Oahokias, Kaskaskias, Cahokias, and Peorias. The Illini were part of the Algonquin nation which consisted of the Illini, Sauks and Fox, Winnebago, Kickapoo, Miami, and the Ojibwa, which included the Pottawatomies, Ottawa and Chippewa tribes.

As the burgeoning United States headed west at the beginning of the nineteenth century, the government attempted to buy Native American-owned lands as part of the expansion. In 1804, territorial governor William Henry Harrison negotiated a treaty with Sauk and Meskwaki leaders to purchase their lands east of the Mississippi River. The treaty allowed the tribes to inhabit and use the lands until it was surveyed and sold to settlers. The Sauks continued to live on their lands and in their village of Saukenuk for the next two decades. Five years later, the Illinois territory was created in 1809 and the lands north and west of the Illinois River was formed as Pike County.

After the War of 1812, the promise of fertile lands and the beauty of the landscape had attracted early pioneers to the valleys of the Mississippi and Rock Rivers. The United States government established Fort Armstrong (near present-day Rock Island) in 1816, as part of a chain of western frontier defenses, but it wasn't until 1828 that the government began surveying the land ceded in 1804. Illinois became the 21st state to join the Union in 1818.

The Sauks were officially informed in 1828 by government agent Thomas Forsyth that they were to vacate Saukenuk (present-day Rock Island) and their other settlements east of the Mississippi River. When the time came, many Sauks had chosen to cede their lands and relocate west of the Mississippi River, rather than risk a confrontation with the United States.

Roughly 800 Sauks, led by Black Hawk, Sauk band leader and warrior, chose to stay on their native lands and resist the United States' westward expansion. They were determined to protect Saukenuk, but when his group returned to the village after their winter hunts in 1829-1831, they found their village increasingly occupied by (white) squatters. Their homes claimed by white settlers, their corn hills used as storage for wagons, and the bones of their ancestors disturbed and laid bare upon the ground by the plow.

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United States officials were determined to force the Sauk tribe out of Illinois. Under General Edmund P. Gaines, a full assault was launched against Saukenuk on June 26, 1831, only to find that Black Hawk and his followers had abandoned the village and crossed the Mississippi River.

In April 1832, Black Hawk prepared to re-cross east of the Mississippi River leading a faction of Sauks, Meskwakis, and Kickapoos, east of the Mississippi and into the American state of Illinois, from Iowa Indian Territory. While Black Hawk's exact motives were unknown, the presence of children, women, and elders indicated that they were a peaceful party, only hoping to resettle on their native lands.

Convinced that the group was hostile, a frontier militia was organized and opened fire on the group on May 14, 1832. The group responded with a successful attack on the militia at the Battle of Stillman's Run. Black Hawk led his faction to a safe location in southern Wisconsin. Under the command of General Henry Atkinson, the U.S. troops tracked the group to Wisconsin. On July 21, they were defeated by Colonel Henry Dodge's militia at the Battle of Wisconsin Heights. Weakened by starvation and death, survivors retreated toward the Mississippi River.

CREATION OF ROCK ISLAND COUNTY AND THE CITY OF ROCK ISLAND

After the initial removal of Native Americans from their lands in 1828, the county of Rock Island was formed in 1831 from Jo Daviess County. The county was named after the largest island in the Mississippi River. Soon after the conclusion of the Black Hawk War, the creation of a county government was approved by early settlers in 1833 and the first county election occurred on July 5th of the same year. The county government operated out of the first house built in the Town of Farnhamsburg (previously the northern portion of present-day Rock Island), the first settlement on the south side of the Mississippi River. The residence, built in 1826 by Colonel Davenport and Russell Farnham, hosted the first elections, housed the first post office, and served as the seat of the Circuit and County Courts from 1833 to 1835. In 1835, the original seat of justice was moved to the newly platted Town of Stephenson (the southern portion of the current City of Rock Island), surveyed by the town's first surveyor, Charles Bennett. The town was laid out by commissioners under the authorization of the State Legislature to establish the seat of justice for Rock Island County. Stephenson served as the educational, commercial, and social center of Rock Island County.

The founder of the first newspaper in Stephenson described the town as it appeared in 1840:

"The inhabitants of the town and its environs could not be surpassed, if equaled, by any city in the west, for men of intelligence-courteous and kind in everything. Our judiciary consisted of Judge Stone, who was very soon superseded by Judge Brown; our bar consisted of Joseph Knox, Joseph B. Wells, J. Wilson Drury, and H. G. Reynolds; the clerk of the court was an old bachelor, Joseph Conway, brother of Miles Conway, who, with a Mr. Cooper, composed the magistracy of the village; while our medical department was represented by Doctor Gregg alone, a man eminent in his profession. There were three stores in the place, kept by John Meller, Lemuel Andrews and a Mr. Kauffman. Two more came afterwards, viz: Mr. Bond and Mr. Moore. There was one tinning establishment, Lee & Chamberlin's; one saddler shop, J. M. Frizzell's; one cabinet maker's and one gunsmith's shop; three taverns, Mr. Bently's on the river bank; Buffum's, back of the Court House Square; and the Rock Island House on Main Street, kept by VanCourt & Brothers. This was the leading hotel at that day. There was one restaurant, and one other, called a saloon for the want of a more appropriate name. One minister of the gospel (Presbyterian), Reverent Mr. Stewart, preached in a little schoolhouse back of Doctor Gregg's residence on Main Street-our only church, lyceum and town hall. The Powars family, Guarnseys and old Mr. Vandruff, who lived on the island in Rock River, and kept a ferry at the Rapids, and something for the inner man, were among the first settlers of Rock Island. There were but few places of any note above Quincy, Illinois."

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Out of Stephenson was established the Town of Rock Island created by an act of the State Legislature in March 1841. Under this act Stephenson's name was changed to Rock Island and officially incorporated as a town governed by a board of nine trustees. Rock Island and its predecessor, Stephenson, were founded by white settlers, African-Americans, and Swedish, German, Irish, and Jewish immigrants, who all settled and established the community's distinct neighborhoods. Like Rock Island County, the town is located at the foot of the Upper Rapids of the Mississippi River, just below the westernmost extremity of Rock Island, from which it receives its name. The boundaries of the new town were defined as "all that portion of land contained within the limits of the plat of the town of Stephenson, and all the additions thereto, as of record in the recorder's office, in the County of Rock Island." Rock Island was granted a city charter on February 12, 1849. An election on November 4, 1879 changed the organization of the governing body under the general laws of the State of 1872. As a result, the eastern boundary extends to the western boundary of the City of Moline. From here, the two cities were adjoined and physically connected by three street railways and the passenger lines of three railroads.

In 1854, Rock Island experienced its first economic boom with the arrival of the Chicago, Rock Island, & Pacific Railroad, the first railroad to reach the Mississippi River. This period of economic growth was short lived as Rock Island was also plagued by the Panic of 1857 and heavy westward migration.

Despite the national economic depression of the late 1850s and the Civil War from 1861-1865, Rock Island recovered. In 1875, Augustana College moved to Rock Island and over time has created a beautiful campus with about 2,500 students. Augustana College brought a sense of refinement to the river town, known for being raucous and unrefined.

Refinement of the "rough and tumble" river town continued through the nineteenth century with the creation of active business and civic associations. The most influential group was the Citizen's Improvement Association (CIA), composed of some 100 businessmen who lobbied for paved roads and sidewalks, the demolition of undesirable buildings, and the overall beautification of the City. The success of the CIA is still visible today through the existing brick roads in the DRIHD and the position of Rock Island park commissioner, a position promoted by the association. The association is also known for securing a special assessment tax for home improvement, encouraging Rock Island's industrial growth, attaining a Federal building, securing the construction of new bridges and railroads, and for extending the trolley lines to the top of bluffs, which opened up the surrounding area for development in the early twentieth century. The work of the CIA, was continued into the twentieth century with the formation of the Rock Island Club in 1896.

With the work of these associations, Rock Island boasted "a strong urban population, beautiful homes, cheap fuel, the finest of coal at our very door, an abundance of water furnished by a fine combined system of water works, a large water power adjacent to our-selves and neighboring city, awaiting development, a wealthy farming district surrounding us, and a location that capital and labor can both appreciate."

By the turn of the century, three railroads with both passenger and freight traffic served Rock island: the Chicago, Rock Island, & Pacific; the Chicago, Burlington & Quincy; and the Chicago, Milwaukee & St. Paul Railroads. Additionally, an extensive network of electric surface cars radiating out of Rock Island connected Davenport, Moline, East Moline, Silvis, Milan, Watertown, and the Rock Island Arsenal.

Visitors traveled to Rock Island to observe the City's parks and drives, extensive school and college campuses, the neighborhood churches, public library, hotels, shops and stores, and major factories manufacturing everything from plows to candy and lumber to beer. Travelers were inspired by the City's landscape which mingled the man-made with the natural. From Rock Island one could observe the bluffs of Iowa approach the shore as the hills of Rock Island recede into the distance, leaving a broad and awe-inspiring plain on which the City of Rock Island was built. Along the bank of the Mississippi River can be seen the spires and factories of Davenport, Rock Island, and Moline and the piers and iron spans of the bridges which connect these cities.

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An additional factor in Rock Island's success began in 1907 with the formation of the Rock Island Independents (RII) (1907-1925). The RII's were an original member of the National Football League (formerly the National Football Association). The home field of the Independents was Douglas Park (located at 15th Avenue and 10th Street). Here was the site of the first ever National Football League game on September 26, 1920, just nine days after the formation of the league. The Rock Island Independents defeated the non-member St. Paul Ideals. Douglas Park hosted famous teams such as Decatur Staleys (later, the Chicago Bears), Green Bay Packers, and the Chicago Cardinals and Hall of Fame players including Jim Thorpe, Curly Lambeau, George Halas, Ed Healey, Jimmy Conzelman, Joe Guyon, George Trafton, and Paddy Driscoll.

At the time *Historic Rock Island County* was published in 1908, the City of Rock Island was noted as a "substantially built-town" with a population of about 32,000. The location of Rock Island was touted as "one of the most beautiful that can be imagined."

DEVELOPMENT OF DOWNTOWN ROCK ISLAND

Improvements in Rock Island were made possible by the early and robust commercial enterprises of Stephenson. The first local directory, published in October of 1839, mentioned the town officers, hotels, and professionals and businesses including: five physicians/druggists; three lawyers; one tinner; two shoemakers; two bricklayers/plasterers; two coopers; one drayman (brewery delivery); two butchers; one watchmaker; two blacksmiths; and two saddlers and harness makers. The first brick store was constructed in 1840 by Lemuel Andrews and served as a general store. Andrews also built the first saw and grist mill at the southern end of the town in 1841.

Over the next 15 years, Stephenson/Rock Island's commerce grew with new businesses and professionals, dry goods, jewelry stores, art galleries, wholesale grocers, fruit and confectioneries, barbers, undertakers, physicians, butchers, carpenters, brickmakers, chair makers, lumber yards, commission houses, livery stables, and telegraph offices which connected Rock Island with St. Louis to the south and Chicago to the east in 1853.

Due to the prosperity and economic success of Rock Island's commercial enterprises, the community built their first permanent brick churches and schools, including the Collegiate Institute and Female Seminary in 1851.

The close of Rock Island's early settlement period came on February 22, 1854 when the first train arrived on the Chicago, Rock Island, & Pacific Railroad. In 1855, there were 434 businesses, including professional individuals in Rock Island.

COMMERCE AND TRADE IN ROCK ISLAND

Between 1855 and 1875, early businesses in downtown Rock Island began to transition from simple, frontier wood frame commercial and residential structures to considerable brick structures for commerce and living. It was a slow start for development post the arrival of the railroad, due to the Panic of 1857 (1857-1861), locally noted as the historically most disastrous for Rock Island in the nineteenth century, and then the outbreak of the Civil War (1861-1865). During this time, four banks were consolidated into one (Mitchel and Cable) and only that bank and one bank in Moline served the county for years. Mitchel and Cable was founded in 1856 and renamed Mitchell and Lynde when Cable sold his interests in 1860. The bank continued to be the only bank to serve Rock Island until 1863 when P. L. Mitchell and Cornelius Lynde, junior, organized the First National Bank of Rock Island. The First National Bank of Rock Island is noted among the earliest of the national banks in the United States, with a charter number of 108.

Economic stability was short-lived for Rock Island following the end of the Civil War. Eight years later, the Panic of 1873 struck North America and Europe and lasted for the next six years. Though it didn't have such a significant impact on the economic health of the City, it should be noted that in 1873 bank deposits in Rock Island County did not exceed

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\$600,000 as compared to \$11,800,000 at the beginning of the twentieth century. In the DRIHD today, the legacy of Mitchel and Lynde and the First National Bank of Rock Island lives on through the bank's 1963 International style building at 2nd Avenue and 17th Street designed by Stuhr, Parkhurst and Appier. Only one bank building remains from this tumultuous period in Rock Island's growth, the Peoples National Bank (chartered in 1874) building constructed in 1876.

The Peoples National Bank building is one of 39 buildings in the DRIHD from the first three decades of Rock Island's early and permanent commercial architecture which exists today. Of the District's 142 buildings, 40 buildings or 28% of the District was constructed before 1885. Many of the buildings are typical one-part and two-part commercial blocks with first floor storefronts and upper floors used as offices, residences, halls, theaters, or manufacturing. Buildings include: Babcock's Hall (1864); Dauber Building (1873); Star Block (1874); Bengston's Block (1875); Ed Folsom's Flour & Feed and United Order of Ancient Templars hall (ca. 1880); Frank Math's Confectionery (ca. 1883), and Henry Struve's Sample Room (ca. 1885).

Beyond the commercial core of Rock Island's downtown, historic educational, religious, recreational/social, governmental, and residential buildings created a diverse central business district.

Educational Buildings

In the DRIHD, only two educational buildings remain: the classroom building (1954) for the Memorial Christian Church near 15th Street and 3rd Avenue and the Rock Island Public Library (1903) at 4th Avenue and 19th Street. Historically, schools were not constructed in the central business district, but were located in the predominately residential neighborhoods to the west, east, and south downtown. Historically, classrooms or schools in the DRIHD, like the Memorial Christian Church, were parochial schools and built as later additions or annexes to the churches.

A library has always been located in downtown Rock Island, but it took nearly 50 years for a building dedicated specifically as library for the people of Rock Island, membership free, to be constructed. The story of the existing library building begins in June 1855 with a group of spirited citizens who considered the establishment of a public library. On July 4, 1855, *The Rock Islander* announced that "one of the oldest and most eminent citizens will gladly give one hundred dollars toward a library; provided nine others would, give a like amount." A public meeting was held in the basement of the First Presbyterian Church on September 15, 1855 to discuss the public's desire to establish a library organization. From this meeting a committee was established to solicit subscriptions. Those who provided subscriptions would receive the following benefits: those giving one hundred dollars, their children between the age of fourteen and twenty-one, should be life members; persons giving fifty dollars should be life members; those giving twenty-five dollars should be members for ten years, those giving ten dollars should be members for four years, and those giving three dollars should be members for one year. At that meeting alone, \$500 in subscriptions were received. A committee was appointed to draft a constitution. On October 3, 1855, the organization was completed under the name the "Rock Island City Library and Reading Room Association" and elections were held. The committee was instructed to install "Library Hall" on the third floor of Bailey and Boyle's Block. The reading room was opened on November 7, 1855 and on December 3, 1855, the library received a large shipment of books from New York to fully equip the library. By 1857, the number of volumes reached 1,000. Interest in the library began to wane after a number of years until it was closed. It was not until the late 1860s-early 1870s, that the idea of a library was revived by the Young Men's Library Association (YMLA) and the library of the original association passed into the YMLA's control. During the YMLA's care, the number of volumes increased to 2,000 and the space and materials was supported by an annual membership. In 1872, the citizens of Rock Island again realized the insurmountable value of a public library. On August 12, 1872, the City Council passed an ordinance organizing a public library as a part of the City government. The YMLA donated the 2,000 volumes they had inherited and accrued to the city and a new library was established.

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The discussion of a dedicated public library building began as early as 1895, but was delayed as the library board did not want to increase the taxes of the citizens. Between 1898 and 1899 the existing library space had become inadequate and was not meeting the growing needs of the community. The library board finally decided to secure the funds for a new library building through general taxation. The site for the library was obtained in March 1900 and the following month the board secured the architectural services of Drack & Kerns. A contract for the construction of the building was awarded to the Collins Brothers on September 10, 1901. The corner stone was laid in the fall of 1902, and the building was opened to the public for general use on December 15, 1903.

The public library building stands as a beautiful and excellent example of the Beaux Arts style in the DRIHD. It represents the determination and attention to education and pride of the citizens of Rock Island. Its location in the central business district, the heart of the city, denotes its importance as a prominent intellectual center of Rock Island.

Religious Buildings

As the site of the first, permanent white settlement in Rock Island, the present-day downtown expresses all aspects of daily life through its built environment, from schools to residences to churches. Located in the DRIHD are three churches: the First Methodist Episcopal Church; Evangelical Emmanuel Lutheran Church; and Memorial Christian Church. All churches were built during the 1890s, the first being First Methodist Episcopal Church in 1890. The existing building was the third church constructed by the congregation. The first was constructed in 1843 and located at the northwest corner of Union Square (2nd Avenue and 19th Street). In 1854, the congregation was pressured to move by city leaders who wanted to convert Union Square into a park. The congregation agreed and constructed their second church in "Spencer's Grove" at the corner of 5th Avenue and 19th Street. Nearly 35 years later, the congregation built the existing church on the same site in 1890. The church is constructed of Colona sandstone and a rusticated basement in Bedford limestone with details completed in Berea stone and designed with Gothic and Romanesque Revival details by architect D. S. Schureman. The cornerstone for the church was laid in September of 1889 and its dedication was October 26, 1890. Later additions have been made to the south and the west. A south annex, designed by local architect Olof Cervin, was completed in 1915 to house classrooms and a kitchen, as well as a large auditorium.

The second church to be constructed in the DRIHD is the Evangelical Emmanuel Lutheran Church in 1896. The spires of the Emmanuel Lutheran Church have towered over downtown Rock Island for nearly 125 years. The history of the congregation begins in 1855 with the arrival of German immigrants to Rock Island who sent a letter to St. Louis requesting for a cleric to establish a German Lutheran congregation in the city. By June of 1856, the first pastor of the "Evangelical Lutheran Immanuel Congress of United Augsburg Confession of Rock Island" was installed. The congregation's first church was constructed in 1858 at 6th Avenue and 13th Street. In 1865, the congregation constructed their second church on the present-site of the existing Evangelical Emmanuel Lutheran Church. After serving the congregation for 30 years, it was demolished. The cornerstone for the new church was laid on June 28, 1896 and contained church documents, local newspapers and a church history.

The existing church was designed by the local architectural firm of Drack & Kerns in the Gothic Revival style and built by contractor Nicholas Juhl. The building is constructed of St. Louis pressed brick with stone ornamentation and tracery. The American Foursquare to the west of the church along 5th Avenue was constructed in ca.1910 and for sometime served as housing for the clergy of Evangelical Emmanuel Lutheran Church.

The last church to be constructed in the District was Memorial Christian Church in 1897 at the northeast corner 3rd Avenue and 15th Street. Founded as the Disciples of Christ in 1868, the congregation consisted of 15 members, including Philemon Mitchell of Mitchell and Cable bank. Early accounts state that the congregation may have worshipped at the Emmanuel Lutheran Church or in rooms above Mitchell's bank.

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In 1870, Mitchell purchased a former Baptist church on the northeast corner of 15th Street and 3rd Avenue. The church was renamed the Christian Chapel and provided to the congregation, now 70 members, rent-free by Mitchell. As the congregation began to outgrow its new home, Reverend Grafton initiated a building fund in 1894.

After Mitchell had died in 1895, his daughter, Mary Wadsworth, donated \$25,000 to the congregation for a new church in his honor. The old church was demolished and construction began on the existing church. Memorial Christian Church was dedicated in January 1897 and named as a memorial to Philemon Mitchell.

The church was designed by architect H. K. Holsman in the Romanesque Revival style and constructed of brick in varying textures. At street level the walls are very dark in color and constructed of heavily textured brick while the upper stories are a lighter and smoother pressed brick with terra cotta trim. Two utilitarian additions were constructed to the north of the church for classrooms, offices, and general assembly spaces in 1954 and the mid-1960s.

Recreation/Social Buildings

The DRIHD is the heart of recreational and social activities of the city. In the District, many of the upper floors of the multi-story commercial buildings served as social halls or headquarters for fraternal organizations, unions, and associations. The earliest social hall in the District is Babcock's Hall (1864) at the southeast corner of 2nd Avenue and 18th Street. One of the first documented events at Babcock's Hall included the first annual festival of the Old Settlers Association on February 22, 1866. Organizations which had halls above the first floor storefronts in the District included the Ancient Free & Accepted Masons, United Order of Ancient Templars, Grand Army of the Republic, and the Benevolent and Protective Order of Elks.

As these organizations outgrew their spaces, they constructed their own facilities, separate of the typical commercial block. Organizations in the DRIHD with dedicated facilities included: the Modern Woodmen of America (1898, 1504 3rd Avenue); the Royal Neighbors of America (1928, 230 16th Street); Y.M.C.A (1914, 500 20th Street); Y.W.C.A (1955, 229 16th Street); Ancient Free & Accepted Masons (1912, 420 18th Street); the Fraternal Order of the Eagles (1914, 2024-26 4th Avenue); and the Tri-City Labor Congress (ca. 1920, 311 21st Street).

Additional recreational and social spaces which still exist in the District include theaters, such as the Fort Armstrong Theatre (1920, 1824 3rd Avenue) and Rocket Cinema (1940, 220 19th Street). Historically, bowling alleys and billiards clubs would have been located in the District, but no evidence was found that the extant buildings housed such activities.

Governmental Buildings

Three governmental buildings exist in Downtown Rock Island today, the Rock Island County Courthouse, Rock Island City Hall, and the Federal building.

Constructed in 1896, the Rock Island County Courthouse is the oldest remaining government building in the District. Three years after the County was officially established, the first courthouse was constructed in 1836 on Stephenson Square, the block bounded by 2nd and 3rd Avenues and 14th and 15th Streets. As the population boomed near the end of the nineteenth century, a larger courthouse was needed. In 1895, the County's building committee voted to accept a design submitted by the Kansas City architectural firm of Gunn & Curtis for a new four-story building. The courthouse was constructed by Rock Island contractor Charles J. Larkin, a skilled stonecutter who mastered the hard Bedford limestone exterior. The official dedication occurred on March 13, 1897. Since its construction, the only major change has been the removal of the domes in 1958, due to the significant deterioration of the copper roofing.

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On the green space along 15th Street in front of the courthouse stands the Civil War Soldiers Monument. Dedicated in 1869, the monument was created by Rock Islander sculptor Leonard Wells Volk. Volk is known as the only sculptor to model Abraham Lincoln from life. He was able to make life-masks as well as casts of Lincoln's hands.

Built at the beginning of World War II, Rock Island City Hall is only one of four buildings constructed during the war era. Located at the southwest corner of 3rd Avenue and 16th Street, this corner has been the site of city government for nearly eight decades. In the 1930s, the city was awarded a Public Works Administration grant to build a new city hall, but lost it when matching funds could not be raised. Undeterred, Mayor Robert P. Galbraith led a successful bond referendum that allowed the city to raise the \$275,000 needed for a new building. The city hired architect William Stuhr, of Cervin & Stuhr, in 1938 to design City Hall.

The cornerstone was laid on June 3, 1940, with the building well underway. City Council gathered for their first meeting in the new building in December of 1940. City Hall stands as one of Rock Island's only five Art Deco buildings. Clad in smooth Bedford limestone, the exterior features simple ornamentation. The emphasis is placed on the entrances. The main doorway has heavily fluted curving walls, while the entry to the Police Department displays a less ornate fluted detail. Fluting is also located on the areas between the second and third story windows. Art Deco styled incised lettering accentuates each entrance.

The last government building to be constructed in the District was the Federal building in 1955. In the early 1950s, City Council decided to exchange Spencer Square Park (the current site of the Federal building) for the old post office site at 2nd Avenue and 16th Street. Construction of the new Federal building was delayed when Spencer's heirs (original donors of the square) challenged the land exchange. The exchange was ultimately found to be legal and in 1956 the General Services Administration (GSA) approved the architectural design by J. Fletcher Lankton and John N. Ziegele of Peoria, and local architect William Stuhr. The design was praised as "an excellent example of contemporary architecture" and free of "needless and costly embellishments." The dedication occurred on November 7, 1957. Local and national figures including Mayor Warren Yerger, Edson O. Session, the Deputy Postmaster General, and Senator Everett Dirksen attended.

Furthermore, the Federal building was the first to be completed under the federal Lease-Purchase Act of 1954. This act allowed a private contractor, in this case Henry G. Beck Co. of Dallas, TX, to build using private financing. The private contractor could then recoup the investment by renting to the GSA for a period of 20 to 25 years. During the rental period, real estate taxes would be paid on the building and at the end the GSA would own the building.

Residential Buildings

While a mix of dedicated residential and commercial buildings historically existed in present-day downtown, only seven or 4.8% of the buildings in the district today are solely dedicated to residential use. There are five single-family residences, of which one was constructed as a residence for the clergy at Evangelical Lutheran Emmanuel Church. The four single-family residences are all simple, vernacular frame construction and date to the 1880s. As the central business district began to develop toward the end of the mid-nineteenth century, residences were pushed to the peripheral areas and was limited to multi-unit dwellings during early twentieth century. The remaining two residential properties are the Sala Apartments and Rosala Apartments, both multi-unit dwellings constructed in 1903/1913 and 1937, respectively. Both apartment buildings are masonry construction with architectural details in the Italian Renaissance Revival style. It is believed that the buildings share a connection to Rock Island's Sala family, the Sala Apartments built by Dr. St. Elmo Morgan Sala and the Rosala Apartments built after his death by his wife Mary Elizabeth Sala and her second husband, Judge Robert W. Olmsted. This theory is supported by the raised name plaque above the Rosala Apartments entrance which reads "R.O. SALA" or Robert Olmsted Sala.

RIVER, RAIL, AND ROAD IN ROCK ISLAND

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Since its settlement, Rock Island was destined to be a transportation hub for the connection between the Midwest and Western United States. Even before the arrival of three of the most significant regional railroads, Rock Island was the last major stopover east of the Mississippi River in Illinois along the stage and hack routes during the westward expansion. At the same time, due to the city's location along the banks of the Mississippi River, Rock Island was serviced by the Rock Island-Davenport Ferry as early as the late-1830s. By the 1850s, the Chicago, Rock Island, & Pacific Railroad arrived. It would be followed by the Chicago, Burlington, & Quincy and the Chicago, Milwaukee, & St. Paul Railroads. As railroads were stretched beyond their capacity during World War I, Rock Island saw the arrival of the automobile. Entire blocks were dedicated to showrooms, garages, auto part factories, and auto yards. Unlike major cities, like Chicago, where "motor rows" existed as multi-block strips of development dedicated solely to the sale and maintenance of automobiles, auto dealers and manufacturers in Rock Island fit where they could in the existing Downtown fabric. While much of the Downtown was demolished during the 1970s -1990s and the era of urban renewal, a significant portion of it was redeveloped between the 1920s and 1950s to accommodate the influx of auto-related uses. Rock Island's automobile history culminates in the construction of the Centennial Bridge in 1938.

River Transportation and the Rock Island-Davenport Ferry Company

The earliest means of transportation in Rock Island was the Rock Island Davenport Ferry. When Rock Island was first settled by non-natives, the Mississippi River was over three-fourths of a mile wide, but not deep enough to float an ocean liner nor shallow enough to ford. Prior to white settlement, Native Americans would cross the river in canoes or dug-outs. On May 28, 1837, John Wilson of Rock Island, received deed to "the right, to keel and operate a ferry across the Mississippi at a point known as 'The Ferry House,' recently erected and standing on the west bank of the Mississippi in the town of Davenport, extending one miles up and one miles down the river." Wilson received the deed from Antoine LeClaire of Dubuque who owned the land Wilson would have to cross while operating the ferry.

Between 1853 and 1854, Wilson's interests were sold, after his death, to John W. Spencer, James Grant, and Thomas J. Robinson who formally chartered a ferry company on January 28, 1857 under the name Spencer, Grant and Robinson. The charter provided for a landing place between 16th and 20th Streets as to not impede development along Rock Island or Davenport's riverfront.

The company received a license to operate from the United States Treasury Department and a charter was issued to the incorporated body in April 1888. The new company would be known as The Rock Island-Davenport Ferry Company.

The ferry continued to operate until 1946, at which time it was deemed unnecessary, possibly by the increased use of the automobile and the opening of the Centennial Bridge in 1940.

The opening of Wilson's ferry was quickly followed by the Rock Island hack routes which connected the city with Moline to the east and Camden, Illinois, 100 miles to south. Rock Island was also served by stage routes for Galena and Dixon, via Port Byron, as well as Macomb, Illinois and Knoxville, Illinois.

ROCK ISLAND AND THE RAILROAD

Within the boundaries of the DRIHD, once stood the station of each rail line to have served Rock Island: the Chicago, Rock Island, & Pacific (C, RI, & P); the Chicago, Burlington, & Quincy (C, B, & Q); and the Chicago, Milwaukee & St. Paul (C, M, & St. P). The first railroad to arrive in Rock Island was the C, RI, & P on February 22, 1854, when the train pulled into the station at 2nd Avenue and 20th Street.

The origins of the C, RI, & P begin on October 10, 1852, when a brightly painted locomotive coupled to six yellow coaches travelled over newly laid railroad tracks between Chicago and Joliet. In 1854, the rail line had been completed

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between Chicago and Rock Island and two years later the C, RI, & P became the first railroad to cross the Mississippi River. The construction of this crossing transformed Rock Island from a river town to a major rail stop on the Rock Island Line. Trains carried freight and passengers from Chicago into Rock Island before heading west to Iowa and beyond. By the end of the nineteenth century, the C, RI, & P owned 3,000 miles of track throughout the Midwest. In 1901, the railroad opened the Rock Island Line Depot outside of the downtown on 5th Avenue near 31st Street. Due to this rapid expansion the line was plagued with bankruptcies throughout the twentieth century. The line entered a third and final bankruptcy in 1975 and by January 1980 it was liquidated and sold.

While contributing to the economy of Rock Island and built environment of the commercial core the next railroads did little to advance Rock Island as a major destination and were the first to remove service during the mid-twentieth century. Nevertheless, they are mentioned briefly as part of Rock Island's transportation history. Following the C, RI, & P, the next major railroad was the Chicago, Burlington, & Quincy (C, B, & Q), also known as the "Burlington Route" or the "Q". The C, B, & Q arrived in Rock Island in 1879, after it purchased the interests of the Rockford, Rock Island, and St. Louis Line (R, R, & STL). The R, R, & STL had been chartered in 1865 with rail construction completed in 1869. The railroad built its first station just north of 2nd Avenue on 20th Street. The simple one-story station was replaced in 1901 with a six-story, masonry station designed in the Romanesque Revival style, just north of 2nd Avenue on 20th Street.

Nearly seven decades later, the C, B, & Q station discontinued service and demolished its station in the city.

The last railroad to arrive in Rock Island was the Chicago, Milwaukee, & St. Paul (C, M, & St. P) around the turn of the century. The C, M, St. P came by way of the Davenport, Rock Island, & North Western Railway (D, RI, & NW) founded in 1884 as the Davenport & Rock Island Ry Bridge Co. The railway was a subsidiary of the C, B, & Q and the C, M, & St. P, who shared joint control of the short line.

In 1897, the D, RI, & NW began construction on a line to connect the two river cities of Davenport and Rock Island. At this time the company constructed the Crescent Bridge, in 1899, just west of the DRIHD. By 1901, the railroad purchased the interests of small companies in the area and the total length of the line was expanded to 48.5 miles. The C, M, & St. P share of the D, RI, & NW opened its depot along the riverbank, at the foot of 17th Street, in February 1901. The opening followed one day after the opening of the C, B, & Q opening of their station on 20th Street. The D, RI, & NW thrived for years until it went out of business in 1995, its parent companies Burlington, Northern Santa Fee and Canadian Pacific split control of the remaining portions of the line including the Crescent Bridge.

There are no buildings in the DRIHD related to Rock Island's significant railroad history. Only the Rock Island Lines Depot, located near 5th Avenue and 31st Street remains.

ROCK ISLAND'S SHIFT FROM RAIL TOWN TO AUTOMOTIVE CITY

Based on the existing auto-related buildings in the DRIHD, it appears the shift toward the automobile began as early as 1909 and peaked between the mid-1920s and early 1970s. Cars are still the prevalent mode of transportation in Rock Island today with 20 or 11.8% of the 169 properties in the DRIHD devoted to parking. These parking lots are in addition to the off-street parking along every street in the District. The only difference between the present-day and mid-twentieth century is that most of the garages, showrooms, filling stations, and manufacturers have closed and their buildings remain vacant or demolished.

Notable local firms which once operated in Downtown Rock Island included the Galbraith Motor Co., Tri-City Auto Supply Co., Noack Motor Co. and Bear Manufacturing Co.

A key component which brought a greater influx of automobile traffic during the late-1930s and 1940s was the opening of the Centennial Bridge in 1940. For decades, the Government and Sylvan Bridges served as the only land connections

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between Iowa and Illinois, but most people continued to rely on the Rock Island-Davenport Ferry to cross the river. With an increase in popularity of the automobile at the beginning of the twentieth century, the citizens of Rock Island wanted a way that their automobile could cross the river too.

In the 1930s, a joint Davenport-Rock Island commission studied a proposal to build a tunnel between the two cities, ultimately proven infeasible. When Rock Island Mayor Robert P. Galbraith was elected 1937, he was determined that a bridge would be built.

The commission began studying the feasibility of a bridge and concluded it would be impossible to construct such a large structure without the aid of the Federal government. Undeterred, Mayor Galbraith was resolved that Davenport and Rock Island would construct their own bridge. Iowa refused to take part in any funding efforts and over the next year, the City of Rock Island raised the necessary funds alone. The City sold revenue bonds for construction which would then be paid off by the tolls from bridge users.

As planning for the bridge continued, an engineering survey suggested the foot of 15th Street on the Illinois side and the foot of Western Avenue in Davenport as the best connection. However, the City of Davenport insisted it be moved a block west to its current Gaines Street location, which resulted in a curve at the Iowa end of the bridge and also added \$40,000 to its cost.

The "tied arch" bridge was designed by the firm of Ash, Howard, Needles and Tammen and constructed by the American Bridge Company. Each arch is structurally independent of the others. The two center arches are higher than the end ones, providing a wider navigation span beneath.

While under construction, the bridge was informally referred to as the "Galbraith Bridge." Two months before its dedication on July 11, 1940, Mayor Galbraith declined to have the bridge named in his honor and suggested it be named the Centennial Bridge, in recognition of Rock Island's upcoming centennial year.

The five arches of the bridge represent the Quad Cities, with the two largest arches symbolizing Rock Island and Davenport and the smaller arches representing Bettendorf, Moline, and East Moline. The Centennial Bridge connects Rock Island, Illinois, and Davenport, Iowa at 3,850 feet long and 170 feet above water level.

The dedication, a grand parade across the bridge, and subsequent celebration, attracted unprecedented crowds. It became noted as the first four-lane bridge to cross the Mississippi River and the first bridge to receive zero Federal aid and financed entirely by private capital.

In 1960, access to 1st Avenue was added and the roadway slightly widened. On September 4, 1988, 128 sodium lamps were installed on the arches.

The revenue bonds were officially paid off in 2003 and subsequently the tolls were eliminated. The Dohrn Transfer Company of Rock Island, the first official toll-paying vehicle to cross the bridge in 1949, was the last official patron of the bridge. On July 13, 2005, the city of Rock Island transferred ownership of the bridge to the Illinois Department of Transportation after the completion of structural upgrades to the bridge.

Following the opening of the Centennial Bridge and the ease of crossing, the increased use of automobiles in Rock Island directly spurred development in downtown during the mid-twentieth century. Banks were rebuilding with the automobile in mind and now included parking and drive-up tellers and new development such as the Sheraton Rock Island Motor Inn catered to the visitor arriving by auto.

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WORLD WAR II AND POST-WAR ERAS IN ROCK ISLAND

Downtown Rock Island saw steady growth during the beginning of the mid-twentieth century, but by 1940 much of the city's efforts became concentrated on the war effort, which had significant impact locally. Four buildings were built in the District at the beginning of the 1940s, but construction came to a halt after the United States entered World War II. During the war, workers flocked to Rock Island for employment on Arsenal Island and for other war-time manufacturers. To supply housing for the vast number of workers, Rock Island received special permission from the Federal government to build housing to stem the local shortage. Whereas most communities saw residential construction come to a halt during the major wars, Rock Island is unique in that it has hundreds of homes built in 1918 and again between 1942 and 1944.

The prosperous 1950s and 1960s saw the creation of a number of private and public works still in Downtown Rock Island.

In Downtown Rock Island during the 1950s, new buildings were constructed such as the Federal Building, storefronts, Y.W.C.A., warehouses, and the classroom and office additions for Memorial Christian Church. Older buildings received additions or were remodeled including Peerless Dairy, Babcock's Hall, Bear Manufacturing Co., and the Elks Building.

New development continued through the 1960s with the construction of the Sheraton Rock Island Motor Inn (1966) and three banks including the First National Bank of Rock Island. Buildings now took up entire city blocks and were surrounded by parking or drive-up windows as the advent of the automobile reached its peak.

Development outside of the District had a significant impact on the downtown. Following the 1965 Mississippi River flood, the Rock Island levee was constructed between 1970 and 1973. While located to the west of Downtown, the levee changed the appearance of Rock Island's commercial core, buildings were protected but access to the river was limited until the Schwiebert Riverfront Park was open in 2010.

ROCK ISLAND: 1970 - PRESENT

Following the end of the period of significance for the DRIHD (1969), Rock Island experienced two decades of disinvestment and decline. This period was brought on by the historic aging and neglected housing of Rock Island and the surrounding Quad Cities, combined with the loss of jobs and economic opportunities. The City of Rock Island sought federal relief through the construction of public housing, urban renewal, and the Model Cities program. These programs left gaps in Rock Island's central business district, still visible today, as older buildings were demolished for parking lots and vacant lands as a way to combat urban blight.

A national economic recession in the 1980s further compounded neighborhood and business disinvestment in Rock Island. As manufacturers continued to close, massive job losses continued. Rock Island's population declined from its high of 51,863 in 1960 to 39,684 by 2000.

Prior to the 1970s, Rock Island's City Council directed planners to annex a tract of land in Rock Island County on the south side of the Rock River next to Milan in 1959. Though this move did not prove prosperous until almost two decades later, the area saw substantial housing construction in the 1970s followed by increased industrial and warehouse development in the 1990s.

In Downtown Rock Island, the Rock Island Arts and Entertainment District (RIAED) was established in 1992. RIAED is a 501(c)(6) not-for-profit member organization with a mission to market Rock Island's downtown, known as The District, and produce unique events. The RIAED, led to the rise of residential living in the central business district, not seen since before the mid-twentieth century, and has attracted over 2.5 million visitors. Tens of thousands of people converge on

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the Great River Plaza for festivals each summer and the RIAED has helped revitalized downtown with art galleries, restaurants, breweries, nightclubs, comedy clubs, dinner theater, and shops.

ARCHITECTURE OF THE DOWNTOWN ROCK ISLAND HISTORIC DISTRICT

While first founded as the Town of Rock Island in 1841, there are no original buildings of this time period extant within the boundaries Downtown Rock Island Historic District (DRIHD). The District does retain a significant amount of architectural fabric from the first shift from the early, frame businesses to the existing permanent brick structures constructed within three decades of Rock Island's incorporation.

Buildings in the DRIHD can be categorized by architectural style and building typology. An architectural style is defined by common features that are distinctive in overall massing, floor plan, materials, and architectural detailing. These buildings may be architect-designed or display a conscious attempt to incorporate typical architectural features of the time period. Of the 142 principal buildings in the District, 115 or 81% can be classified as having an architectural style, whether a pure example or using select details; a hybrid of styles; or a selection of simple details popular at the time of construction and expressing the function of the building instead of an architectural style. Architectural styles in the District include: Romanesque Revival, Italianate, Beaux Arts, Art Deco, Italian Renaissance, Tudor Revival, Late Classical Revival, Neoclassical, Colonial Revival, Georgian Revival, Art Moderne, Mid-Century Modern, Gothic Revival, International, Contemporary, and Brutalism.

The following sections describe the architectural styles and building typologies found in the DRIHD.

Notes:

The dates in parenthesis first indicate the time period during which the style was most popular nationally (N). Because of the varied rates in which popular architectural fashions spread across the country, the entrenchment of local building traditions, as well as the dominance of local tastes, dates may differ from national examples.

The second time period in parenthesis is the period in which this style is documented locally (L) in Rock Island's extant buildings.

Architectural features listed under each architectural style are common characteristics, but may not be found in every building and may vary locally, regionally, and nationally.

ARCHITECTURAL STYLES

Italianate (N. 1840-1885) (L. 1870-1895)

A popular 19th-century style, Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three story buildings.

Typical architectural characteristics include: vertical proportions; tall, curved or arched topped windows and doors with hooded molds; decorative brackets; intricate wood or pressed metal cornices; stone trim with incised foliated ornament; and paired and single doors are common with large-pane glazing in the door itself.

There are 18 buildings or 12.7% of the DRIHD identified as Italianate. Examples of the Italianate style in the DRIHD include: Star Block (1874, 1825-1829 2nd Avenue); Murrin Saloon (1891, 2100 4th Avenue); and the building at 121 16th Street (ca. 1880).

Romanesque Revival (N. 1840-1900) (L. 1873-1897)

Romanesque Revival in America was inspired in part by the medieval European style known as Romanesque, popular in Europe during the 11th and 12th centuries as a revival of earlier classical Roman forms. Two phases of this style have

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been identified in America. During the first, Americans experimented with early versions during the 1840s-1850s. The second phase came in the late nineteenth century when the style was popularized by Henry Hobson Richardson.

Buildings in the Romanesque Revival style are heavy, massive masonry construction, usually with some rough-faced stonework. Wide, Roman rounded arches are an important identifying feature. Frequently, decorative floral detail appears in the stonework, and sometimes on column capitals. The style was frequently used for churches, university buildings, prisons, and mansions due to its strong sense of permanence.

Typical architectural characteristics include: masonry construction; round arches at fenestration openings; heavy and massive appearance; polychromatic stonework; rounded, square towers with or without decorative bartizans; squat columns; and decorative plaques.

There are four buildings or 2.8% of the DRIHD identified as pure Romanesque Revival. Additionally, The First Methodist Episcopal Church (1820 5th Avenue) has elements of both Romanesque Revival and Gothic Revival. Two excellent examples of the Romanesque Revival style in the District include Memorial Christian Church (1897, 217 15th Street) and the H. Tremann building (1894, 1700 3rd Avenue).

Gothic Revival (N. 1840-1880; 1895-1945) (L. 1875-1896)

Gothic Revival was first popularized by Andrew Jackson Downing who published pattern books of stylistic details and championed the use of the style. Based on medieval design precedents, it was promoted as an ideal picturesque style, suitable for residential use, between the 1840s and 1860s. This style was promoted as an appropriate design for rural settings, with its complex and irregular shapes and forms fitting well into the natural landscape. Thus, the Gothic Revival style was often chosen for country homes and houses in rural or small-town settings. The style was losing popularity for residential designs by the late 1860s, but resurgence during the 1870s occurred in applying the style to public and religious buildings. The style remained popular for public buildings through 1945, primarily due to its association with European ecclesiastical architecture.

In the District, the style is characterized by simpler and smoother features than those of the preceding High Victorian Gothic. Typical architectural characteristics can include: steeply pitched roof, usually with steep cross gables; wall surfaces extend into gable without a break; windows commonly extend into the gable, frequently having pointed-arch shape (Gothic arch); other window shapes include the clover-like foil with three, four or five lobes; doors often have pointed-arch and/or heavy hood ornament; roof peaks are often topped with pinnacles (typically found on churches); and decorative crowns (gable or drip mold).

There are three buildings or 2.1% of the DRIHD identified as pure Gothic Revival. Additionally, The First Methodist Episcopal Church (1820 5th Avenue) has elements of both Romanesque Revival and Gothic Revival. A pure example of the Gothic Revival style in the District is the Evangelical Lutheran Emmanuel Church (1896, 1925 5th Avenue).

Queen Anne (N. 1880-1910) (L. ca. 1898-1915)

For many, the Queen Anne style typifies the architecture of the Victorian age. This very popular style of the 1880s and 1890s has asymmetrical massing characterized by projecting bays and prominent, compound roof shapes. These buildings were clad in a variety of materials and with multiple textures including patterned shingles.

The style was named and popularized by a group of nineteenth century English architects led by Richard Norman Shaw. Roots for the style date back to the Elizabethan and Jacobean periods in England and have little to do with Queen Anne or the formal Renaissance architecture that dominated during her reign (1702-1714).

In the District, the Queen Anne style is only expressed through a subtype of the style, Free Classic. This subtype is

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characterized by classical columns as porch supports, Palladian windows, and cornice-line dentils. It lacks the eclecticism, abundance of decoration, varied and contrasting materials, shapes, and textures, patterned wall surfaces, and irregular roof lines typically found in the style.

Projected, pressed metal bays and single pane windows, some paired, with small decorative panes frequently employed in the Queen Anne style are found in the District.

There are two buildings or 1.4% of the DRIHD identified as Queen Anne. The Free Classic subtype of the Queen Anne style is represented in the residence at 1925 5th Avenue (ca.1910), just west of the Evangelical Lutheran Emmanuel Church.

Italian Renaissance (N. 1890-1935) (L. ca. 1895-1937)

The Italian Renaissance Revival style developed at the end of the nineteenth century and was inspired by Italy and the ancient world. This revival style was a dramatic contrast to the earlier Queen Anne Style. This more ordered style has a studied formalism, symmetrical composition, simple flat facades, and low-pitched or flat roofs.

Typical architectural characteristics include: restrained decoration; rectangular form; minimal use of columns or decoration at the entry; wide roof overhang accentuated with modillions or brackets; low-pitched hipped or flat roof; symmetrical façade; and roof line parapet or balustrade.

There are 14 buildings or 9.9% of the DRIHD identified as Italian Renaissance Revival. Examples of the Italian Renaissance Revival style in the DRIHD include the Hill Furniture building (1923, 1629 2nd Avenue), the Best Building (1908, 1701-05 2nd Avenue), Modern Woodmen of America (1898, 1504 3rd Avenue), Central Trust & Savings Bank (1914, 224-230 18th Street), and the Sala Apartments (1903/1913, 330 19th Street).

Colonial Revival (N. 1890-1945) (L. ca. 1880)

Generally larger than those buildings of the earlier Colonial styles, the Colonial Revival Style embodies several of the classical details and elements of the earlier period showing an interest in early Federal and English (Georgian or Adamesque) styles.

The Colonial Revival style revives the architecture of America's founding period, generated, in part, by the Philadelphia Centennial of 1876 celebrating the country's 100th birthday. Most of these buildings are symmetrical and rectangular in plan, and some have wings attached to the side.

When applied to public or commercial buildings typical architectural characteristics can include: symmetrical facades, constructed of red brick; symmetrically placed fenestration openings, windows are typically double-hung and single or paired on the façade; façades are accentuated with projecting, pressed metal bays with classical, foliated detailing and a pedimented top; and brick corbeling and/or dentillated brick relief work at the cornice.

There is one building or .7% of the DRIHD identified as Colonial Revival. The only example of the Colonial Revival style in the District is the Fred Evers Bakery/Pechers Candy (ca.1875) at 1611-1613 2nd Avenue.

Tudor Revival (N. 1890-1940) (L. 1915)

A popular romantic revival style from the first half of the twentieth century, Tudor Revival was inspired by English Medieval architecture. In the District, there is only one property identified as Tudor Revival, the First Methodist Episcopal Church South Annex. The annex expresses a more utilitarian version of the Tudor Revival style, featuring a

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smooth limestone exterior, carved limestone label moulding, and a stepped parapet which mimics the crenellation found in medieval architecture.

There is one building or .7% of the DRIHD identified as Tudor Revival. The First Methodist Episcopal Church South Annex (ca. 1915, 1820 5th Avenue) is the only example of the Tudor Revival style in the District.

Beaux Arts (N. 1893-1929) (L. 1896-ca. 1915)

The Beaux-Arts style is derived from the French term, Les beaux arts (the fine arts) and associated with the Ecole des Beaux-Arts (School of Fine Arts) in Paris, France. Many of America's leading and influential architects studied at the Ecole des Beaux-Arts including Richard Morris Hunt, H. H. Richardson, and Charles McKim.

The style featured classical precedents and forms, lavish ornamentation, and heavy masonry. It was made popular by the 1893 World's Columbian Exposition and subsequently the City Beautiful Movement, responsible for America's grand public buildings of polished stone, from state capitols, courthouses, and city halls to train stations, libraries, and museums.

Typical architectural features can include: masonry construction, usually of a smooth, light-colored, ashlar-cut stone; symmetrical façade; first floors may be rusticated; flat or low-pitched roofs; wall surfaces ornamented with decorative garlands, floral patterns, or cartouches dripping with sculptural ornament; colossal columns or pilasters with Ionic or Corinthian capitals; an exuberance of detail and variety of stone finishes; enriched moldings; windows are framed by columns or pilasters, sometimes with a balustraded sill and/or pedimented entablature; and pronounced cornices and entablatures.

There are six buildings or 4.2% of the DRIHD identified as Beaux Arts. Excellent examples of the Beaux Arts style in the District include the Rock Island Public Library (1903, 409 19th Street), the building at 1710 2nd Avenue (ca. 1883, new façade ca. 1915), the Rock Island County Courthouse (1896, 210 15th Street), and the Fries building (1897, 1719-21 2nd Avenue).

Late Classical Revival (N. 1895-1950) (L. 1892-1926)

The Late Classical Revival style was inspired by the 1893 World's Columbian Exposition in Chicago which promoted classical forms and relied on stylistic details of the Greek Revival style. Classical Revival style buildings often have massive columns with classical Corinthian, Doric, or Ionic capitals topped by a front facing pediment. The style was frequently used for civic, institutional, commercial, and residential buildings. Wall materials range from wood, brick, stucco, or stone with smoother surfaces being more prevalent.

Typical architectural characteristics include: a symmetrical façade; smooth masonry exterior surfaces, unadorned roof line; modillions and dentils line the cornice; double-hung windows with lintels above; windows are symmetrically arranged often in pairs or groups of three; entrances are centered on the façade; patterned brick work; and geometric, inset limestone ornamentation.

In the DRIHD, there are nine buildings or 6.3 % identified as Late Classical Revival. Examples of the Late Classical Revival style in the District include the Illinois Theatre building (1901/1926 (Façade), 1606 2nd Avenue), E.D. Folsom's Flour & Feed and United Order of Ancient Templars hall (ca. 1880/ca.1920s (Façade), 1706 3rd Avenue), and the Eastern Fair (1892, 2107 4th Avenue).

Neoclassical (N. 1895-1955) (L. ca. 1895-1902)

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Neoclassical was a dominant architectural style for domestic, commercial, civic, and institutional buildings throughout the country during the first half of the twentieth century. This style is similar to Classical and Greek Revival but is more monumental and ornate compared to its simpler predecessors. Typical architectural characteristics include: temple-front entry on civic, institutional, and commercial buildings; columns are of the Ionic and Corinthian Orders; exaggerated broken pediments; classical symmetry; and dentillated cornices.

There are two buildings or 1.4% of the DRIHD identified as Neoclassical. There are two examples of the Neoclassical style in the District a historic candy factory (ca. 1895) at 219 18th Street and the Union Electric Telegraph Co. building (1902, 2018-20 4th Avenue).

Georgian Revival (N. 1900-1950) (L. ca. 1880)

Named for King George III of England, the original Georgian style was inspired by two of Colonial America's earliest high-style works: The Wren Building, 1695, at the College of William and Mary and the Virginia Governor's Palace in Williamsburg, VA. The style reflected the order and symmetry of Italian Renaissance ideals and the works of Andrea Palladio, made popular by architect Sir Christopher Wren in England after the mid-seventeenth century.

The Georgian style experienced a resurgence in America during the early twentieth century. From 1900 to 1950, Georgian architecture became one of the most commonly-emulated styles, resulting in the Georgian Revival style.

Georgian Revival architecture shared many of the traits of Georgian architecture including rectangular plans, symmetrical brick façades, and the repetition of fenestration openings.

Typical architectural characteristics can include: Renaissance-inspired classical symmetry; classical detailing, transom lights; fluted pilasters; projecting, pressed metal bay window; multi-light windows; brick corbeling at the cornice; and classical motifs and detailing such as festoons, wreaths, dentils, bellflowers, and cartouches.

There is one building or .7% of the DRIHD identified as Georgian Revival. The only example of the Georgian Revival style in the District is the Union Printing Co. building (ca. 1880) and later, Rock Island's first Piggly Wiggly (ca.1922 Addition) at 218 18th Street.

Art Deco (N. 1925-1940) (L. 1920-1941)

The Art Deco style is defined by its characteristic sharp-edges and stylized geometrical details. Its name was derived from the Exposition Internationale des Arts Décoratifs et Industriels Modernes, held in Paris in 1925, where the style was first exhibited as an intentional break with past precedents.

Typical architectural characteristics include: sleek, linear appearance; low-relief decorative panels at the entrances, around windows, along roof edges or as string courses; smooth building materials such as stucco, concrete block, glazed brick or mosaic tile; stylized decorative elements using geometrical forms, zigzags, chevrons; strips of windows with decorative spandrels; and reeding and fluting around doors and windows.

There are five buildings or 3.5% of the DRIHD identified as Art Deco. Buildings designed in the Art Deco style in the DRIHD include Rock Island City Hall (1940, 1528 3rd Avenue), Fort Armstrong Theatre (1920, 1824 3rd Avenue), the Centennial Bridge Commission building (1941, 201 15th Street), and the Royal Neighbors of America (1928, 230 16th Street).

Art Moderne (N. 1930-1950) (L. ca. 1930-1949)

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The Art Moderne or Streamline Moderne style is part of the Modern Movement in architecture, influenced by advancements in the industrial design of ships, planes, railroad engines and automobiles and featured smooth walls with surface ornamentation, rounded corners and curved glass.

Moderne buildings have flat roofs, bands of windows with a horizontal emphasis, and smooth exterior surfaces. Details can include: simple, pipe balustrades; panels of glass block windows; curved canopies, curved corners or windows; and aluminum or stainless steel detailing.

There are four buildings or 2.8% of the DRIHD identified as Art Moderne. The Art Moderne style can be found in the architecture of the Peerless Dairy building (ca. 1930, 1323 2nd Avenue), the Bear Manufacturing Co. welding, machine, and erecting shop (ca. 1940, 2025-27 4th Avenue), and the Bear Manufacturing Co. Automotive Safety Service School (1949, 2101-03 4th Avenue).

Mid-Century Modern (N. 1935-1965) (L. 1956-ca. 1970)

Mid-Century modern design dominated mid-twentieth century American architecture and became increasingly popular after World War II. Modern designers departed sharply from historical precedent and created new building forms. This style is defined by clean, linear, and sweeping lines; large expanses of glass exterior walls; deep eaves; and earth-toned materials. Mid-Century Modern emphasized creating structures with ample windows and open floor plans, with the intention of opening up interior spaces and bringing in the outdoors.

Typical architectural characteristics include: flat or extremely low-pitched gable roofs; angular details; asymmetrical façades; expansive walls of glass; strong emphasis on linear elements and bold horizontal and/or vertical features; and common materials of brick, stone, wood, and glass were employed.

There is three building or 2.1% of the DRIHD identified as Mid-Century Modern. The only example of Mid-Century Modern in the District is the ca.1970 slipcover on the historic L.S. McCabe & Co. building (1900-1902) located at 1721 3rd Avenue.

New Traditional (N. 1935-Present) (L. 1991-2003)

The New Traditional movement was initiated by builders responding to public interest in traditional designs at a time when the architectural profession was relatively focused on experimental, modern styles. New Traditional describes buildings that take stylistic cues from historic styles, while not copying the revivalist styles of the nineteenth century and early twentieth century. Architectural shapes and detailing tend to refer to traditional rather than modern influences. Typically, features of a historic style were either exaggerated or diminished, rarely precise in imitating its prototype, creating a new look which is reminiscent of a previously known style.

The New Traditional style is identified in four buildings or 2.8% of the DRIHD. The New Traditional style is represented in the recent development in the District including the Royal Neighbors of America annex (1991, 1509-1513 3rd Avenue) and two mixed-use developments at 1603 and 1605 3rd Avenue, both constructed in 2003.

Contemporary (N. 1945-1990) (L. 1955-1965)

This style was the favored for architect-designed buildings constructed between 1950 and 1990. It can feature flat roofs; natural materials like wood, brick, and stone; broad expanses of uninterrupted wall surface; and the absence of traditional detailing.

There are three buildings or 2.1% of the DRIHD identified as Contemporary. Excellent examples of the Contemporary style in the DRIHD include the Federal building (1957, 1956 2nd Avenue), a wholesale tobacco warehouse (1956) located

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at 2013-19 4th Avenue, the Y.W.C.A. (1955, 229 16th Street), and the Sheraton Rock Island Motor Inn (1966, 226 17th Street).

Modern (N. 1945-1985) (L. 1990s)

Modern architecture, is based upon new and innovative technologies of construction, particularly the use of glass, steel and concrete. The style first appeared after World War II and remained popular through the mid-1980s until it was replaced by Postmodernism and the architecture of the twenty-first century. Exhibiting a variety of compositions, the Modern style is characterized by an absence of ornament and an emphasis on form and geometric volumes. Wall surfaces are typically of masonry, most commonly brick, concrete, limestone or granite, and are often pierced with tall, rectangular window openings, regularly spaced across the facades. However, in contrast, wide expanses of masonry without penetrations and large expanses of glass curtain walls are also characteristic of this period.

There are two buildings or 1.4% of the DRIHD identified as Modern. Buildings representative of the Modern style in District include the building located at 1808 3rd Avenue (originally constructed ca.1895, façade appears to have been remodeled ca.2000s) and the annex to Royal Neighbors of America (ca.1991, 1590-13 3rd Avenue).

International (N. 1945-1975) (L. 1963)

Characterized by an absence of ornament, the International style, is the expression of form and volume. By the late 1920s, American architects believed that European modernism was both visually progressive and structurally sound. After World War II, American interests were characterized by a confident, enthusiastic desire to “get on with the business of progress”.

Typical architectural characteristics can include: flat roofs; smooth and uniform wall surfaces; windows with minimal exterior reveals, perceived as continuations of the surface; ribbon and corner windows, bands of glass, or curtain wall construction with thin, metal mullions and smooth spandrel panels; constructed of concrete, glass, and steel; occasionally reveals skeleton-frame construction; and lack of non-essential decoration. Through the 1970s the most common use for the International style was commercial and institutional buildings.

There is one building or .7% of the DRIHD identified as International. The First National Bank of Rock Island (1963, 1639 2nd Avenue) is the only example of the International style in the District.

Minimalist (N. 1945-1975) (L.1974)

The Minimalist style was developed during the mid-twentieth century, inspired by the Cubist movements of the De Stijl and Bauhaus in the 1920s. The style is characterized by simplicity to the point of starkness. It is believed that the lack of decoration reveals the “true essence” of architecture.

Architectural characteristics of the Minimalist style can include: pure geometric forms; simple, limited, and plain materials; straight components; repetition to provide a sense of order and unifications; simple open spaces; and clean lines.

There is one building or .7% of the DRIHD identified as Minimalist. The Star Cres International building (1974, 1830 2nd Avenue) is the only example of the Minimalist style in the District.

Brutalism (N.1955-1985) (L. 1965-1977)

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The name of Brutalism is derived from the French term, "beton brut", which translates to "rough concrete". The style thus, is based on the shape and molded forms of concrete. Brutalist architects followed the teaching of Louis Sullivan that "form follows function", but without relying on the revivalist styles of the nineteenth and twentieth centuries.

Brutalist buildings have a weight and massiveness that immediately sets them apart. Exterior walls are often of exposed concrete, with surfaces that are either heavily textured or exhibit the marks of the formwork in which it was made. Windows are treated as holes in the walls or as voids in the solids of the walls, and not as continuations of the "skin" of the building.

There are three buildings or 2.1% of the DRIHD identified as Brutalist. In the District, the banks at 1622 4th Avenue (ca. 1965) and 1600 5th Avenue (1969) and the parking ramp (1976) located at 304 17th Street represent the Brutalist style.

Utilitarian

(N. *The Utilitarian style appears throughout the history of building construction in the United States*) (L. 1875-ca.1965)
The term Utilitarian is used to describe buildings that were not designed in any particular style, but rather the form of the building is dictated by its use. The function of a utilitarian building dictated its design. Described as a monument to practicality, utilitarian buildings were constructed with inexpensive materials and used a limited amount of applied detail, popular during the time period.

There are 28 buildings or 19.7% of the DRIHD identified as Utilitarian. Examples of Utilitarian buildings in the District include the milk depot (ca.1897, 111-13 19th Street), Noack Motor Co. (1915, 2006-10 4th Avenue), Galbraith Motor Co. (1927, 1500 4th Avenue), Bengston Block (1875, 1700-02 2nd Avenue), and the United Breweries Co. Beer Depot (ca. 1895, 1900 1st Avenue).

BUILDING TYPOLOGIES

In addition to the architectural style, buildings in the DRIHD were also identified by their building typologies. Building typologies have been organized by commercial, industrial, and residential uses and descriptions of each typology are provided below. Descriptions have not been provided for familiar and common typologies such as courthouses, city hall, hotels, churches, schools, offices, libraries, theaters, and auto garages (for private parking).

COMMERCIAL BUILDING TYPOLOGIES

The commercial building, as a distinct architectural form, did not develop until the 19th century, although trading centers and market halls have been around since antiquity. Commercial buildings were typically freestanding or joined by party walls, with the commercial business on the first floor and offices or residences above. The commercial building, as a form, almost always fits on its entire lot, and is built to the sidewalk.

In *The Buildings of Main Street*, Richard Longstreth has developed a classification system for historic commercial structures built within compact business districts prior to the 1950s. His system uses building mass as the determining factor.

The commercial classification types outlined by Longstreth are generally applicable to historic buildings (or new buildings built in historic styles or into a historic commercial block) on traditional, pedestrian-oriented commercial streets. Rock Island's downtown can be considered a traditional commercial district. In a traditional business district, commercial buildings are densely clustered together on small blocks on an orthogonal grid oriented to the street and sidewalk.

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Many of the buildings in the DRIHD are one- or two-part commercial blocks in a rich variety of architectural styles, encompassing nearly 140 years of development.

Commercial Blocks: One & Two Part

Early commercial buildings in the late 1800s often appear as a one-part commercial block: a one or two story box with ornamented façade. The first floor façade is comprised of plate glass windows, an entry and a cornice or tall parapet above.

In Rock Island, 53.5% of the downtown is comprised of one- (19 or 13.4%) and two-part commercial blocks (57 or 40.1%). Commercial blocks are one-to four-stories, typically built before 1950. However, a contemporary commercial structure may have been built on an infill parcel on a traditionally-commercial street. Whether or not, this type of building shares party walls with an adjacent building; generally, only the front of a commercial block has any architectural detailing.

One-story commercial blocks are almost always one-part commercial. This distinction is made according to the visual arrangement of the principal façade. Two or more story commercial blocks may be classified as one-part commercial blocks if the facade can be read as a single design element, with no projecting cornice or other strong horizontal design element dividing the first floor from the upper floors.

The buildings are located at the front of lot lines, along public sidewalks, and have display windows facing that sidewalk. There are usually no display windows, public entrances, or architectural treatment on the side facades, although occasionally a larger commercial block may have part or all of the side façades treated similarly to the front.

Freestanding

Freestanding buildings are typically one story, occasionally two stories, but differ from Commercial Blocks in that they have architectural treatment on two or more sides. They are newer, having been built in the age of automobile access. The entry is usually accessible from the street, often oriented to a parking lot on the side or surrounding the building. The structure may occupy an entire city block and be surrounded by parking.

There are seven Freestanding buildings which account for 4.9% of the DRIHD.

Two-Part, and Three-Part Vertical Blocks

The two-part and three-part vertical block gained popularity in the late nineteenth century as a means of simplifying the exterior of tall, commercial buildings. On the two-part vertical block, the façade is divided horizontally into two major zones that are different but carefully related to one another to create a unified whole. The lower zone rises one or two stories and serves as a visual base of the dominant "shaft", or upper zone. The two-part vertical block must be at least four stories in height to possess a sufficient sense of verticality.

The three-part vertical block is identical to the two-part vertical block though it has a distinct upper zone of one to three stories in height. Thus, the composition is analogous to the divisions of the classical column: base, shaft, and capital.

There are nine Vertical Blocks which account for 6.3% of the DRIHD, three Two-Part (2.1%) and six Three-Part (4.2%).

Stacked Vertical Block

Used for buildings with five or more stories, the stacked vertical block has at least three or more horizontal divisions. Each division is treated in a different manner and none of them receive more emphasis than the other.

There is only one building or .7% of the DRIHD identified as the Stacked Vertical Block typology.

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Temple-Front

The Temple-Front commercial building is directly modeled after the ancient Greek and Roman Temples. These buildings are typically two to three stories in height and were most often for public, institutional, and religious uses. Temple-Front buildings are easily distinguished by a portico of four or more columns extending across the façade or by a recessed entry front accented by twin columns set in between an enframing wall.

There is only one building or .7% of the DRIHD identified as the Temple-Front typology.

Commercial Automobile and Road-Related Building Typologies

With the growing popularity and dependence upon the automobile that began in the 1920s, buildings serving automobile traffic, such as the filling station and the commercial garage, emerged along America's expanding network of roads and highways. In the mid-1920s, the automobile was one of the chief factors that boosted commercial activity in Rock Island.

As the development of Rock Island's commercial district and tourist attractions catered to travelers, a number of automobile service facilities were located in downtown. Typologies include showrooms (typically constructed as a one- or two-part commercial block), filling or service stations, and garages.

Automobile service garages are simple buildings, usually one-story, sometimes two with an office or storage above. These buildings are most often masonry construction with a barrel vault or bowstring truss roof. Garages are typically utilitarian with limited architectural details popular at the time.

The filling or service station provided repair, garage, and filling services to residents and visitors of Rock Island. Filling stations are typically located on the corner of prominent intersections, one-story in height with brick exterior walls or clad in terra cotta, a flat roof, and constructed in variety of shapes to accommodate the lot or based on prominent architectural styles of the period.

There are seven road-related buildings or 4.9% of buildings in the DRIHD, two filling stations (1.4%) and five service garages (3.5%).

INDUSTRIAL BUILDING TYPOLOGIES

Industrial building typologies are defined as those used for the general production and manufacturing, shipment and distribution, or storage of goods. In the DRIHD, factories, depots, machine shops, and warehouses are present.

Depot

The Depot typology is defined as a building which serves as a facility for the deposit or storing of a specific good before being distributed. Depots are typically utilitarian in design and feature construction method and architectural details popular at the time.

There are two depots or 1.4% of the DRIHD.

Factory

A factory is a vernacular building type "of some size of which products are made in some quantity". It is predominately multi-story, but can be one-story, with a flat roof and characterized by expansive, un-partitioned open floor areas. In the DRIHD, a factory may also have a front office constructed as two distinct, connected buildings: a two-story, front office building and a one-story, rear factory building or the office may also be located inside the same building as the

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factory, located, on the interior, along the front façade of the building, with an interior separation between clients and manufacturing.

There are three buildings or 2.1% of the DRIHD identified as a Factory.

One-story, One-bay

Used for lighter work (small factories, machine shops, stages), the "One-story, One-bay" has saw-tooth roof monitors or skylights to provide adequate ventilation and light. Structural systems vary based on size and use including: wood or steel trusses; trusses rested on pilastered walls; steel frame; trusses, wood posts or steel columns, and pilastered walls.

There is one building or .7% of the DRIHD identified as the One-story, One-bay typology.

Quonset Hut

A Quonset hut is a lightweight prefabricated structure of corrugated galvanized steel having a semicircular cross-section. The design is based on the Nissen hut introduced by the British during World War I. In the United States, the first Quonset huts were manufactured in 1941.

During World War II, between 150,000 and 170,000 Quonset huts were manufactured. The military sold its surplus huts to the public after the war to be used as outbuildings, businesses, or even homes.

While sizes for the Quonset hut vary, the most common Quonset hut design was a standard size of 20 feet by 48 feet with a 10-foot radius, allowing for 960 square feet of usable floor space. The sides were composed of corrugated steel and the two ends were covered with plywood which had doors and windows. Interiors were insulated and had pressed wood lining and a wood floor. The building could be placed on concrete, on pilings, or directly on the ground with a wood floor.

There is one building or .7% of the DRIHD identified as a Quonset hut.

Warehouse

The warehouse typology is defined as a building used for storing and/or distribution of goods. The warehouse can be one or multi-stories and depending on its size the structural systems vary from steel columns or wood posts, or steel columns and beams for flat roofs; steel or wood truss roof with or without steel columns, wood posts, or pilastered walls for additional support; or reinforced concrete construction or brick pier and spandrel construction (typically found in larger warehouses). One-story warehouses typically have skylight or roof monitors to provide light, whereas large windows are provided on the multi-story warehouse. There are two general subtypes of the Warehouse typology which include storage only and storage with company offices.

There are eight buildings or 5.6% of the DRIHD identified as warehouses.

RESIDENTIAL BUILDING TYPOLOGIES

A mix of dedicated residential and commercial buildings historically existed in the present-day downtown. Today, only seven residential buildings, solely dedicated to residential use, remain. There are five historically single-family residences and two multi-unit dwellings. Each residential building follows a historic building typology described below. As the downtown began to grow and push to the east, west, and south of the riverfront, residential development developed around the peripheries of downtown. The only exception is the historic commercial block typology which historically had storefronts on the first floor and residences or offices on the upper floors.

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American Foursquare

American Foursquare houses are typically square or nearly square in plan with four equal-sized rooms (an entrance hall, living room, dining room, and kitchen) in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes.

The Foursquare is usually two or two and half stories tall, two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared columns or piers, overhanging eaves, and features materials such as brick, stone, stucco, or wood siding. Plan book and catalog companies such as the Aladdin Company, the Radford Architectural Company, the Architects Small House Service Bureau, Sears Roebuck and Company, and Montgomery Ward and Company featured many Foursquare designs between 1900 and 1925. American Foursquare houses also utilized details from the Colonial and Tudor Revival styles, but in the District, the American Foursquare is only seen with details derived from Queen Anne style subtype Free Classic.

There is only one American Foursquare in the DRIHD which accounts for .7% of the District.

Gable-Front

During the Greek Revival movement in the period between 1830 and 1850, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the twentieth century. Part of its staying power reflected the fact that gable-front houses were well suited for narrow urban lots which were found in many rapidly developing cities.

Characterized by their roof shape, the gable-front roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In the gable-front form, the gable end faces the street and forms the front of the house. These were built as working-class homes, usually frame, with a rectangular plan, minimal projections on the front facade, and front entry on the open end of the gable. Often a porch extends the full width of the front of the house. A house is usually two stories in height. Each is three to five bays wide. The gable-front form is commonly found in Midwestern towns because it was a simple type for local builders to construct and could fit on narrow lots.

There are three buildings or 2.1% of the DRIHD identified as the Gable-Front typology.

I-House

An I-House is a larger, two-story version of the Central Passage form. This form is side gabled, one room deep and three to five bays wide, generally with a central hall that has one room on either side of the hall. The I-House was common during the Pre-Railroad era in the Tidewater South and expanded in popularity to Midland America with the expansion of the railroad and availability of light-weight lumber. I-Houses also became popular in the Midwest where long and confining winters made larger houses more of a necessity than in the South. Like the National era Hall and Parlor forms, I-Houses were expanded with varying patterns of porches, chimneys, and rearward extensions.

There is only one I-house in the DRIHD which accounts for .7% of the District.

Multi-Unit Dwelling

A Multi-Unit Dwelling is a residential housing classification with multiple individual housing units contained within one building or several buildings within one complex. The only multi-unit dwelling forms in the District is the common apartment building.

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There are three Multi-Unit Dwellings in the DRIHD which accounts for 2.1% of the District.

CONCLUSION

The history and development of Rock Island is depicted through the notable and well-preserved architecture and structures of the District. The DRIHD represents the historic development of Rock Island and Rock Island County for 155 years, from 1864, the date of the oldest building in the district, to present-day. The District continues to serve and provide the community with many of the same goods and services it has historically and retains sufficient architectural integrity representative of the social, recreational, commercial, educational, governmental, and transportation history of Rock Island for listing in the National Register of Historic Places.

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OTHER SOURCES:

1. The Rock Island Argus Archives
2. Sanborn Fire Insurance Maps: Apr. 1886, Jan. 1892, Oct. 1898, 1906, 1906-May 1950, and 1906, Republished 1957
3. Postcards from Home Collection maintained by the Rock Island Preservation Society

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

10. Geographical Data

Acreage of Property 82.3

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>41.517729°</u>	<u>-90.584691°</u>	3	<u>41.506279°</u>	<u>-90.569141°</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>41.519532°</u>	<u>-90.572518°</u>	4	<u>41.505373°</u>	<u>-90.580281°</u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

1806-1900 1st Avenue; 1323-1956 2nd Avenue; 1504-2000 3rd Avenue; 1500-2115 4th Avenue; 1820-2103 5th Avenue; 100-217 15th Street; 115-322 16th Street; 211-423 17th Street; 103-420 18th Street; 110-429 19th Street; 305-513 20th Street; 311-413 21st Street; and to the north bank of the Mississippi River/Iowa State Line.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries selected are based on historical written narratives, Sanborn Maps, and historic photographs which depict the location of the historic downtown Rock Island and the northern terminus of the Centennial Bridge.

11. Form Prepared By

name/title	<u>Erica Ruggiero/Architectural Historian</u>	date	<u>March 29, 2019</u>
organization	<u>McGuire Igleski & Associates, Inc.</u>	telephone	<u>847. 328. 5679 ext. 114</u>
street & number	<u>1330 Sherman Avenue</u>	email	<u>erica@miarchitects.com</u>
city or town	<u>Evanston</u>	state	<u>Illinois</u> zip code <u>60201</u>

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown Rock Island Historic District

City or Vicinity: Rock Island

County: Rock Island **State:** Illinois

Photographer: Erica Ruggiero

Date Photographed: December 11, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 70:

View of the Peerless Dairy building at 1323 2nd Avenue looking northwest.

Photo 2 of 70:

View of the front (east) façade of the Rock Island County Courthouse from 15th Street looking west.

Photo 3 of 70:

View of the Centennial Bridge from 15th Street and 2nd Avenue looking north.

Photo 4 of 70:

View of the Downtown Rock Island Historic District looking southeast from 15th Street and 2nd Avenue.

Photo 5 of 70:

View of the Centennial Bridge Commission building looking east from 15th Street and 2nd Avenue.

Photo 6 of 70:

View of the Memorial Christian Church complex looking southeast from 15th Street and 2nd Avenue.

Photo 7 of 70:

View of the northside of the 1600-block of 2nd Avenue and east side of the 100-block of 16th Street from the southwest corner of 2nd Avenue and 16th Street.

Photo 8 of 70:

View of the southside of the 1600-block of 2nd Avenue from the northwest corner of 16th Street and 2nd Avenue.

Photo 9 of 70:

View of looking directly east on 2nd Avenue from the intersection of 16th Street and 2nd Avenue.

Photo 10 of 70:

View of the northside of the 1600-block of 2nd Avenue from the southeast corner of 16 1/2th Street and 2nd Avenue.

Downtown Rock Island Historic District

Name of Property

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Photo 11 of 70:

View of the First National Bank building at 1639 2nd Avenue looking northwest from the intersection of 17th Street and 2nd Avenue.

Photo 12 of 70:

View of the Best Building at 1701-05 2nd Avenue looking northeast from the southwest corner of 17th Street and 2nd Avenue.

Photo 13 of 70:

View of the northside of the 1700-block of 2nd Avenue looking northeast from the intersection of 17th Street and 2nd Avenue.

Photo 14 of 70:

View of the eastside of the 200-block of 17th Street looking southeast.

Photo 15 of 70:

View of the southside of the 1700-block of 2nd Avenue looking southeast from the intersection of 17th Street and 2nd Avenue.

Photo 16 of 70:

View of the 1700-block of 2nd Avenue looking directly west from the intersection of 18th Street and 2nd Avenue.

Photo 17 of 70:

View of the northside of the 1800-block of 2nd Avenue looking northeast from the intersection of 18th Street and 2nd Avenue.

Photo 18 of 70:

View of the 1800-block of 2nd Avenue and the Great River Place looking directly west from 19th Street and 2nd Avenue.

Photo 19 of 70:

View of the Federal building at 1956 2nd Avenue looking southeast from the intersection of 19th Street and 2nd Avenue.

Photo 20 of 70:

View of the northside of the 1800-block of 3rd Avenue looking northwest from the southeast corner of 19th Street and 3rd Avenue.

Photo 21 of 70:

View of The Fort Armstrong Hotel located at 1900 3rd Avenue looking southeast from the intersection of 19th Street and 3rd Avenue.

Photo 22 of 70:

View of the southside of the 1800-block of 3rd Avenue looking southwest from the intersection of 19th Street and 3rd Avenue.

Photo 23 of 70:

View of the east half of the 1800-block of 3rd Avenue including The Fort Armstrong Theatre and The Fort Armstrong Hotel looking southeast from the WBHF Radio Tower.

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Photo 24 of 70:

View of the southside of the 1800-block of 3rd Avenue looking southeast from the northeast corner of 18th Street and 3rd Avenue.

Photo 25 of 70:

View of the Safety Building at 1800 3rd Avenue looking southeast from the northwest corner of 18th Street and 3rd Avenue.

Photo 26 of 70:

View of the westside of the 200-block of 18th Street looking northwest from the intersection of 18th Street and 3rd Avenue.

Photo 27 of 70:

View of the eastside of the 200-block of 18th Street looking northeast from the intersection of 18th Street and 3rd Avenue.

Photo 28 of 70:

View of the northside of the 1700-block of 3rd Avenue looking northwest from the southeast corner of 18th Street and 3rd Avenue.

Photo 29 of 70:

View of 3rd Avenue looking directly east from 16th Street.

Photo 30 of 70:

View of 3rd Avenue looking directly west from 16th Street.

Photo 31 of 70:

View of 3rd Avenue looking southeast from the alley located mid-block on the 1500-block of 3rd Avenue.

Photo 32 of 70:

View of the southside of the 1500-block of 3rd Avenue looking southeast from the northwest corner of 15th Street and 3rd Avenue.

Photo 33 of 70:

View of 15th Street looking northeast from just south of the intersection of 15th Street and 3rd Avenue.

Photo 34 of 70:

View of the Modern Woodmen of America building located at 1504 3rd Avenue looking southeast from the intersection of 15th Street and 3rd Avenue.

Photo 35 of 70:

View of the southside of the 1500-block of 4th Avenue looking southeast from the intersection of 4th Avenue and 15th Street.

Photo 36 of 70:

View of 322 4th Avenue looking northeast from just west of the intersection of 16th Street and 4th Avenue.

Downtown Rock Island Historic District

Name of Property

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Photo 37 of 70:

View of the Parking Ramp at 304 17th Street looking northeast from the intersection of 16th Street and 4th Avenue.

Photo 38 of 70:

View of The Argus building at 1728 4th Avenue looking southwest from the intersection of 18th Street and 4th Avenue.

Photo 39 of 70:

View of the eastside of the 300-block of 18th Street looking northeast from the intersection of 18th Street and 4th Avenue.

Photo 40 of 70:

View of 4th Avenue looking directly west from the intersection of 19th Street and 4th Avenue.

Photo 41 of 70:

View of the Sala Apartments located at 330 19th Street looking northwest from the intersection of 19th Street and 4th Avenue.

Photo 42 of 70:

View of the eastside of the 300-block of 19th Street looking northeast from the intersection of 19th Street and 4th Avenue.

Photo 43 of 70:

View of the Rock Island Public Library located at 401 19th Street looking southeast from the intersection of 19th Street and 4th Avenue.

Photo 44 of 70:

View of the eastside of the 300-block of 20th Street looking southeast from the intersection of 3rd Avenue and 20th Street.

Photo 45 of 70:

View of the eastside of the 300-block of 20th Street looking northeast just north of the intersection of 4th Avenue and 20th Street.

Photo 46 of 70:

View of the southside of the 2000-block of 4th Avenue looking southeast from the intersection of 4th Avenue and 20th Street.

Photo 47 of 70:

View of the southside of the 2000-2100 blocks of 4th Avenue looking southeast from the intersection of 4th Avenue and 20th Street.

Photo 48 of 70:

View of the northside of the 2000-block of 4th Avenue looking northwest from the intersection of 4th Avenue and 21st Street.

Photo 49 of 70:

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

View of the southside of the 2000-block of 4th Avenue looking southwest from the intersection of 4th Avenue and 21st Street.

Photo 50 of 70:

View of the Tri-City Labor Review Publishing Co. and Tri-City Labor Congress building located at 311 21st Street looking northeast.

Photo 51 of 70:

View of the Murrin Saloon located at 2100 4th Avenue looking southeast from the intersection of 4th Avenue and 21st Street.

Photo 52 of 70:

View of the northside of the 2100-block of 4th Avenue looking northeast from the intersection of 4th Avenue and 21st Street.

Photo 53 of 70:

View of 4th Avenue looking directly west from the intersection of 4th Avenue and 22nd Street.

Photo 54 of 70:

View of the 400-block of 21st Street looking north from the intersection of 5th Avenue and 21st Street.

Photo 55 of 70:

View of the Bear Manufacturing Co. Automotive Safety Service School located at 2101-03 5th Avenue looking northeast from the intersection of 21st Street and 5th Avenue.

Photo 56 of 70:

View of the Bear Manufacturing Co. Welding, Machine, and Erecting Shop located at 2016 5th Avenue looking northwest from the intersection of 21st Street and 5th Avenue.

Photo 57 of 70:

View of the northside of the 1900-2000 blocks of 5th Avenue looking northwest from the intersection of 5th Avenue and 21st Street.

Photo 58 of 70:

View of the Bear Manufacturing Co. Machine Shop, Office, and Warehouse located at 2016 5th Avenue looking southeast.

Photo 59 of 70:

View of 5th Avenue looking east from the intersection of 20th Street and 5th Avenue.

Photo 60 of 70:

View of the northside of the 2000-block of 5th Avenue looking northeast from the intersection of 20th Street and 5th Avenue.

Photo 61 of 70:

View of the Y.M.C.A building (500 20th Street) and Evangelical Lutheran Emmanuel Church (1925 5th Avenue) looking northwest from mid-block of the 500-block of 20th Street.

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Photo 62 of 70:

View of the Evangelical Lutheran Emmanuel Church located at 19225 5th Avenue looking northwest from the intersection of 5th Avenue and 20th Street.

Photo 63 of 70:

View of the northside of the 1900-block of 5th Avenue looking northwest from the intersection of 20th Street and 5th Avenue.

Photo 64 of 70:

View of the north and west façades of the Y.M.C.A building located at 500 20th Street looking southeast from the intersection of 19th Street and 5th Avenue

Photo 65 of 70:

View of the eastside of the 400-block of 19th Street looking northeast from the intersection of 19th Street and 5th Avenue.

Photo 66 of 70:

View of the First Methodist Episcopal Church located at 1820 5th Avenue looking southeast from the intersection of 18th Street and 5th Avenue.

Photo 67 of 70:

View of 17th Street looking directly north from 5th Avenue.

Photo 68 of 70:

View of the bank building at 1622 4th Avenue looking northwest from the intersection of 5th Avenue and 17th Street.

Photo 69 of 70:

View of the bank building at 1622 4th Avenue and Parking Ramp looking northwest from the intersection of 5th Avenue and 17th Street.

Photo 70 of 70:

View of the bank building at 1600 5th Avenue looking southeast from the intersection of 5th Avenue and 16th Street.

Downtown Rock Island Historic District

Name of Property

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 54**List of Figures**

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)



FIGURE 1: GIS MAP OF THE DISTRICT.

LATITUDE/LONGITUDE COORDINATES

1	<u>41.517729°</u>	<u>-90.584691°</u>	3	<u>41.506279°</u>	<u>-90.569141°</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>41.519532°</u>	<u>-90.572518°</u>	4	<u>41.505373°</u>	<u>-90.580281°</u>
	Latitude	Longitude		Latitude	Longitude

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 55

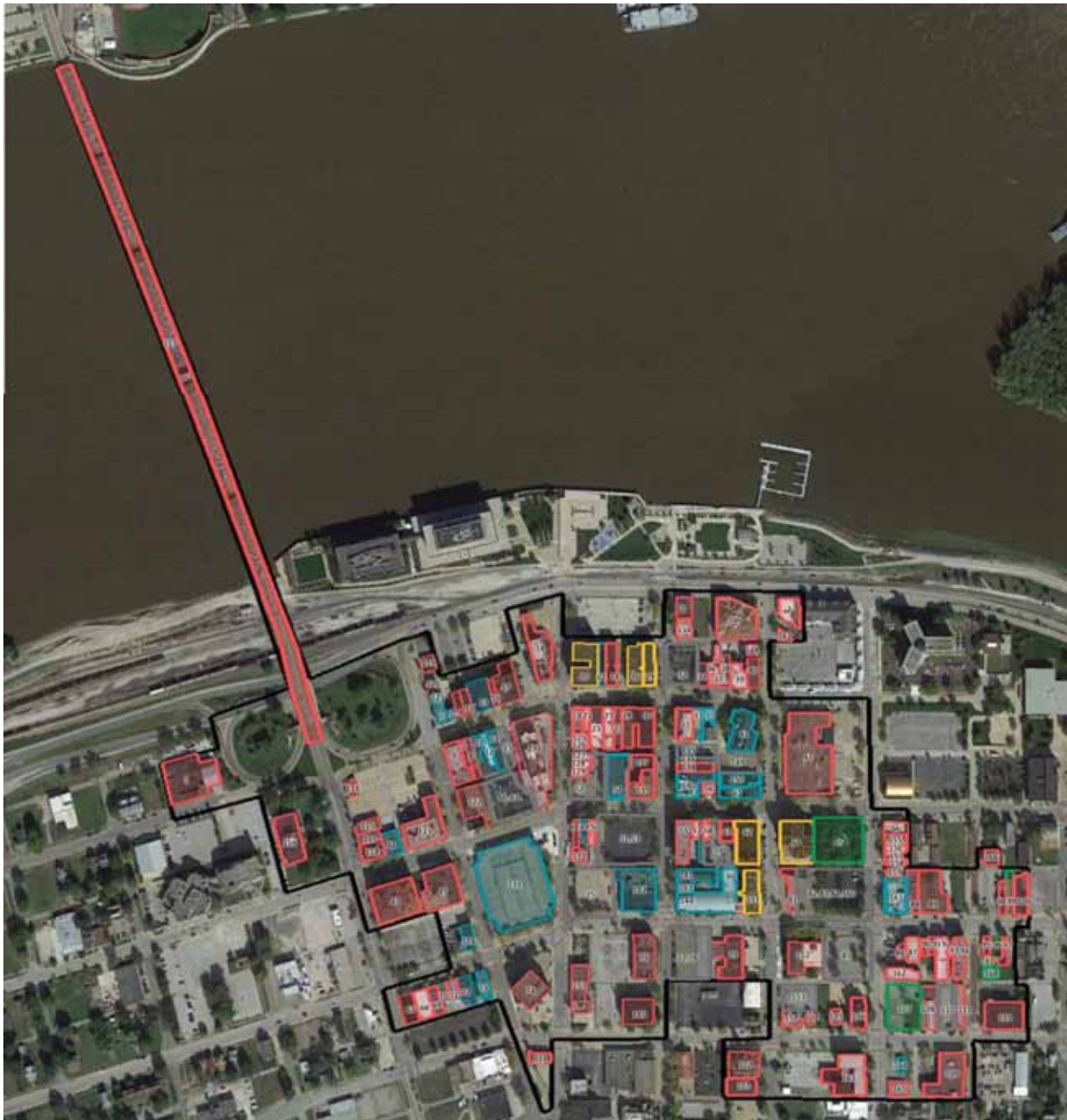


FIGURE 2: BUILDING KEY.

LEGEND: CONTRIBUTING (PINK); DISTRICT BOUNDARIES (BLACK); INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (YELLOW); NON-CONTRIBUTING (TURQUOISE); PARKING LOTS (GREY); AND VACANT LAND (GREEN).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Downtown Rock Island Historic District

Name of Property

Rock Island, Illinois

County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 56

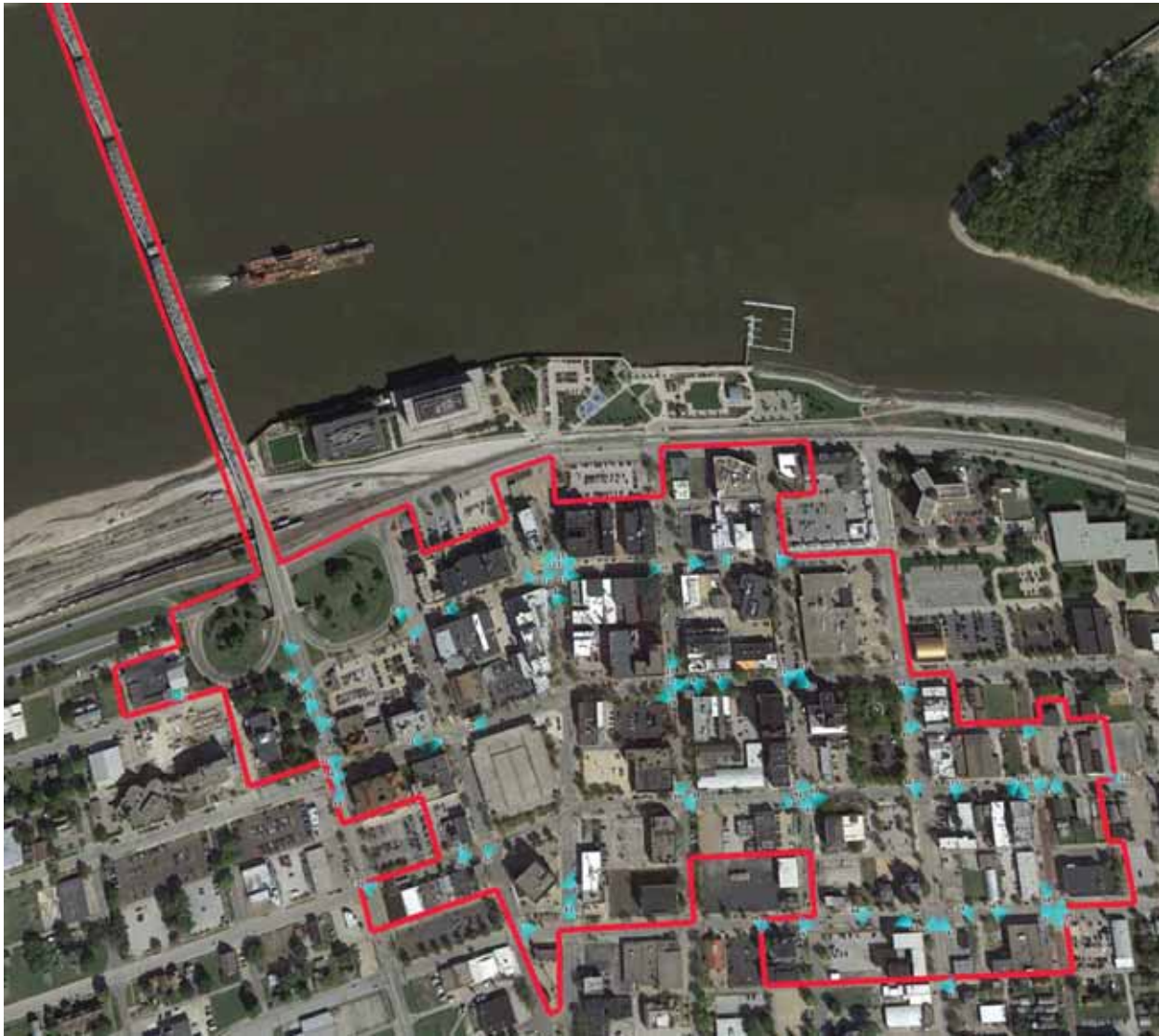


FIGURE 3: PHOTOGRAPH KEY.

*PHOTOGRAPH NUMBERS DENOTE THE LOCATION OF THE CAMERA

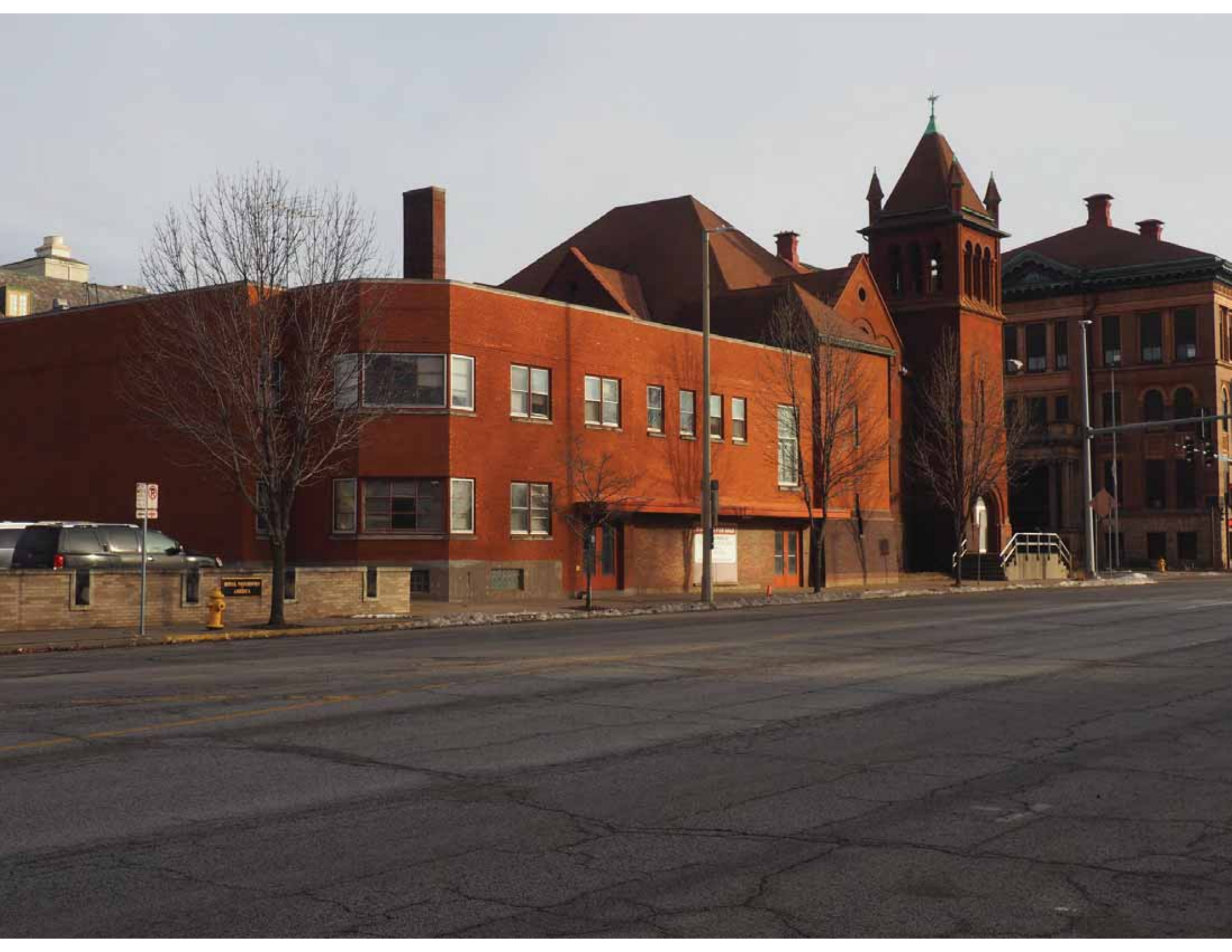


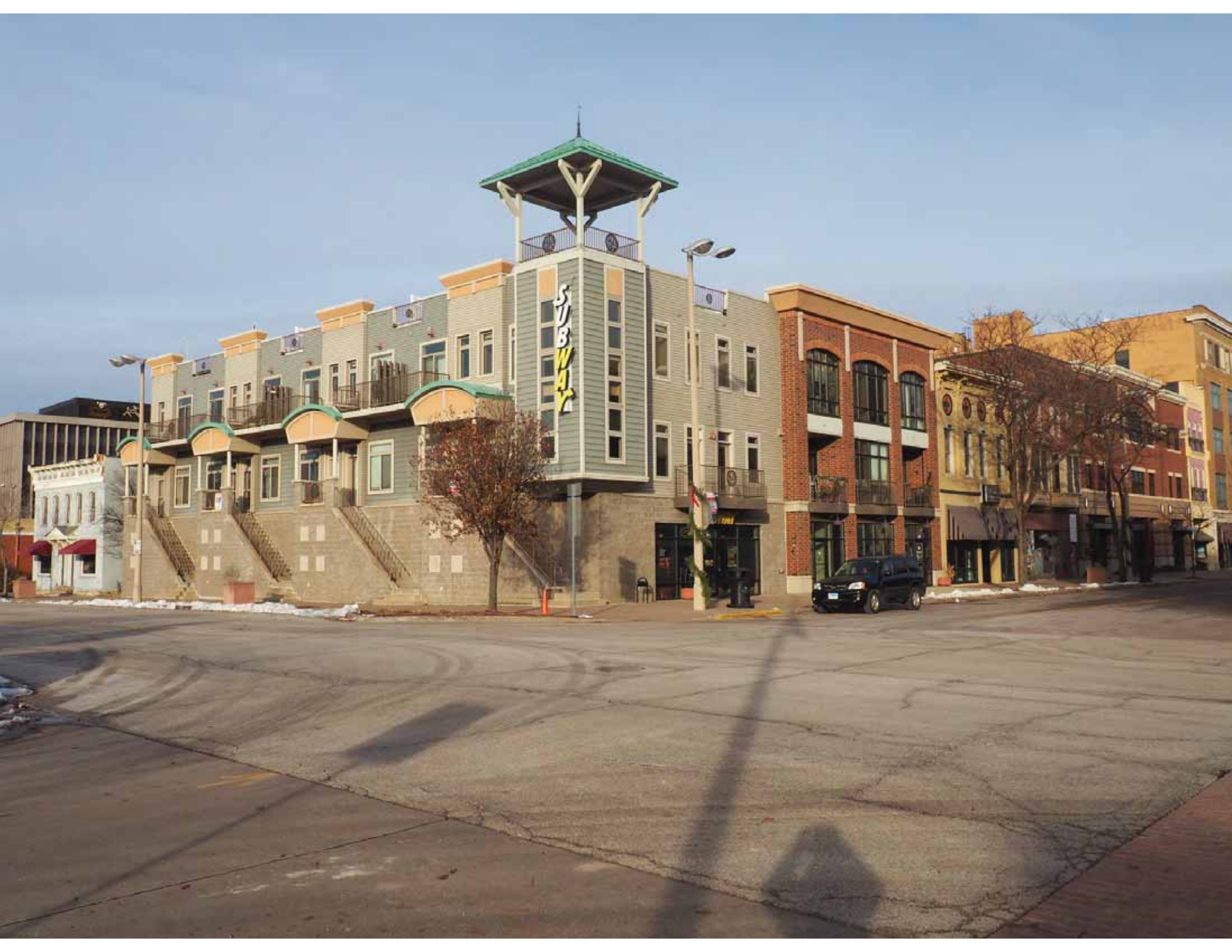


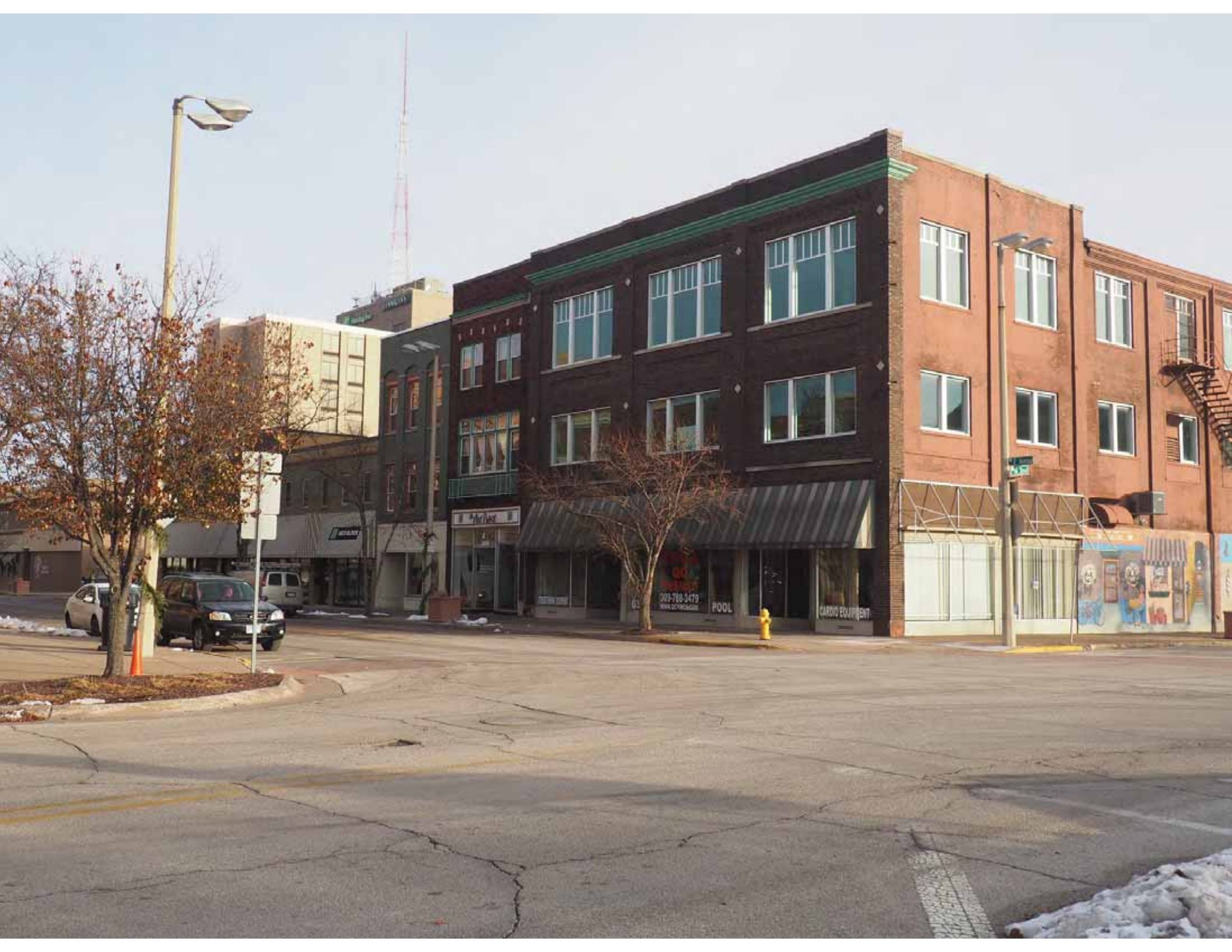


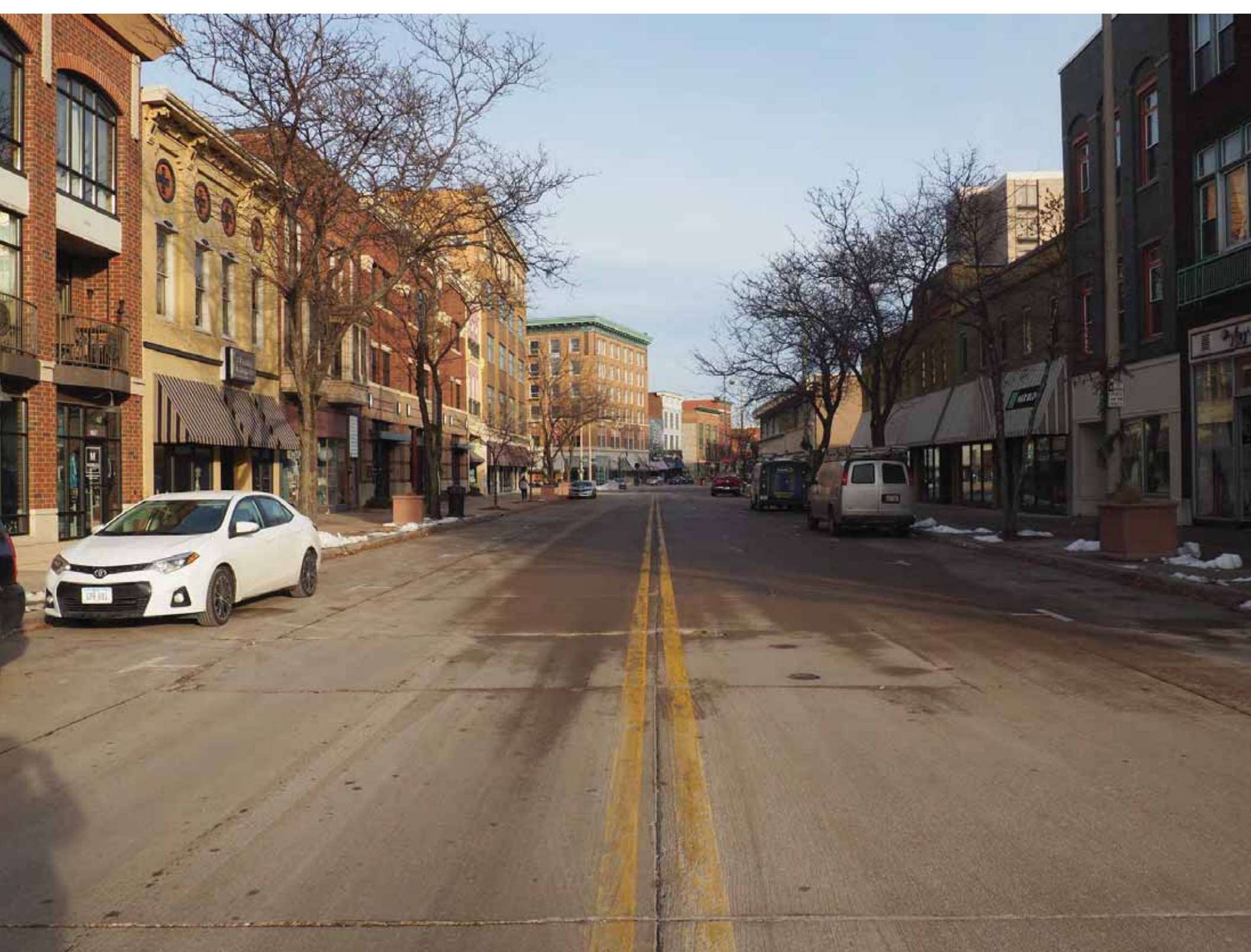








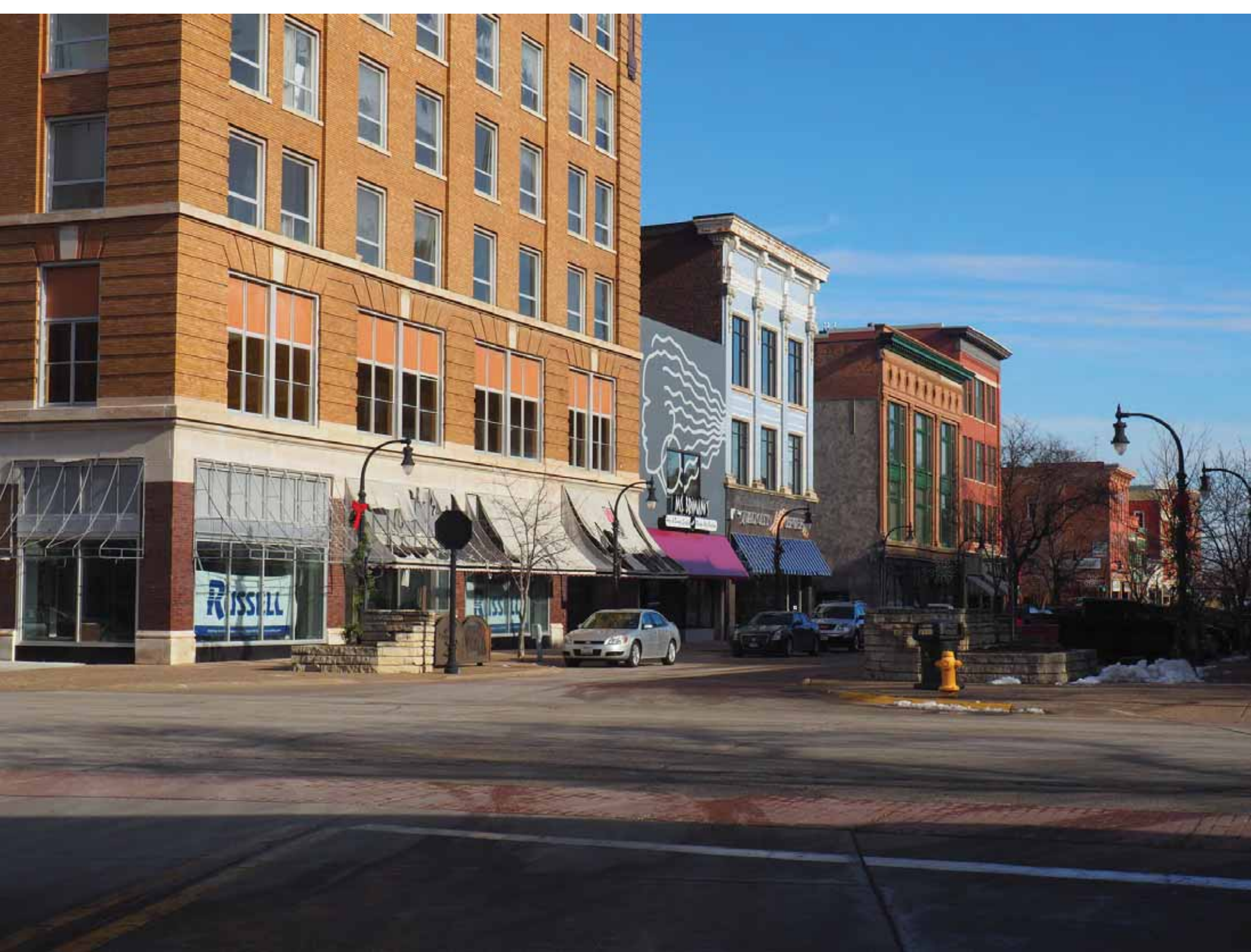


































Tree Life CHIROPRACTIC















































































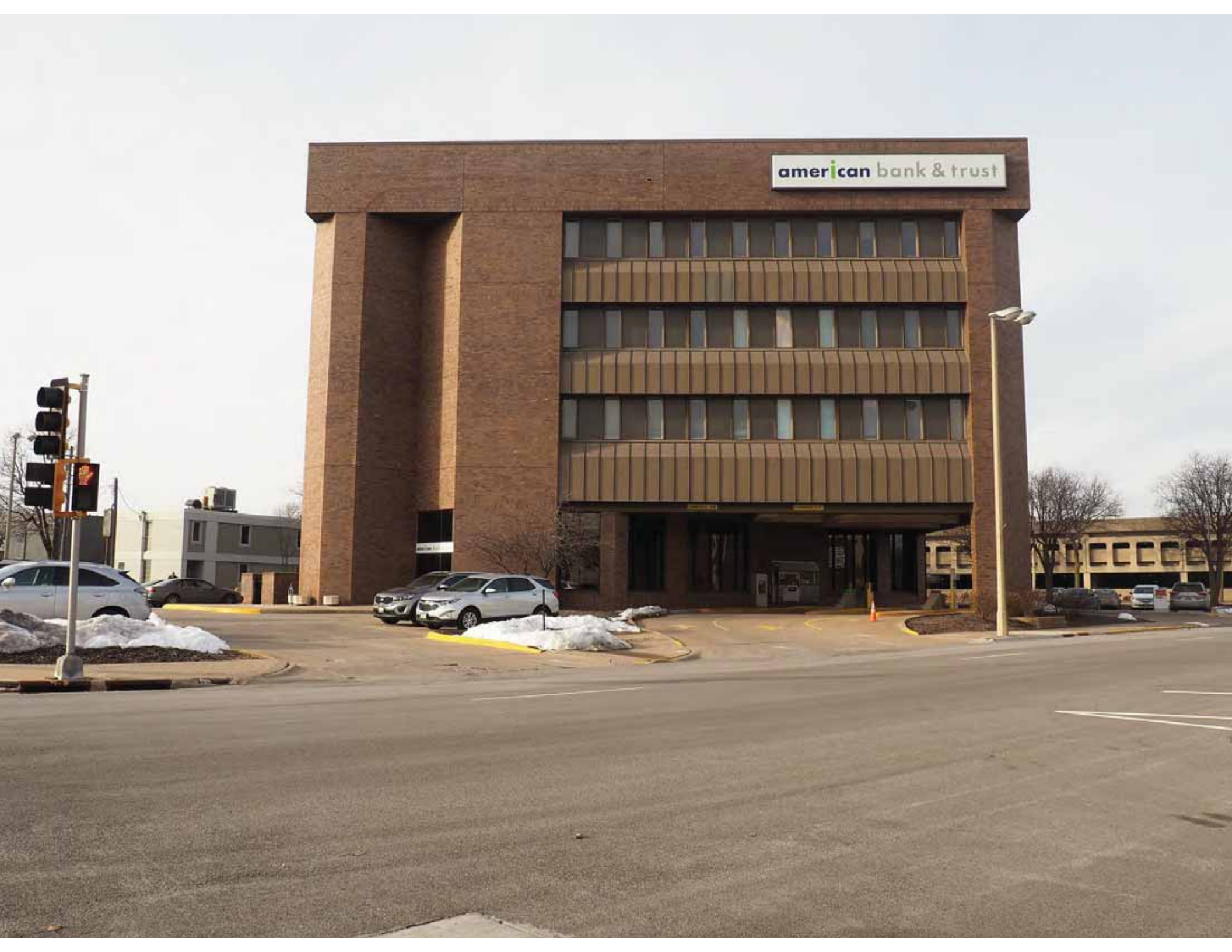








american bank & trust







City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Bruce Berger 563-326-7769
Wards:

Action / Date
7/24/2019

Subject:
Resolution updating the City of Davenport hazard mitigation actions listed as part of the Scott County Multi-Jurisdictional Hazard Mitigation Plan (Case No. CP17-01, 11/15/2017) to include items the City of Davenport would like to have documented in consideration of grant applications related to flood mitigation. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Staff has identified several flood mitigation needs that support public health and safety by reducing flood risk to critical infrastructure, optimize operational costs associated with flood fighting and/or minimize post flood recovery costs. In order to apply for FEMA grants associated with these items, they need to be included on the Scott County Multi-Jurisdictional Hazard Mitigation Plan. Many of these items are added in very general terms to account for the fact that there are on-going flood discussions with the public and council and that these items will become more clearly defined through these work groups. By adding these actions to the plan now, it will enable staff to apply for certain grants that require the item to be in the plan for application.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Proposal

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	7/11/2019 - 10:05 AM

Resolution No. _____

Resolution offered by Alderman Rawson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION updating the City of Davenport hazard mitigation actions listed as part of the Scott County Multi-Jurisdictional Hazard Mitigation Plan to include items the City would like to have documented in consideration of grant applications related to flood mitigation.

WHEREAS staff has identified several flood mitigation needs that support public health and safety by reducing flood risk to critical infrastructure, optimize operational costs associated with flood fighting, and/or minimize post flood recovery costs.

WHEREAS in order to apply for FEMA grants associated with these items, they need to be included on the Scott County Multi-Jurisdictional Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City of Davenport Hazard Mitigation Plan is updated to include items the City would like to have documented in consideration of grant applications related to flood mitigation.

Approved and adopted this 24th day of July 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

Action ID	Goals	Objectives	Action Strategy	Action Measures	Hazards Addressed	Status of Action	New 2019? Y/N
Davenport							
1.1	1	6	Maintain and enhance City procedures for communicating flood, weather and transportation related warnings and advisories when risk to people and property are possible, probable or imminent.	ES	All	OC	N
1.2	1	2	Fund flood & other mitigation programs either as cost share for grants or full funding (Flood Acquisition Program FAP), for buyout/demolition, elevation, flood proofing actions and safe room construction.	PP	Flood	R	N
1.2	1	2, 5	Identify measure(s) to be taken to efficiently and equitably reduce or mitigate flood risk to property owners/residents protected by the city's permanent dike on Black Hawk and Walnut Creeks. Measures to be evaluated include a flood prone buyout program and/or pump, valve and dike improvements. Implement measures identified as funding becomes available.	PP, SP	Flood, Flash Flood	OP	Y
1.3	1	2,5	Seek funding to support flood mitigation program(s), such as a cost share grants to assist at risk property owners with flood proofing actions, and/or to fund a Flood Acquisition Program to buyout and remove flood prone structures and return to greenspace.	PP, NR	Flood, Flash Flood	OP	Y
1.4	1	5	Conduct & document inspections and M&O activities for Garden Addition levee and IA American floodwall projects.	SP	Flood	OC	N
1.5	1	6	Continue DFD HAZMAT program.	ES	Hazardous spills	OC	N
1.6	1	2	Adopt e-Plan review for ensuring accountability, consistency or review and application of codes for all buildings and land improvement assuring enforcement of all codes.	PP	All	C	N
1.7	1	2	Maintain/update disease and pest management plans for City's Urban Forest. Reduce hazards of dead/dying trees; grow tree canopy; reduce heat islands.	PM, PP	Extreme Heat, Flood	OC	N
2.1	2	3	Continue program compliance and accreditations for NFIP, CRS (upgrade CRS class), StormReady Community, Weather Ready Nation Ambassador and STAR Community programs, among others.	PE	All	OC	N

2.2	2	1	Continue to maintain and implement a comprehensive Stormwater Management and Floodplain Management Plans which address the regulations, policies, procedures, inspection, maintenance and Capital Improvement planning and prioritization of natural and built surface water infrastructure, including but not limited to: streams and streambanks; detention, retention and infiltration practices; levee system; and structural and non-structural flood control measures, structures and systems.	PM, PE	Flood	OC	N
2.3	2	1	Develop and implement public and private stream buffer regulations, policies and procedures and include in revisions to Subdivision and Flood Damage Prevention ordinances.	NR	Flood	OP	N
2.4	2	4	Inspect and evaluate private stream/streambank conditions not previously inspected as funding is available and continue regular creek inspection and bank stabilization programs.	NR	Flood	OP	N
2.5	2	4	Develop for future implementation a residential infiltration program to mitigate the effects of increased impervious surface/build-out.	PM, NR	Flood	OP	R
2.5	2	4	Implement 50/50 Stormwater BMP Cost Share Program for stormwater infiltration, volume and pollutant reduction projects installed on residential and non-residential property.	PM, NR	Flood	C	Y
3.1	3	5	Fund and implement approved river front flood mitigation measures as identified in RiverVision, Riverfront Conceptual Development Plan and the Davenport Flood Mitigation Study.	PP, PE, SP	Flood	OC	R
3.1	3	5	Seek funding for and implement flood mitigation measures that meet the City's Flood Plan objectives and goals, and that are complimentary to RiverVision, the Riverfront Conceptual Development Plan, and the Flood Mitigation Study.	PP, PE, SP	Flood	OP	Y
3.2	3	3	Develop and conduct periodic risk and vulnerability assessments of critical facilities for corrective action that reduces or eliminates risk or vulnerability.	PM, PP, PE, ES	All	OP	N
3.3	3	2, 6	Identify areas along the sanitary sewer collection and conveyance system where temporary discharge could be conducted safely for the purpose of equalizing pressure on the conveyance system, thereby reducing sewer surcharge conditions, sewer overflow and sewer backup during extreme surface and river flooding events. Fund equipment and materials necessary to implement temporary measures identified for public health and safety.	PP, NR, ES, SP	Flood	OP	Y

3.4	3	2, 6	Pursue funding for flood protection for the Davenport Water Pollution Control Plant which serves the cities of Davenport, Bettendorf, Riverdale and Panorama Park. Temporary flood protection identified shall prevent structural damage to the facility that could occur at river levels 20 to 28 FT. Implement based on available funding.	PP, NR, ES, SP	Flood	OP	Y
3.5	3	2, 6	Pursue funding for flood protection for the Davenport Compost Facility which serves all of Scott County. Temporary flood protection is needed to prevent structural damage to the facility that could occur at river levels 20 to 28 FT. This protection is for the southeast biosolid conveyance and processing area between the Water Pollution Control Plant and the Compost Facility. Implement based on available funding.	PP, NR, ES, SP	Flood	OP	Y
3.6	3	2, 6	Seek funding to erect a permanent fixed storage facility for temporary flood protection systems. Implement based on available funds.	PP, NR, ES, SP	Flood	OP	Y
3.7	3	2	Seek funding to improve flood protection for the City of Davenport's Municipal Stadium, currently named Modern Woodmen Park. Constructed between 1928 and 1931 as a depression project, the stadium is significant to the city's history, is a city asset and community landmark that promotes tourism and economic vitality. Improvements identified will enhance flood fighting efficiency and increase existing flood protection. Implement based on available funds.	PP, SP	Flood	OP	Y
3.8	3	2	Seek funding to install a pre-fabricated bridge or other elevated access to the City of Davenport's Credit Island. The City most frequently sees river levels of 15 to 18 FT. Access to Credit Island is lost at approximately 15.5 FT, however much of the island and amenities are not impacted until much higher river levels. Installation of this measure would increase access to island amenities and promote on-going rental/event revenue up to river level 17.5 FT, and decrease costs associated with roadway repair following floods. Implement based on available funds.	PP, SP	Flood	OP	Y
3.9	3	2	Identify measure(s) to be taken to efficiently protect or mitigate flood hazards for the City's historic Union Station and adjacent Package Express Building. Seek funding to implement measures identified and implement based on available funding.	PP, SP	Flood	OP	Y
3.10	3	2	Seek funding to make city facilities at Onieda Landing flood resilient. Implement based on available funds.	PP, SP	Flood	OP	Y

3.11	3	2	Seek funding to improve the Bechtel Park permanent wall connection to temporary flood barrier systems. Implement based on available funds.	PP, SP	Flood	OP	Y
3.12	3	2	Investigate construction of a low permanent decorative wall at River Dr and Mound that would serve as a tie in point for temporary flood barrier measures in the event of flood. Supports efficient flood response. Construct if deemed feasible, project has stakeholder support, and as funding is available.	PP, SP	Flood	OP	Y
4.1	4	3	Maintain, continue to enhance/implement public education/outreach programs with respect to hazards. Develop and implement a Program for Public Information based on the CRS.	PE	All	OP	N
4.2	4	3	Support/partner with Scott County efforts to establish a Safeguard Iowa Chapter.	PM, PE	All	OP	N
4.3	4	3	Identify and map at risk/vulnerable populations based on age, disability and income. Target outreach to groups.	PE, ES	All	OP	N
4.4	4	1	Maintain and enhance all relevant hazard mitigation, preparedness and response GIS data and services (up-to-date and ready for use) including but not limited to: asset and infrastructure detail, flood risk data, HAZUS – MH (multi-hazard), US National Grid and locally defined map grid services, IDNR watershed details, rail infrastructure and most recent land contour data received during aerial photography.	PM	All	OP	N
4.5	4	1	Develop and maintain resource inventories of equipment type and personnel credentials/certifications for use during disasters.	PM, ES	All	OP	N
4.6	4	1	Develop resiliency plans (post disaster recovery planning) by utilizing data from past and continued participation in the Notre Dame Global Adaptation Initiative, ND-Gain Urban Adaptation Assessment and STAR Community programs.	PM, PE	All	OP	N
4.7	4	3	Maintain, train/exercise and enhance the City's Flood Plan and associated resources.	PM, PP, ES	Flood	OC	N
4.8	4	6	Develop, maintain, train/exercise and enhance the City's Debris Management Plan and associated resources.	PM, ES	All	OP	N
4.9	4	6	Maintain, train/exercise and enhance the City's Snow and Ice Control Plan and associated resources.	PM, ES	Winter Storm	OC	N
5.1	5	1	Participate in and engage stakeholders in periodic maintenance and exercises of the Davenport/Scott County Local Energy Assurance Plan.	PE, ES	Energy Failure	OC	N
5.2	5	3	Participate in developing flood inundation mapping resources with the Iowa flood Center when opportunity is identified.	PE	Flood	OP	N

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
7/17/2019

Subject:
First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding 12th Street in front of the residence at 2215 E 12th St. [Ward 5]

Recommendation:
Adopt the Ordinance.

Background:
Linda Van Fossen of 2215 E 12th has requested one resident parking only space in front of her home. Business traffic from the East Village often parks there and she has no off-street parking. The new zone will be 25 feet long.

ATTACHMENTS:

Type	Description
▢ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/12/2019 - 11:26 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING 12TH STREET IN FRONT OF THE RESIDENCE AT 2215 E 12TH STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

12th Street in front of the residence at 2215 E 12th Street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Attest: _____

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

Published in the *QC Times* _____

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
7/24/2019

Subject:

Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.

The Office; Bix VII Party; 116 W 3rd St; Saturday, July 27, 2019 10:00 a.m. – 2:00 a.m.;

Closure: northernmost parking lane and two north travel lanes on W 3rd St between N Main St and Brady St. [Ward 3]

Lexie Reiling; Bix Porch Party; 321 N Main St; Thursday, August 1, 2019 11:00 a.m. - 1:00 p.m.;

Closure: Main St from W 4th St south to the alley in the middle of the block. [Ward 3]

Third Missionary Baptist Church; Gospel Explosion Weekend; 222 W 14th St; Friday, August 9, 2019 8:00 a.m. - 9:00 p.m. and Saturday, August 10, 2019 7:00 a.m. - 7:00 p.m.; **Closure:** W 14th St between Harrison St and Main St. [Ward 3]

Frank Berner; 7th Annual Gene Price Memorial Car Show; 406 W 2nd St; Saturday, August 10, 2019 6:00 a.m. - 3:00 p.m.; **Closure:** W 2nd St between Ripley St and Scott St. [Ward 3]

Palmer College; Homecoming events; 6:00 a.m. Saturday, August 10, 2019 through 10:00 a.m. Sunday, August 11, 2019; **Closure:** two easternmost lanes of Brady St from 8th St to Palmer Dr; Palmer Dr from Brady St to Perry St. [Ward 3] ***Pending IDOT approval for Brady St closure***

Village of East Davenport; Wine Walk Fundraiser for Gilda's Club Quad Cities; Saturday, August 17, 2019 1:00 p.m. - 8:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Jersey Ridge Rd from E 11th St to E 12th St; Christie St from 11th St north to the alley. [Wards 5 & 6]

Village of East Davenport; Farm Days in the Village; Saturday, August 24, 2019 5:00 a.m. through Sunday, August 26, 2019 6:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Christie St from E 11th St north to the alley. [Ward 5 & 6]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street/lane/public grounds closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution
□ Backup Material	Office Bix Map
□ Backup Material	Bix Porch Party Map
□ Backup Material	Bix Porch Party Street Closure Petition

- ▢ Cover Memo
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material

- Gospel Explosion Map
- Gospel Explosion Street Closure Petition
- Gene Price Memorial Car Show
- Palmer Homecoming Map
- Wine Walk Map
- Wine Walk Street Closure Petition
- Farm Days Map
- Farm Days Street Closure Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/5/2019 - 2:44 PM

Resolution No. _____

Resolution offered by Alderman Gripp

Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City through its Special Events Policy has accepted the following application(s) to hold outdoor event(s) on the following date(s), and

WHEREAS, upon review of the application(s) it has been determined that the street(s), lane(s), or public grounds on the date(s) listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s), or public grounds on the following date(s) and time(s):

The Office; Bix VII Party; 116 W 3rd St; Saturday, July 27, 2019 10:00 a.m. – 2:00 a.m.; **Closure:** northernmost parking lane and two north travel lanes on W 3rd St between N Main St and Brady St. [Ward 3]

Lexie Reiling; Bix Porch Party; 321 N Main St; Thursday, August 1, 2019 11:00 a.m. - 1:00 p.m.; **Closure:** Main St from W 4th St south to the alley in the middle of the block. [Ward 3]

Third Missionary Baptist Church; Gospel Explosion Weekend; 222 W 14th St; Friday, August 9, 2019 8:00 a.m. - 9:00 p.m. and Saturday, August 10, 2019 7:00 a.m. - 7:00 p.m.; **Closure:** W 14th St between Harrison St and Main St. [Ward 3]

Frank Berner; 7th Annual Gene Price Memorial Car Show; 406 W 2nd St; Saturday, August 10, 2019 6:00 a.m. - 3:00 p.m.; **Closure:** W 2nd St between Ripley St and Scott St. [Ward 3]

Palmer College; Homecoming events; 6:00 a.m. Saturday, August 10, 2019 through 10:00 a.m. Sunday, August 11, 2019; **Closure:** two easternmost lanes of Brady St from 8th St to Palmer Dr; Palmer Dr from Brady St to Perry St. [Ward 3] ***Pending IDOT approval*

Village of East Davenport; Wine Walk Fundraiser for Gilda's Club Quad Cities; Saturday, August 17, 2019 1:00 p.m. - 8:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Jersey Ridge Rd from E 11th St to E 12th St; Christie St from 11th St north to the alley. [Wards 5 & 6]

Village of East Davenport; Farm Days in the Village; Saturday, August 24, 2019 5:00 a.m. through Sunday, August 26, 2019 6:00 p.m.; **Closure:** E 11th St from Mound St to Jersey Ridge Rd; Christie St from E 11th St north to the alley. [Wards 5 & 6]

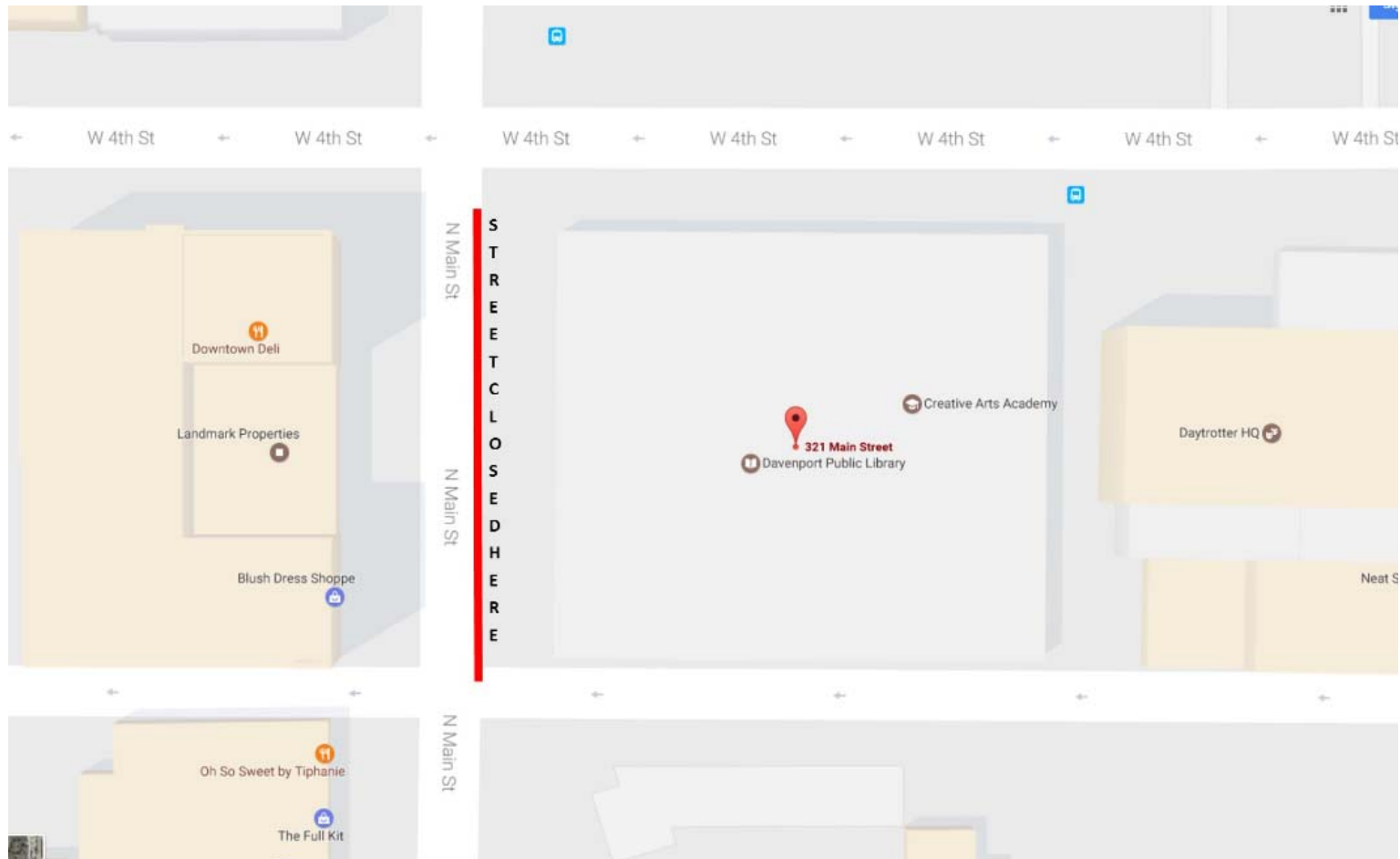
Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk





CITY OF DAVENPORT

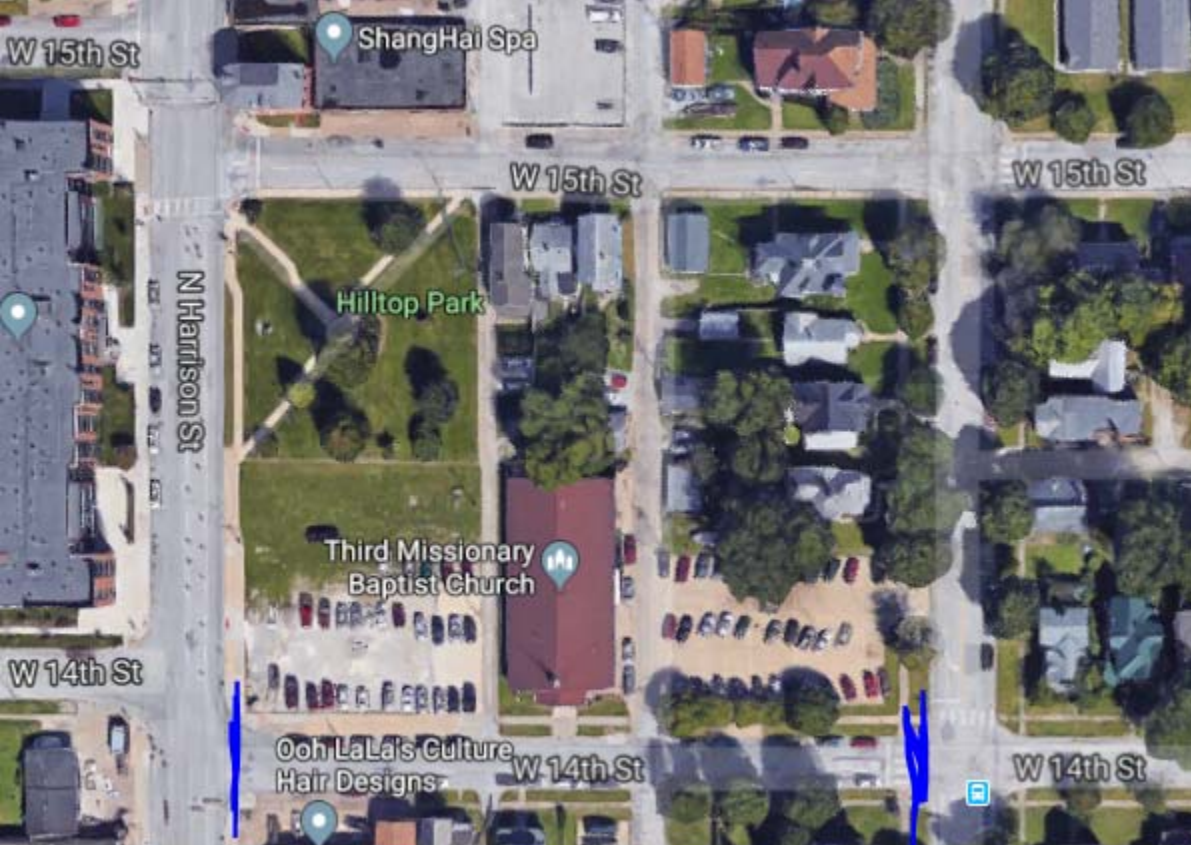
STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 1st day of August, 20 19, there is proposed a street closing, requested by Davenport Public Library, which will require the closing of Main Street between 4th Street and the alley before 3rd St, during the hours of 6am - 2pm.

Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
<u>Downtown Deli 330 N. Main St - DUV, IA</u>	<u>X</u>	<u> </u>	<u> </u>
<u>City Center Properties</u> ↑ apartment complex + dress shop are owned by them	<u>X</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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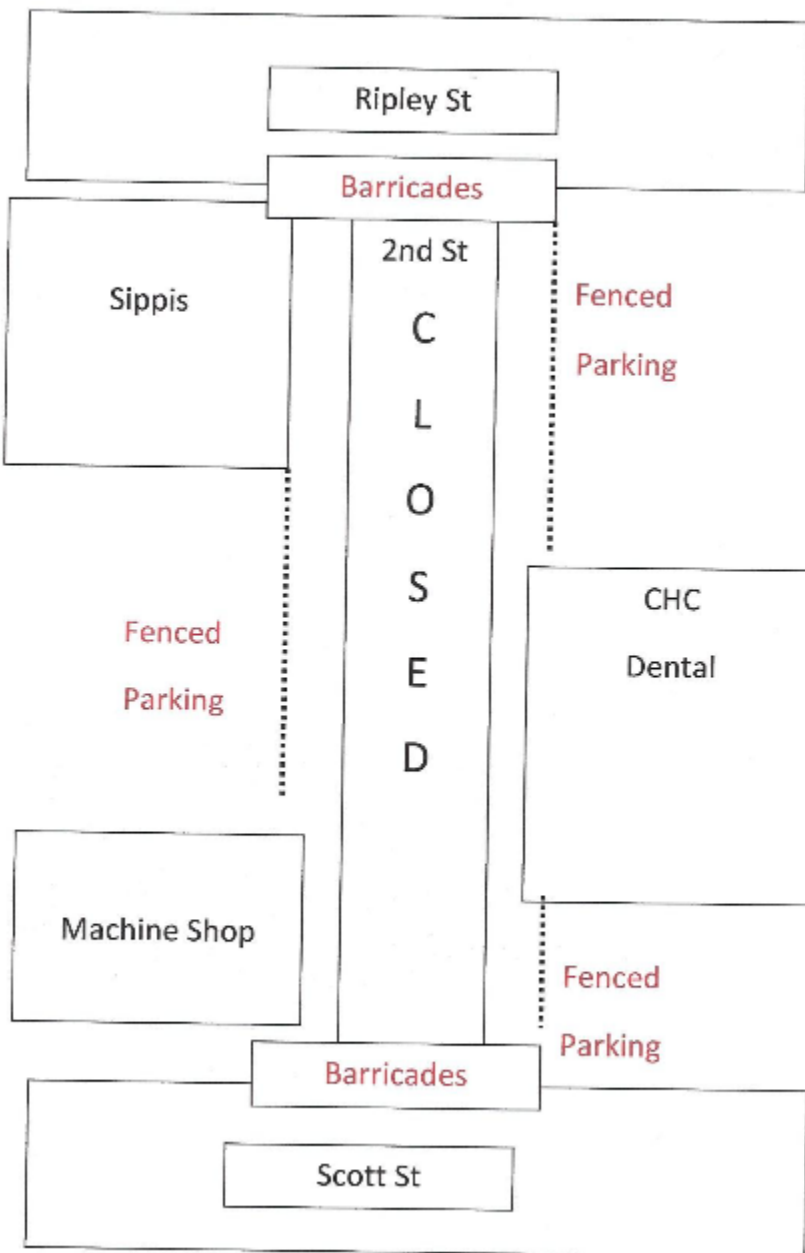
If additional space is needed, please attach sheets with additional signatures.

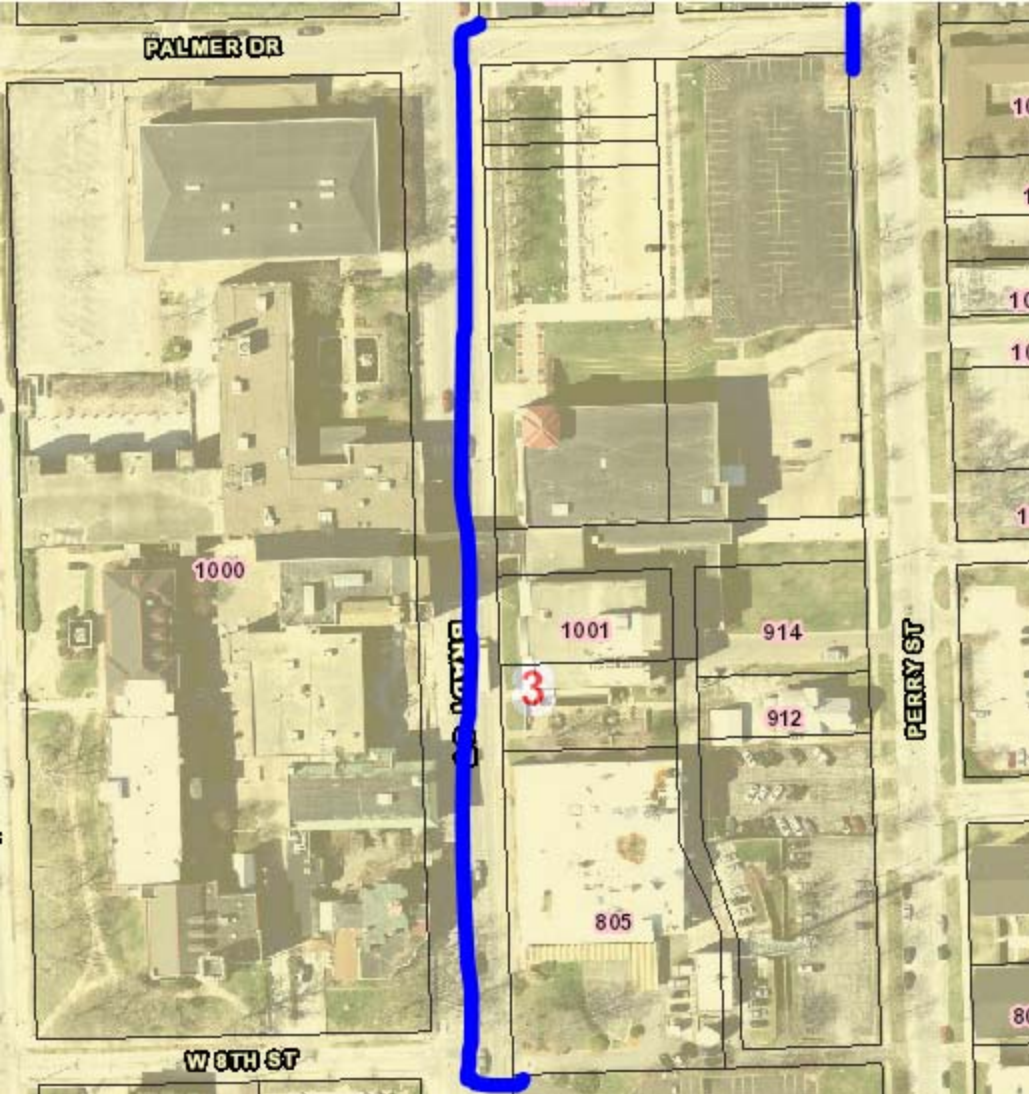


STREET CLOSING PETITION FOR BLOCK PARTIES

<u>NAME AND ADDRESS</u>	<u>FAVOR</u>	<u>OPPOSED</u>	<u>NOT CONCERNED</u>
-------------------------	--------------	----------------	----------------------

If additional space is needed, please attach sheets with additional signatures.





2 easternmost lanes of Brady St from 8th St to Palmer Dr Saturday, 8/10 6:00 a.m. to Sunday, 8/11 10:00 a.m.

Palmer Dr from Brady St to Perry St Saturday, 8/10 6:00 a.m. to Sunday, 8/11 10:00 a.m.

2019 Village Wine Walk Street Closure Map



Street Closures



Gilda's Tents



WALK WALK
FARM DAYS
COCA BEAN
CHRISTMAS IN
THE CELL

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 17th day of AUGUST, 20 19, there is proposed a street closing, requested by VILLAGE OF E. DAVENPORT BUSINESS ASSOCIATION, which will require the closing of 11TH STREET between MOUND STREET and JERSEY RIDGE ROAD, during the hours of 2-7pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
① 11TH STREET PRELINCT 1107 - MOUND STREET	_____	_____	_____
② GRUNDY'S VILLAGE SALON 2120 E 11TH ST DAVENPORT, IA	_____	_____	_____
③ MCCLELLAN STEAKHOUSE 2124 E 11TH ST DAVENPORT, IA	_____	_____	_____
④ LA GO MARCHING 2132 E 11TH ST DAVENPORT, IA	_____	_____	_____
⑤ TAP ON IT	_____	_____	_____
⑥ BAYSIDE BIRDO 1105 CHARLIE DAVENPORT, IA	_____	_____	_____
⑦ RUDY'S TACOS 2214 - E 11TH ST DAVENPORT, IA	_____	_____	_____
⑧ MINT GREEN 2708 E 11TH ST DAVENPORT, IA	_____	_____	_____
⑨ CAKES BY KAY 2213 E 11TH ST DAVENPORT	_____	_____	_____
⑩ BLEVARTS 2218 E 11TH ST DAVENPORT	_____	_____	_____
⑪ BOUTS 2228 E 11TH ST DAVENPORT	_____	_____	_____
⑫ BOEN 1104 JERSEY RIDGE ROAD DAVENPORT	_____	_____	_____
⑬ EDWARD JONES 2107 E 11TH ST DAVENPORT	_____	_____	_____

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

WAVE
WALK

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 17th day of AUGUST, 20 19, there is proposed a street closing, requested by VEDBA, which will require the closing of EAST 11th ST between MOUND ST. and Jersey Ridge Road, during the hours of 2-7 p.m.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
① <u>Thad Burt</u> <u>1107 Mound St - The Precinct</u>	<u>X</u>	<u> </u>	<u> </u>
② <u>SARA STILES</u> <u>2120 E 11th - GRUMPYS</u>	<u>X</u>	<u> </u>	<u> </u>
③ <u>Kate Stewart</u>	<u>X</u>	<u> </u>	<u> </u>
④ <u>Tom Jaramore</u> <u>2132 E 11th ST Davenport</u>	<u>X</u>	<u> </u>	<u> </u>
⑤ <u>Kelly Johannes</u> <u>Jordanit 1105 Christie St. Des</u>	<u>X</u>	<u> </u>	<u> </u>
⑥ <u>Larisha Howlett</u>	<u>X</u>	<u> </u>	<u> </u>
⑦ <u>B. Day</u>	<u>X</u>	<u> </u>	<u> </u>
⑧ <u>Anna Winkler</u>	<u>X</u>	<u> </u>	<u> </u>
⑨ <u>Rydz Cakesby Kay</u>	<u>X</u>	<u> </u>	<u> </u>
⑩ <u>Jeff</u>	<u>X</u>	<u> </u>	<u> </u>
⑪ <u>Kelsey Sykes</u>	<u>X</u>	<u> </u>	<u> </u>
⑬ <u>Kathy Olson</u>	<u>X</u>	<u> </u>	<u> </u>

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

WANE
WALIC

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 17th day of AUGUST, 2019, there is proposed a street closing, requested by VILLAGE OF EAST DAVENPORT BUS ASSOC, which will require the closing of JERSEY RIDGE between EAST 11th and EAST 12th, during the hours of 2 pm - 7 pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
1) BREW - 1104 JERSEY RIDGE			
2) PETE PETERSEN'S - 1108 JERSEY			
3) ROYAL T'S - 1114 JERSEY			
4) BETTY'S WIGS - 1120 JERSEY			
5) FREDDY'S FRIITERS - 1111 JERSEY			
6) GERAFFE PHOTOGRAPHY - 2302 E. 11 th			
7) CAMP MCCOCCAN CELLARS 2302 E 11 th			

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

WINE
WALK

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 10th day of AUGUST, 20 19, there is proposed a street closing, requested by VILLAGE OF EAST DAVENPORT BUS ASSOC., which will require the closing of VERSEY RIDGE between EAST 11th and EAST 12th, during the hours of 2 pm - 7 pm.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
1) <u>Tracy Cameron</u>	<u>X</u>	<u> </u>	<u> </u>
2) <u>Frank Blum</u>	<u>X</u>	<u> </u>	<u> </u>
3) <u>Taylor Robinson</u>	<u>X</u>	<u> </u>	<u> </u>
4) <u>Robert Lordworth</u>	<u>X</u>	<u> </u>	<u> </u>
5) <u>Tami Bradley</u>	<u>X</u>	<u> </u>	<u> </u>
6) <u>Steph [Signature]</u>	<u>X</u>	<u> </u>	<u> </u>
7) <u>Julia Kuhn</u>	<u>X</u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>	<u> </u>

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

Map of Street Closures and Sunday Fair area for
 "FARM DAYS IN THE VILLAGE"

== AREAS USED FOR EVENT

= STREET CLOSURES

DATES AND TIMES OF EVENT:

SET UP: FRIDAY, AUGUST 23rd AT 3:00 PM
 SATURDAY, AUGUST 24th 10:00 - 5:00 PM
 SUNDAY, AUGUST 25th 10:00 - 4:00 PM



WINE WALK
FARM DAYS
COCOA BEAN
CHRISTMAS IN
THE VILLAGE

CITY OF DAVENPORT
STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 24th & 25th days of AUGUST, 20 , there is proposed a street closing, requested by VILLAGE OF E. DAVENPORT BUSINESS ASSOCIATION, which will require the closing of 11TH STREET between MOUND STREET and JERSEY RIDGE ROAD, during the hours of SATURDAY, AUGUST 24TH BEGINNING AT 5:00AM CLOSED UNTIL SUNDAY, AUGUST 25TH AT 6:00 PM.

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
① 11 TH STREET PRECINCT 1107 - MOUND STREET			
② GRUNDY'S VILLAGE SALOON 2120 E. 11 TH ST DAVENPORT, IA			
③ MCCLELLAN STOCKADE 2124 E. 11 TH ST DAVENPORT, IA			
④ LAGO MARCINO 2132 E. 11 TH ST. DAVENPORT, IA			
⑤ TAP ON IT			
⑥ BAYSIDE BRERO 1105 CHARLIE DAVENPORT, IA			
⑦ RUDY'S TACOS 2214 - E 11 TH ST DAVENPORT, IA			
⑧ MINT GREEN 2208 E. 11 TH ST DAVENPORT, IA			
⑨ CAKES BY KAY 2218 E. 11 TH ST DAVENPORT			
⑩ BLEYARTS 2218 E. 11 TH ST DAVENPORT			
⑪ BOUIS 2228 E. 11 TH ST DAVENPORT			
⑫ BREW 1104 JERSEY RIDGE ROAD DAVENPORT			
⑬ EDWARD JONES 2107 E. 11 TH ST DAVENPORT			

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 24th 25th day of AUGUST, 20 26, there is proposed a street closing, requested by VILLAGE OF EAST DAVENPORT BUSINESS ASSOCIATION, which will require the closing of 11TH STREET between MOUND STREET and JEFFERSON RIDGE ROAD, during the hours of SATURDAY, AUGUST 24 BEGINNING AT 5:00 AM CLOSED UNTIL SUNDAY, AUGUST 25 AT 6:00 PM

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

	NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
①	<u>[Signature]</u> 1107 MOUND ST DAVENPORT	☒	☐	☐
②	<u>SARA STINTS</u> 2132 E 11TH	☒	☐	☐
③	<u>Emily Atwood</u> 2124 E 11TH ST DAVENPORT	☒	☐	☐
④	<u>Tom Jasomancino</u> 2132 E 11TH ST. DAVENPORT	☒	☐	☐
⑤	<u>Kelly Schenck</u> Topenit 1105 Christie St. Dav.	☒	☐	☐
⑥	<u>Larasha Hewlett</u>	☒	☐	☐
⑦	<u>[Signature]</u>	☒	☐	☐
⑧	<u>[Signature]</u>	☒	☐	☐
⑨	<u>[Signature] Cakes by Kay</u>	☒	☐	☐
⑩	<u>[Signature]</u>	☒	☐	☐
⑪	<u>Kirk Saha</u>	☒	☐	☐
⑫	<u>Greg Cameron</u>	☒	☐	☐
⑬	<u>[Signature]</u> 2107 E. 11TH ST DAVENPORT	☒	☐	☐

* If additional space is needed, please attach sheets with additional signatures.

* If you are unable to make contact with a resident/business, please indicate the date(s)/time(s) you tried.

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
7/24/2019

Subject:
Motion approving noise variance request(s) for various events on the listed dates and times.
The Office; Bix VII Party; 116 W 3rd St; Saturday, July 27, 2019 10:00 a.m. - 12:00 a.m.;
Outdoor music, over 50 dBa. [Ward 3]

Lexie Reiling; Bix Porch Party; 321 N Main St; Thursday, August 1, 2019 11:00 a.m. - 1:00 p.m.;
Outdoor music, over 50 dBa. [Ward 3]

Palmer College; Homecoming events; 1000 Brady St; Thursday, August 8, 2019 through
Saturday, August 10, 2019 10:00 a.m. - 11:00 p.m. each night; Outdoor music/band, over 50 dBa.
[Ward 3]

Third Missionary Baptist Church; Gospel Explosion; 222 W 14th St; Friday, August 9, 2019 6:00
p.m. - 9:00 p.m.; Saturday, August 10, 2019 10:00 a.m. - 7:00 p.m.; Outdoor music, over 50 dBa.
[Ward 3]

Frank Berner; 7th Annual Gene Price Memorial Car Show; 406 W 2nd St; Saturday, August 10,
2019 10:00 a.m. - 2:00 p.m.; Outdoor music/classic cars, over 50 dBa. [Ward 3]

Village of East Davenport; Wine Walk Fundraiser for Gilda's Club Quad Cities; Saturday, August
17, 2019 3:00 p.m. - 6:00 p.m.; Outdoor music, over 50 dBa. [Wards 5 & 6]

Village of East Davenport; Farm Days in the Village; Saturday, August 24, 2019 10:00 AM - 5:00
PM and Sunday, August 25, 2019 10:00 AM - 4:00 PM; Outdoor music/entertainment, over 50
dBa. [Wards 5 & 6]

Recommendation:
Pass the Motion.

Background:
The following requests for noise variances have been received pursuant to the Davenport
Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

Type	Description
□ Backup Material	Bix Porch Party Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/27/2019 - 4:16 PM

City of Davenport
Noise Variance Signature Petition

On the 1st day of August, 2019, there is proposed an event, requested by Davenport Public Library. This will require the City Council to approve a noise variance for this event during the hours of 11am - 1pm.

Please sign your name and print your address below and indicate whether you favor, oppose, or are not concerned about a noise variance being issued for this event (check one please).

[illegible]

Please use additional sheets, if necessary.

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Sherry Eastman 563-326-7795
Wards:

Action / Date
7/17/2019

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 208 E River Dr - Temporary Outdoor Area Only - July 26 - 27, 2019 "Bix" - License Type: C Liquor

Front Street Brewery (Front Street Brewery, Inc) - 208 E River Dr - Temporary Outdoor Area Only - August 23 - 24, 2019 "Alternating Currents" - License Type: C Liquor

B. Annual license renewals (with outdoor area as noted):

Ward 1

Express Lane Gas & Food Mart, Inc. (Expresslane, Inc) - 4425 W Locust St - License Type: Class C Beer - Carry Out /B Native Winer

Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps LP) - 3838 Elmore Ave - License Type: Class C Liquor - On Premise

Holiday Inn & Suites / J-Bar (HOA Hotels LLC) - 4215 Elmore Ave - Outdoor Area - License Type: Class B Liquor - On Premise/B Wine

Ward 7

The Liquor Stop LLC (The Liquor Stop LLC) - 211 W 53rd St - License Type: Class E Liquor - Carry Out /C Beer/B Wine

Phil & Larry's Saloon (P & L, Inc) - 4811 N. Brady St, Ste 2 - Outdoor Area - License Type: Class C Liquor - On Premise

Tobacco Outlet Plus Grocery #562 (Kwik Trip, Inc) - 4619 N Brady St - License Type: Class C Beer - Carry Out/C Beer/B Wine

Recommendation:
Pass the Motion.

Background:

The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	7/12/2019 - 9:53 AM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Tom Leabhart 563-327-5155
Wards:

Action / Date
7/17/2019

Subject:
Resolution approving on the plans, specifications, forms of contract, and estimated cost for the FY20 Threshold Street Resurfacing Program, CIP #35037. [Wards 3, 4, & 5]

Recommendation:
Adopt the Resolution.

Background:
This program is intended to rehabilitate asphalt streets as part of the City-wide pavement maintenance program. These streets are being bid in lieu of in-house crews performing the work due to flood assignments.

The streets included in the program are:

1. Farnam Street, 6th Street to 10th Street
2. 6th Street, Gaines Street to Ripley Street
3. Ripley Street, 5th Street to 6th Street
4. Davenport Avenue, Central Park to Columbia
5. 15th Street, Vine Street to Myrtle Street
6. Washington Street, 17th Street to Locust Street

The six streets listed will be divided into three separate bidding packages and contracts. Dependent upon the number of bidders and the bid prices received all streets may not be awarded.

The program is scheduled to be bid soon with construction to start yet this year. Funding for FY20 Threshold the 2019 General Street Resurfacing Program is established within CIP #35037. The current estimate is \$875,000

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Res Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/11/2019 - 10:48 AM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

Resolution approving Public hearing on the plans, specifications, forms of contract and estimated cost for the FY-2020 Threshold Street Resurfacing Program, CIP #35037. *[Wards 3, 4 and 5]*

WHEREAS, plans, specifications, form of contract and an estimate of cost have been filed with the City Clerk of Davenport, Iowa, for the FY-2020 Threshold Street Resurfacing Program, CIP #35037.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the FY-2020 Threshold Street Resurfacing Program, CIP #35037.

Passed and approved this 24th day of July, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Jen Walker 563-326-6168
Wards:

Action / Date
7/17/2019

Subject:
Resolution accepting work completed under the FY18 Resurfacing Program, CIP #35026. The total contract with Hawkeye Paving Corp was \$1,759,992.21. [Wards 1, 4, & 7]

Recommendation:
Adopt the Resolution.

Background:
Asphalt streets are selected for resurfacing by Public Works staff based upon condition, traffic, and other factors. Resurfacing work includes milling, base repairs, curb repairs, sewer repairs, ADA-compatible curb ramps and sidewalks, and hot mix asphalt paving. Work was satisfactorily completed by Hawkeye Paving Corp of Bettendorf, IA on the following streets:

- Marquette St (Lombard to 38th St)
- W Locust St (N Lincoln Ave to Division St)
- Telegraph R. (S Clark St. to N Elmwood Ave)
- E 39th St (Kimberly Rd to Bridge Ave)

Total project cost was \$1,759,992.22, which was funded by Capital Improvements Program funds (CIP #35026) using a combination of Road Use Tax, Local Option Sales Tax, and Government Obligation Bond proceeds.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/11/2019 - 10:49 AM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolved by the City Council of the City of Davenport.

Resolution accepting the FY2018 Resurfacing Program, CIP #35026.

Whereas, the City entered into contract with Hawkeye Paving Corp. of Bettendorf, Iowa;
and

Whereas, the project included several streets throughout the City that were milled, patched
and resurfaced with asphalt; and

Whereas, the final cost of the contract was \$1,759,992.22; and

Whereas, the work of constructing the above-named project has been duly and fully
completed by the contractor in accordance with the terms of the contract.

Now, Therefore, Be It Resolved by the City Council of the City of Davenport; that the Fiscal
Year 2018 Resurfacing Program is hereby formally accepted.

Passed and approved this 24th day of July, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Jen Walker 563-326-6168
Wards:

Action / Date
7/17/2019

Subject:
Resolution accepting work completed under the FY18 Johnson Ave Resurfacing Project, CIP #35037. The total contract with Tricity Blacktop, Inc was \$106,209.18. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The project location was Johnson Ave between S Stark St and S Gayman Ave. The scope of resurfacing work was for milling, minor base and curb repairs, ADA-compatible curb ramps and sidewalks, and hot mix asphalt paving. After milling, it was realized extensive base repair work would be needed, and a change order was executed to accomplish this extra work. Work has been satisfactorily completed by Tricity Blacktop, Inc (Bettendorf, IA) .

Total project cost was \$106,209.18, which was funded by Government Obligation Bond proceeds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/11/2019 - 10:50 AM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolved by the City Council of the City of Davenport.

Resolution accepting the 2018 Johnson Ave. Resurfacing Project, CIP #35037.

Whereas, the City entered into contract with Tricity Blacktop, Inc. of Bettendorf, Iowa;

Whereas, the project location was Johnson Ave. between Stark St. and Gayman St.;

Whereas, the scope included pavement milling, subbase rock, full depth asphalt patching, curb repairs, ADA curb ramp installation, and hot mix asphalt overlay; and

Whereas, the final cost of the contract was \$106,209.18; and

Whereas, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

Now, Therefore, Be It Resolved by the City Council of the City of Davenport; that the 2018 Johnson Ave. Resurfacing Project is hereby formally accepted.

Passed and approved this 24th day of July, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
7/17/2019

Subject:
Resolution awarding the contract for the Green Alley project to Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$150,862, CIP #33031. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on June 13, 2019 and sent to contractors. On July 2, 2019, the Purchasing Division opened and read two responsive and responsible bids. Hawkeye Paving Corporation was the lowest bid. See attached bid tab.

The purpose of this project is to construct a green (permeable) alley running south to north from W High Street to W Lombard Street between Myrtle Street and Vine Street. Project includes survey, traffic control, removal of pavement and sewer, and construction of new PCC and permeable paver pavement.

Funding for this project is from CIP #33031, Permeable Alley Assessment. These funds are from the Clean Water fund.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW_RES_Green Alley
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:10 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Green Alley project to Hawkeye Paving Corporation of Bettendorf IA, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Green Alley project; and

WHEREAS, Hawkeye Paving Corporation of Bettendorf IA was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Green Alley project to Hawkeye Paving Corporation of Bettendorf IA; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: GREEN ALLEY

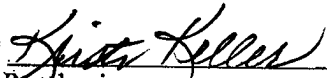
BID NUMBER: 19-127

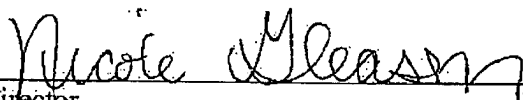
OPENING DATE: JULY 2, 2019

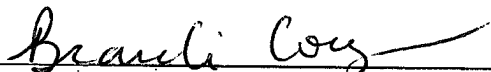
GL ACCOUNT NUMBER: CIP 33031 PERMEABLE ALLEY ASSESMENT

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING
CORPORATION OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Hawkeye Paving Corporation of Bettendorf IA	\$150,862
Langman Construction Inc of Rock Island IL	\$163,728

Approved By 
Purchasing

Approved By 
Director

Approved By 
Budget/CIP

Approved By 
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason (563) 327-5150
Wards:

Action / Date
7/17/2019

Subject:
Resolution approving the contract for the W High Street Flood Mitigation project to Langman Construction, Inc of Rock Island, IL in the amount of \$174,545.75, CIP #33020. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
On April 5, 2019, an Invitation to Bid was issued and sent to contractors. On April 24, 2019, the Purchasing Division opened and read four bids. See bid tab attached. After realizing some minor survey issues, both parties agreed to cancel the previous award to NJ Miller of Bettendorf, IA (2019-180). Langman Construction, Inc. of Rock Island, IL was the second lowest responsive and responsible bidder, and they have agreed to complete the project.

This work consists of removing existing storm sewer pipes, manholes, and intakes and replacing with upsized RCP pipes, manholes, and intakes. It includes survey, remove and replace road and subbase above sewer work, sidewalk and traffic control.

Funding for this project is from the CIP #33020 High Street Flood Mitigation account. These funds are from the General Capital Projects.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	page 2
▣ Cover Memo	bid tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:13 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolved by the City Council of the City of Davenport.

Resolution approving the contract for the W High Street Flood Mitigation project to Langman Construction, Inc. of Rock Island, IL, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

Whereas, the City needs to contract for the W High Street Flood Mitigation project; and

Whereas, N J Miller Inc. of Bettendorf IA was the lowest responsive and responsible Bidder but wishes to cancel their contract; and

Whereas, Langman Construction, Inc. of Rock Island, IL was the second lowest responsive and responsible bidder and agrees to honor their bid pricing despite minor survey changes;

Now, Therefore, Be It Resolved by the City Council of the City of Davenport, that:

1. Approving the contract for the W High Street Flood Mitigation project to Langman Construction, Inc. of Rock Island, IL; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Passed and approved this 24th day of July, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: WEST HIGH ST FLOOD MITIGATION

BID NUMBER: 19-96

OPENING DATE: APRIL 24, 2019

GL ACCOUNT NUMBER: 71024675 530350 33020

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN
CONSTRUCTION INC OF ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>PRICE</u>
N J Miller Inc of Bettendorf IA	cancelled contract/ withdrew bid
Langman Construction Inc of Rock Island IL	\$174,545.75
Phoenix Corporation of the Quad Cities of Port Byron IL	\$199,263.50
Miller Trucking & Excavating of Silvis IL	\$233,018.00

Approved By *Kristi Keller* 7-19-19
Purchasing

Approved By *Nicole Melesen* 7/10/19
Director

Approved By *Braudi Coz* 7-10-19
Budget/CIP

Approved By *JOH* 7-10-2019
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
7/17/2019

Subject:
Resolution approving the use of condemnation to acquire the property at 1020 Warren Street.
[Ward 4]

Recommendation:
Adopt the Resolution.

Background:
Pursuant to Iowa Code 364.12A staff hired Nelson Valuations, Inc. dba Roy R. Fisher to appraise the property at 1020 Warren Street (G0035-43) and adjacent parcels G0031-04, G0035-45, G0035-46 and G0034-01. A copy of the appraisal was sent to Mr. Michael J. Ryan, by registered mail on July 9, 2019.

There is a storm water lift station on the property at 1020 Warren. This station needs to be replaced, but replacement costs are in excess of the property value and replacing the lift station is not in the best interest of the system from a long term maintenance cost. There was one bid received for the lift station replacement, and this bid was \$254,470. The City of Davenport would prefer the storm water at this location to be handled via a gravity fed method. The City has made attempts to purchase this property without successfully negotiating an agreeable price among the parties. Nelson Valuations, Inc dba Roy R. Fisher was hired to perform an independent appraisal of 1020 Warren St and the four adjacent parcels. The appraised value is \$140,000. Staff seeks permission to proceed with condemnation if they are unable to reach an agreement with Mr. Michael J. Ryan without exceeding 120% of the appraised value.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution - Condemnation of 1020 Warren
▣ Cover Memo	Aerial of Appraised Pacels
▣ Cover Memo	Aerial of Storm & Sanitary Lines
▣ Cover Memo	Appraisal of 1020 Warren & adjacent four parcels

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/12/2019 - 9:46 AM

Resolution No. _____

RESOLUTION offered by Alderman Rick Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the use of condemnation to acquire the property at 1020 Warren Street.

WHEREAS, the cost to replace the lift station located at 1020 Warren exceeds the property value of 1020 Warren and the adjacent 4 parcels;

WHEREAS, the appraisal of 1020 Warren and adjacent 4 parcels was done by Nelson Valuations, Inc. dba Roy R. Fisher was valued at \$140,000;

WHEREAS, the city has attempted to negotiate in good faith with the owner of 1020 Warren Street; and

WHEREAS, the owner of 1020 Warren Street and the City have not been able to reach an agreement to acquire the property;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that City Staff may proceed with condemnation to acquire the property at 1020 Warren Street

Passed and approved this 24th day of July, 2019.

Approved:

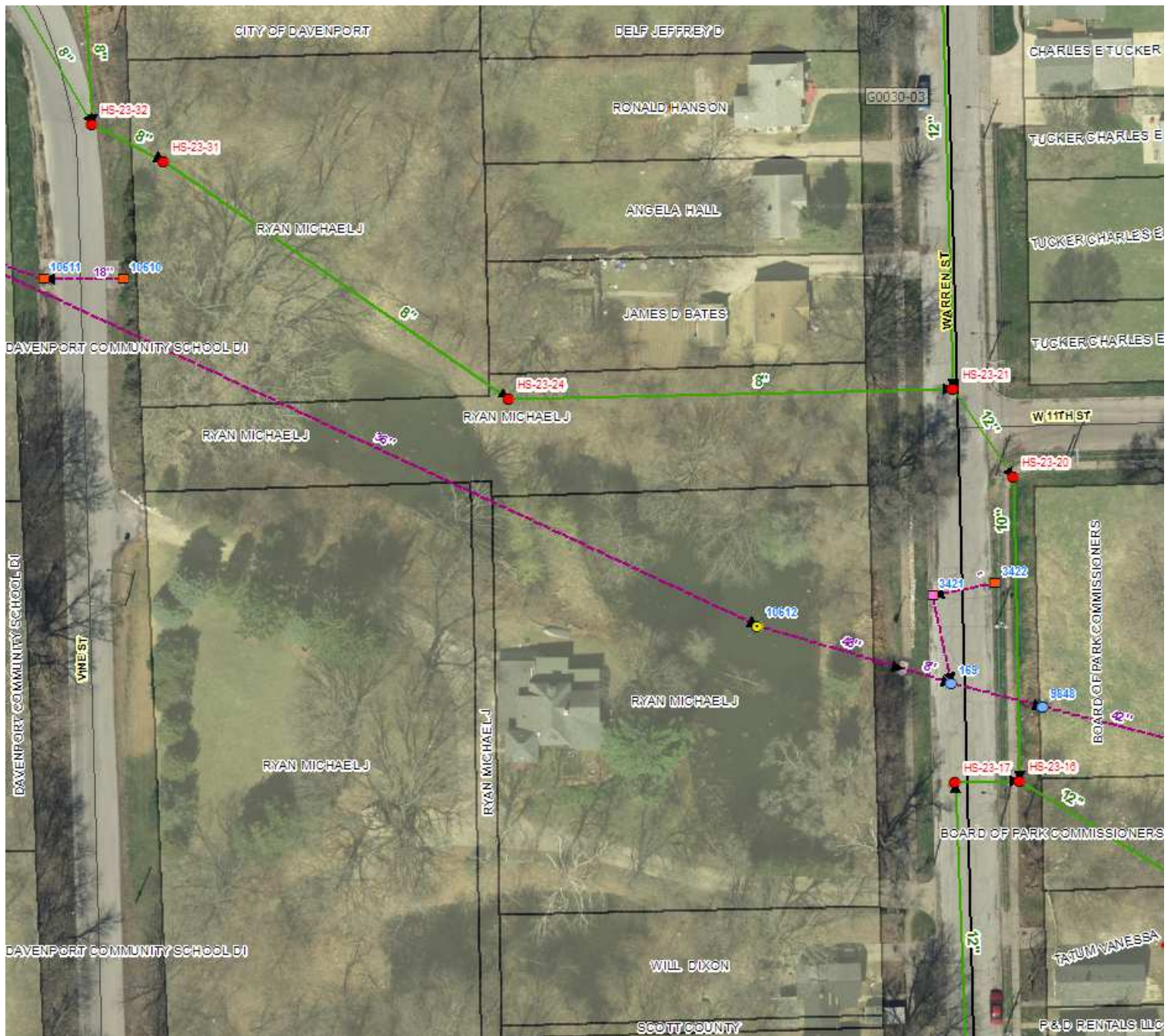
Attest:

William E. Gluba, Mayor

Brian J. Krup, Deputy City Clerk



Existing Sanitary and Storm lines through properties





**APPRAISAL REPORT
OF MARKET VALUE OF THE
MICHAEL J. RYAN PROPERTY
(a duplex with excess land)
1020 Warren Street
Davenport, IA
(as of June 17, 2019)**

PREPARED FOR:

**MIKE ATCHLEY
REAL ESTATE MANAGER
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IA 52807**

PREPARED BY:

**DAVID MARK NELSON, MAI
TYSON K. MCCREIGHT
ROY R. FISHER
2028 EAST 38TH STREET, SUITE 1
DAVENPORT, IA 52807**

6/4/2019 <10868> 1E



2028 East 38th Street, Suite 1 | Davenport, IA 52807
Ph: (563) 355.6606

July 3, 2019

Mike Atchley, Real Estate Manager
City of Davenport
1200 East 46th Street
Davenport, IA 52807
(563) 326-7711
jma@ci.davenport.ia.us

Re: Appraisal Report of the Market Value in
the Fee Simple Interest of the Michael J.
Ryan property, a duplex with excess land,
at 1020 Warren Street, Davenport, IA.

Mr. Atchley:

As requested, we have completed an appraisal of Market Value of the above-mentioned property, which is included with this letter. This is an **Appraisal Report** in conformance with Standard 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA, and the requirements of the City of Davenport.

This report explains and supports our opinion of the value in the subject. It was prepared after an inspection of the building and site, and an analysis of sales and income data, as well as other market factors deemed pertinent.

This report is copyrighted. The information in the report, including the comparable sales, cannot be disseminated to other parties without the written permission of the appraisers.

As a result of our investigation and based upon the analysis of the following data, it is our opinion that the **“As Is” Market Value** of the **Fee Simple Interest** in the subject property, as of June 17, 2019, is:

IMPROVED SITE	\$125,000
EXCESS LAND	<u>+\$15,000</u>
TOTAL	\$140,000

ONE HUNDRED FORTY THOUSAND DOLLARS

David Mark Nelson, MAI
General Real Property Appraiser
IA Certificate #CG01831

Tyson K. McCreight
General Real Property Appraiser
IA Certificate #CG03357

APPRAISAL CONSULTANTS

David Mark Nelson, MAI | Jordan D. Maus | Tyson K. McCreight
Roy R. Fisher, Sr., Founder 1890-1978 | Edmond C. Fisher, MAI, SREA | Kevin M. Pollard, MAI

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LETTER OF TRANSMITTAL

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ADDENDA

SUBJECT PHOTOGRAPHS



View of the duplex, facing southeast



View of the duplex, facing northeast



View of the duplex, facing north

SUBJECT PHOTOGRAPHS



View of the duplex, facing northwest



View of the air-conditioning condenser and electrical meters



View of the porch on the east side of the duplex

SUBJECT PHOTOGRAPHS



View of the stairs leading to the pond on the east side of the duplex



View of the living room in the second-floor unit



View of the kitchen/dining area in the second-floor unit

SUBJECT PHOTOGRAPHS



View of the kitchen in the second-floor unit



View of the washer and dryer in the second-floor unit



View of a restroom in the second-floor unit

SUBJECT PHOTOGRAPHS



View of a bedroom in the second-floor unit



View of the furnace in the second-floor unit



View of a second bedroom in the second-floor unit

SUBJECT PHOTOGRAPHS



View of a second restroom in the second-floor unit



View of the kitchen in the ground-floor unit

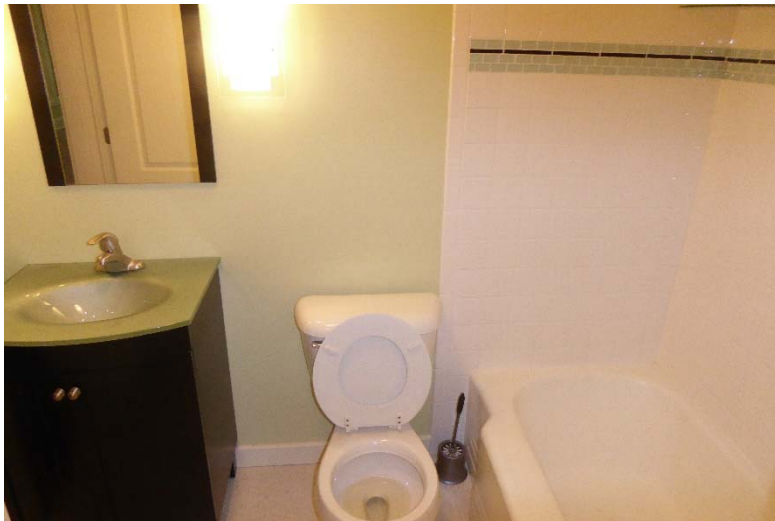


Additional view of the kitchen in the ground-floor unit

SUBJECT PHOTOGRAPHS



View of the washer and dryer in the ground-floor unit



View of a bathroom in the ground-floor unit



View of a bedroom in the ground-floor unit

SUBJECT PHOTOGRAPHS



View of the living room in the ground floor unit.



View of a second bedroom in the ground-floor unit



View of a second bathroom in the ground floor unit

SUBJECT PHOTOGRAPHS



View of the water heaters in the basement



View of the furnace for the ground floor in the basement



View of the electrical panels

SUBJECT PHOTOGRAPHS



View of the shop space



View of a utility shed



View of the pond to the south of the duplex

SUBJECT PHOTOGRAPHS



View of the pond to the east of the duplex



View of the pond to the northeast of the duplex



View of the pond to the northwest of the duplex

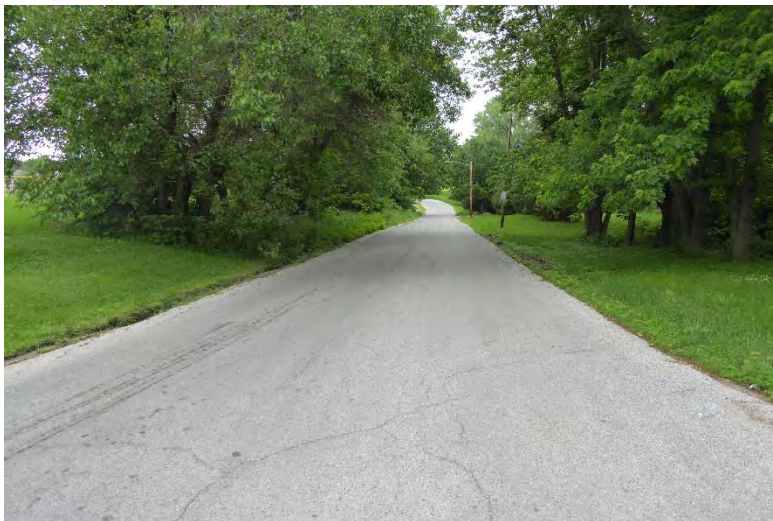
SUBJECT PHOTOGRAPHS



View of the entrance from Warren Street



View of the entrance from Vine Street



View of Vine Street, facing north

SUBJECT PHOTOGRAPHS



View of Vine Street, facing south



View of the excess land along
Vine Street



View of West 10th Street, facing
east

SUBJECT PHOTOGRAPHS



View of the excess land along
West 10th Street



View of Warren Street, facing
south



View of Warren Street, facing
north

AERIAL PHOTOGRAPH OF THE SUBJECT



STATEMENT OF THE APPRAISAL PROBLEM

PURPOSE, INTENDED USE, AND INTENDED USER OF THE REPORT:

The purpose of this appraisal is to estimate the **Market Value** of the **Fee Simple Interest** in the Michael J. Ryan property, a duplex with excess land, at 1020 Warren Street, Davenport, IA.

The intended users are the City of Davenport and their agents. This report is intended for use only by the City of Davenport and their agents. Use of the report by others is not intended by the appraisers.

The intended use of the report is for negotiating the purchase of the property and if needed an eminent domain action by the City of Davenport and their agents. The report is not intended for any other use.

DEFINITIONS:

Iowa Code Definition 2500.4:

Fair and Reasonable Market Value. The term “fair and reasonable market value” means the cash sales price between a voluntary, willing seller who is not forced to sell, and a voluntary, willing buyer who is not forced to buy. It assumes a buyer and seller are bargaining freely in the open market for the purchase and sale of real estate.

The term does not mean a value under circumstances where greater than its fair price would be obtained, nor does it mean the price which the property would bring at a forced sale. Also, it does not mean what the property is worth to the owner nor what the acquiring agency can afford to pay.

Fee Simple Interest is defined in The Dictionary of Real Estate Appraisal, published by the Appraisal Institute (6th Edition, 2015, p. 90) as, ***“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”***

This Fee Simple Interest valuation assumes that the subject is leased to the level of stabilized occupancy and at market rents. This is consistent with the modern interpretation of a Fee Simple Interest valuation.

DATE OF APPRAISAL:

The subject was inspected on June 17, 2019 by David Mark Nelson, MAI and Tyson K. McCreight, which is the effective date of the “As Is” market value. The report date is July 3, 2019.

OWNERSHIP AND SALES HISTORY:

According to the Scott County Assessor’s Office, Michael J. Ryan holds the titles to the subject parcels. The subject property has not transferred or sold in the five years prior to the effective date of this appraisal.

Research of the applicable public records, private data services, and an interview of the current owner revealed that the subject property is not under current agreement or option and is not offered for sale on the open market.

STATEMENT OF THE APPRAISAL PROBLEM

OVERVIEW OF THE PROPERTY:

The subject property has frontage along Warren and Vine Streets, between West 10th and West 12th Street, northwest of downtown Davenport, IA. It is a 139,661± sq.ft (3.21± acre) site improved with a 2,971± sq.ft., two-story, converted duplex built in 1890. There is a two-bedroom/two-bathroom unit on the ground-level and second-level. A pond surrounds the duplex site on the north, south and east sides. There are concrete entrances from both Warren Street and Vine Street.

The property has 26,283± sq.ft. (0.60± acres) of excess land in the southwest corner of the site along Vine and West 10th Streets. A separate value will be estimated for the excess land. The improved site (without the excess land) is a total of 113,378± sq.ft. (2.60± acres).

The duplex was vacant at the time of the inspection and has been throughout the renovation process. The City of Davenport has attempted to purchase the subject property from the current owner to upgrade a sewer line.

SCOPE OF THE APPRAISAL:

In preparing this appraisal, we have:

1. Inspected the site, as well as the exterior of the building and interior of the units;
2. Researched public records to determine ownership and other pertinent information;
3. Developed an opinion of Highest and Best Use;
4. Identified and investigated appropriate sales and income data;
5. Developed a land value estimate for the excess land;
6. Developed the Sales Comparison Approach using a price/unit, and Effective Gross Income Multiplier and Direct Capitalization methods of the Income Approaches to Value for the improve site, and;
7. Correlated the various findings into a final market value opinion.

The Cost Approach was not developed. Due to the age of the building, estimates for replacement cost new, physical depreciation, and functional and external obsolescence are highly subjective and limit the reliability of the approach.

The Sales Comparison and Income Approaches are both applicable to the subject and were fully developed.

Market data used in the report was independently researched by the appraisers or is from the appraisers' files. The comparable sales used in the report were researched, inspected and confirmed by the appraisers.

The property is being appraised "As Is", exclusive of any fixtures, equipment, inventory, or personal property. No consideration has been given to any business value.

The report is presented in a summary format. All of the data necessary to understand the analysis is included in the report or referenced in the Addenda of the report.

STATEMENT OF THE APPRAISAL PROBLEM

AMERICANS WITH DISABILITIES ACT:

The Americans with Disabilities Act (ADA) became effective January 26, 1992. A specific compliance survey and analysis of this property has not been performed to determine whether or not it is in conformity with the various requirements of the ADA. A detailed survey could reveal that the property is not in compliance with one or more of the requirements of the ADA, which could have a negative effect on value. There are no parking spaces reserved for handicapped use, and the building and bathrooms are not handicapped accessible.

HAZARDOUS MATERIALS:

The value estimate herein is based upon the assumption that there are no hazardous materials in the site. The appraiser is not qualified to discern the presence or absence of such materials (asbestos, underground tanks, etc.) but is aware that they can have a significant negative effect upon the value of a property. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

REASONABLE EXPOSURE TIME:

The 2018-2019 Uniform Standards of Professional Appraisal Practice states in the Comment to Standard 1-2(c)(iv) that, ***“when reasonable exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion.”***

USPAP defines exposure time as, ***“estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”***

The subject is not currently listed for sale.

It was previously listed in 2016. Deb Haussmann of Keller Williams Realty Greater Quad Cities listed the property at \$365,000 on 4/26/2016. The listing expired on 12/31/2016. It was on the market for 250 days. However, this listing price included the subject property as well as a neighboring house. We spoke to the realtor who reported that there was interest in the property but not at the listed price and the owner was unwilling to lower the listing price.

Our research did not find that the subject property was formally re-listed.

Similar properties in average or better condition with typical vacancies and market rents would have marketing and exposure times of roughly three months.

SUMMARY OF SALIENT FACTS

DATE OF VALUATION: June 17, 2019

DATE OF INSPECTION: June 17, 2019

DATE OF REPORT: July 3, 2019

ADDRESS: 1020 Warren Street, Davenport, IA

PROPERTY TYPE: Multi-Family (Duplex)

LAND AREA:	Improved Site	113,378± sq.ft.
	Excess Land	<u>26,283± sq.ft.</u>
	Total	139,661± sq.ft.

IMPROVEMENTS: A 2,971± sq.ft. duplex constructed in 1890. It was originally built as a single-family home.

CURRENT OWNERSHIP: Michael J. Ryan

ZONING: R-4C (Single-Family + Two-Family Central Residential District)

RIGHTS APPRAISED: The Market Value of the Fee Simple Interest

LEGAL DESCRIPTION: Lengthy

MARKET VALUE

IMPROVED SITE	\$125,000
EXCESS LAND	<u>+\$15,000</u>
TOTAL	\$140,000

ONE HUNDRED FORTY THOUSAND DOLLARS

ASSESSED VALUE AND TAXES PAYABLE

Tax ID	Assessment		Improve- ments	Total Assessment	Rollback	Taxable Value	Tax Rate	Gross Taxes	Tax Credit	Net Taxes
	Year	Land								
G0035-43	2019	\$14,190	\$68,490	\$82,680						
G0035-45	2019	\$1,760	\$0	\$1,760						
G0035-46	2019	\$180	\$0	\$180						
G0031-04	2019	\$5,380	\$0	\$5,380						
G0034-01	2019	\$13,480	\$0	\$13,480						
Totals		\$34,990	\$68,490	\$103,480						

Notes: The state legislature passed a property tax rollback for residential properties. The residential rollback and tax rate for 2019 are not currently available.

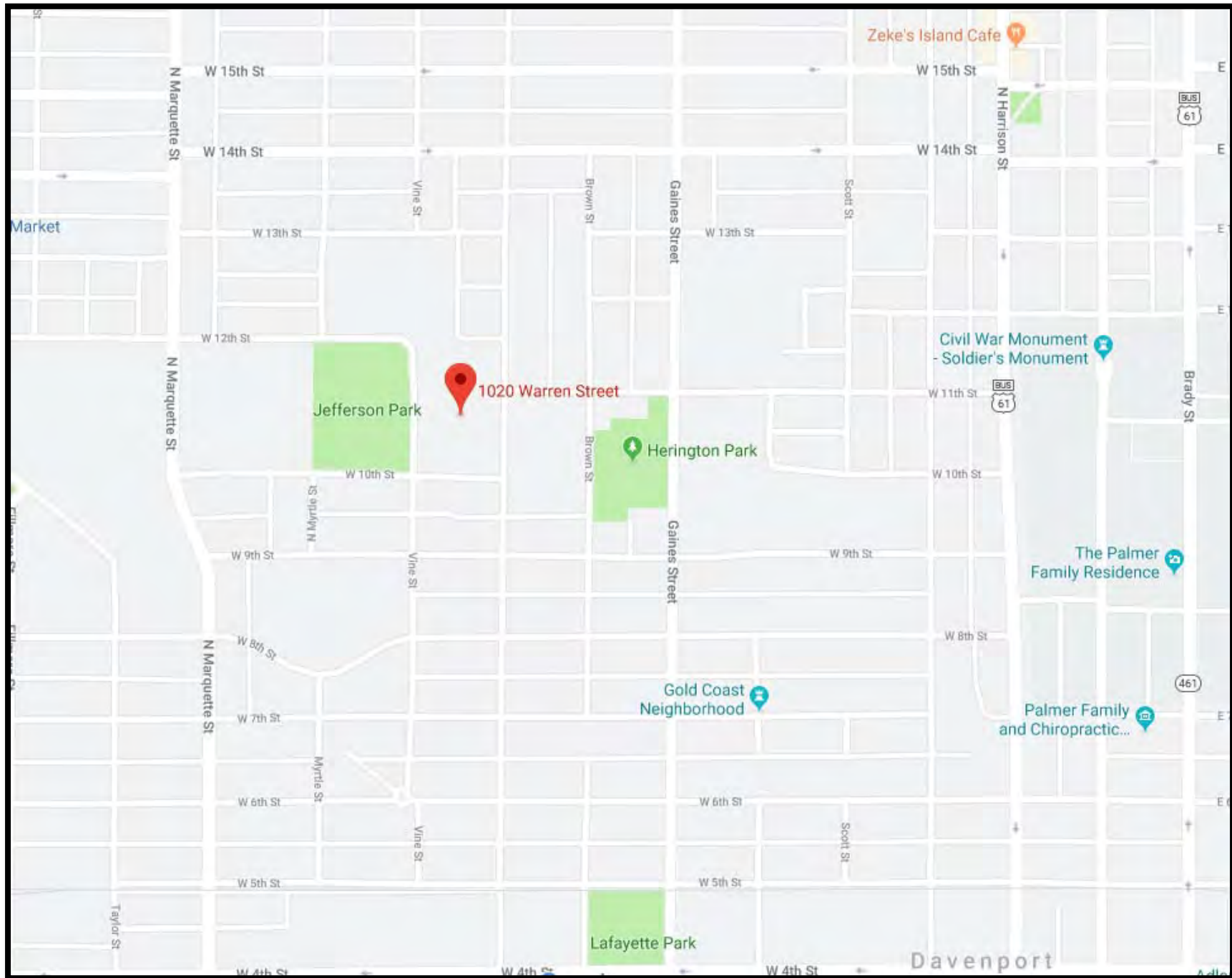
Tax ID	Assessment		Improve- ments	Total Assessment	Rollback	Taxable Value	Tax Rate	Gross Taxes	Tax Credit	Net Taxes
	Year	Land								
G0035-43	2018	\$14,190	\$68,490	\$82,680	56.9180%	\$47,060				
G0035-45	2018	\$1,760	\$0	\$1,760	56.9180%	\$1,002				
G0035-46	2018	\$180	\$0	\$180	56.9180%	\$102				
G0031-04	2018	\$5,380	\$0	\$5,380	56.9180%	\$3,062				
G0034-01	2018	\$13,480	\$0	\$13,480	56.9180%	\$7,673				
Totals		\$34,990	\$68,490	\$103,480		\$58,899				

Notes: The state legislature passed a property tax rollback for residential properties, lowering the taxable value to 56.9180% of the 2018 assessed value. The 2018 tax rate is not currently available.

Tax ID	Assessment		Improve- ments	Total Assessment	Rollback	Taxable Value	Tax Rate	Gross Taxes	Tax Credit	Net Taxes
	Year	Land								
G0035-43	2017	\$14,190	\$61,670	\$75,860	55.6209%	\$42,194	\$39.48449	\$1,666	\$0	\$1,666
G0035-45	2017	\$1,760	\$0	\$1,760	55.6209%	\$979	\$39.48449	\$38	\$0	\$38
G0035-46	2017	\$180	\$0	\$180	55.6209%	\$100	\$39.48449	\$4	\$0	\$4
G0031-04	2017	\$5,380	\$0	\$5,380	55.6209%	\$2,992	\$39.48449	\$118	\$0	\$118
G0034-01	2017	\$13,480	\$0	\$13,480	55.6209%	\$7,498	\$39.48449	\$296	\$0	\$296
Totals		\$34,990	\$61,670	\$96,660		\$53,763		\$2,122	\$0	\$2,122

Notes: The state legislature passed a property tax rollback for residential properties, lowering the taxable value to 55.6209% of the 2017 assessed value. The subject property did not have any tax credits.

NEIGHBORHOOD MAP



NEIGHBORHOOD DATA

GENERAL CHARACTERISTICS:

The subject site has frontage along Warren Street and Vine Street, between West 10th Street and West 12th Street. It is near the northwest edge of the Gold Coast Neighborhood.

The neighborhood boundaries are roughly Marquette Street to the west 14th and 15th Streets to the north, Harrison Street to the east, and West 5th Street to the south. The immediate surrounding development is primarily single-family residential uses with several institutional uses to the west and northwest.

TRANSPORTATION LINKAGES:

Warren Street is an asphalt paved, two-lane, two directional street. It has concrete curbs and concrete sidewalks on both sides. It is a secondary thoroughfare through the neighborhood. It begins at River Drive in downtown Davenport and extends north to Central Park Avenue in west-central Davenport.

West 10th Street is an asphalt paved, two-lane, two-directional street with concrete curbs and concrete sidewalks on both sides. It is an east-west street that only extends for three blocks, beginning at Warren Street and terminating at Marquette Street to the west.

Vine Street is an asphalt paved, two-lane, two-directional Street with no curbs or sidewalks. It is a north-south street that begins at West 12th Street and continues south to West 5th Street.

Harrison Street is six blocks to the east. It is a concrete paved, one-way, four-lane street with concrete curbs and gutters. This is a southbound artery that is part of a north-south one-way system, opposite of Brady Street (two blocks east).

The most north-south proximate thoroughfare is Marquette Street to the west. Gaines Street is also a thoroughfare through the neighborhood and provides access to the Centennial Bridge into Rock Island, Illinois.

NEIGHBORING PROPERTIES:

The most dominant developments in the neighborhood are Jefferson Elementary School and Jefferson Park, directly west of the subject property. The neighborhood is primarily single-family and multi-family residential uses with scattered institutional uses.

Immediately north, south and east of the subject property are residential uses. The Gold Coast Apartments (former Kahl Home) are two blocks to the south and west of the subject. Downtown Davenport begins five blocks south of the subject at West 5th Street.

Immediately west and northwest of the subject are institutional uses. Jefferson Elementary School and Jefferson Park are directly west of the subject. The Friendly House, which offers family, youth, and senior services to the community, is northwest of the subject.

NEIGHBORHOOD DATA

NEIGHBORING PROPERTIES:

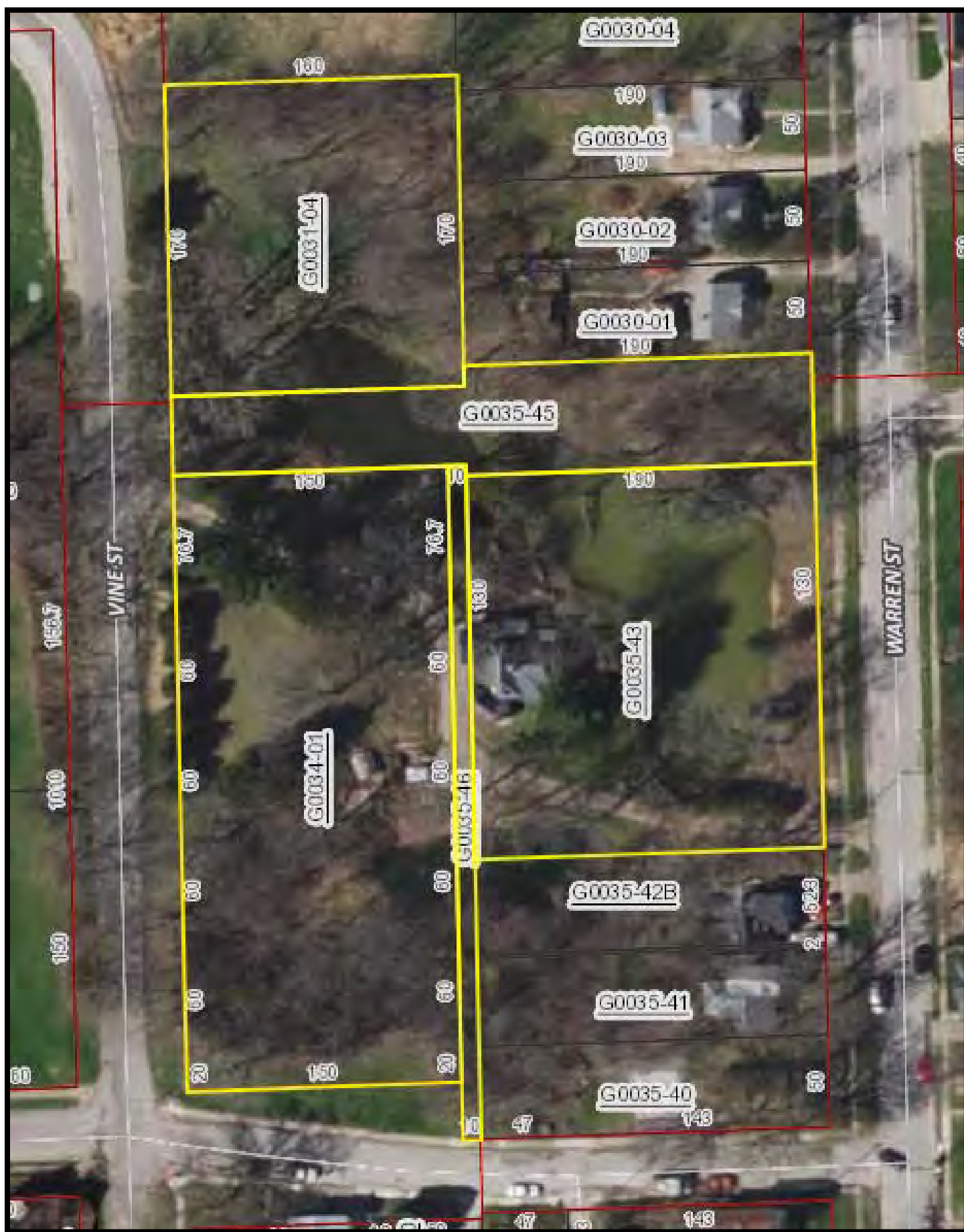
Just east of the neighborhood are Central High School and Palmer College of Chiropractic.

CONCLUSION:

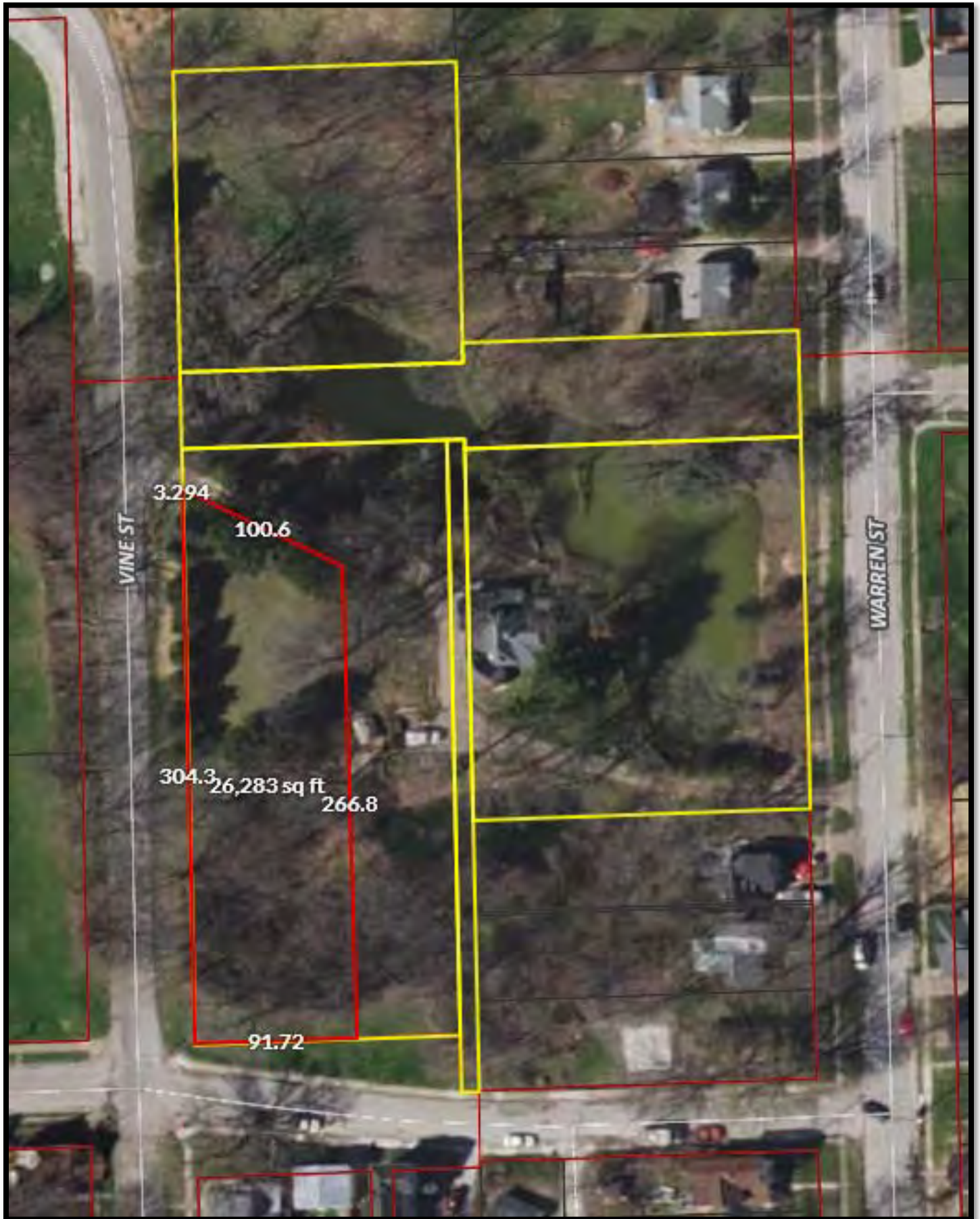
The subject is on the northwest edge of the Gold Coast Neighborhood, which is one of Davenport's oldest residential neighborhoods. It has experienced little growth for several decades but many of the properties have been substantially renovated, including the Kahl Home which is now marketed as the Gold Coast Apartments. The only new construction occurred just outside of the neighborhood on the Central High School Campus.

The neighborhood is somewhat stabilized by the institutional uses and benefits modestly from its proximity to downtown Davenport. It is proximate to schools and recreational uses. It is not proximate to retail or medical facilities that are desirable for dense residential development. The poor and deteriorating conditions of some surrounding properties is a detrimental influence. Without a substantial change in trends, the long-term trend is a slow decline. Relative to the regional market, this is a below average location.

PLAT MAP



EXCESS LAND ESTIMATE
(Outlined in red)



SITE ANALYSIS

GENERAL:

Land Summary				
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Topography	Shape
G0035-43	0.91	39,520	Sloping	Rectangular
G0035-45	0.42	18,415	Sloping	Irregular
G0035-46	0.08	3,687	Sloping	Irregular
G0031-04	0.63	27,489	Sloping	Rectangular
G0034-01	1.16	50,550	Sloping	Rectangular
Totals	3.21	139,661		

The subject site is irregular in shape with a sloping topography and with a pond. It contains roughly 139,661± sq.ft. (3.21± acres). We have estimated the pond covers 26,700 ± sq.ft. (0.60± acres). There is approximately 268± feet of frontage along the west side of Warren Street, 160± feet along the north side of West 10th Street, and 550± feet along the east side of Vine Street. A copy of the plat map is on a previous page.

There is 26,283± sq.ft. of excess land in the southwest corner of the site. It is mostly rectangular but is slightly irregular on the north edge, which runs parallel with the entrance road. It is sloping in topography and is partially wooded. It has 304± feet. along the east side of Vine Street and 92± feet of frontage on the north side of West 10th Street. The excess land is not needed to support the improved site. There is potential that the excess land could be developed separately for a single-family or multi-family use, although it is unlikely. Still, the excess land will be valued separately.

TOPOGRAPHY:

The site slopes toward the center on each side. There are some level areas along Vine Street and West 10th Street. The area the duplex is built on is level. The owner reported that the pond is 9± feet deep but the depth can be controlled with the pumping system. It wraps around the duplex on the north, east and south sides. There are steep drop-offs along the pond's edges. Surface drainage on the site appears to be adequate. The subject is not in a flood zone (Map# 191630365F, Dated: February 18, 2011, is included in Addenda).

ZONING:

The property is zoned R-4C (Single-Family + Two-Family Central Residential District) by the City of Davenport. The Davenport City Code states that this district is intended to preserve and protect dense, centrally located, urban residential neighborhoods. It ensures that new development is complementary to the existing developed character of the neighborhood. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted. Multi-Family uses require 1.5 parking spaces per unit. The subject building is required to have 3 spaces (2 units x 1.5). The subject property allows for adequate parking.

Based on the current zoning requirements, it is assumed the improvements are a legal, conforming use. A copy of the zoning map is in the Addenda.

SITE ANALYSIS

ACCESS:

Access to the site is from a single point along the west side Warren Street and a single-point along the east side of Vine Street. The excess land has access from any point along Vine and West 10th Street. This is adequate for most residential uses.

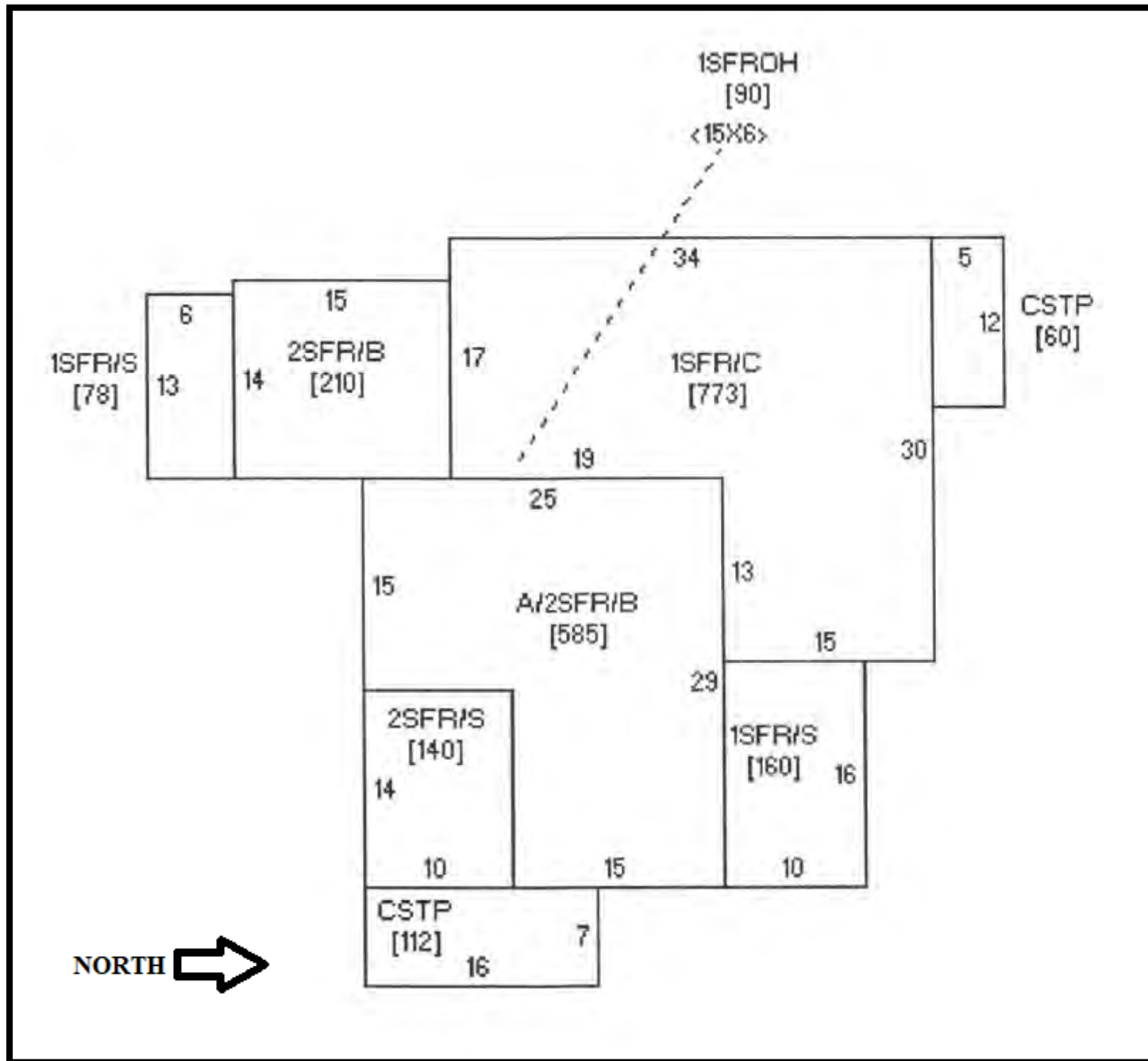
UTILITIES:

The subject is in the city limits with all public utilities available. These include electricity, water, sewer, and natural gas.

EASEMENTS:

Other than typical utility easements, no detrimental easements or encroachments are known to exist.

BUILDING SKETCH
(Taken from the Scott County Assessor's Office)



DESCRIPTION OF IMPROVEMENTS

GENERAL:

Building Breakdown	
Ground-Level Unit	1,764 sq.ft.
Second-Level Unit	935 sq.ft.
Shop/Storage Area	272 sq.ft.
Total	2,971 sq.ft.

The subject property is a 2,971± sq.ft., two-story, converted duplex built in 1890. There is a two-bedroom/two-bathroom unit on the ground-level and a two-bedroom/two-bathroom unit on the second-level. A pond surrounds the duplex site on the north, south and east sides. We have estimated the pond covers 26,700± sq.ft. (0.61± acres). There are concrete entrance roads from both Warren Street and Vine Street. The duplex has been vacant while the owner has been renovating the property.

LAYOUT:

The common entrance for both units is from the north wall of the duplex. Inside the entryway, there is one door into the ground-level unit and a stairway leading to the door of the upper-level unit. There is a separate entrance into the ground-level from the east wall but it is boarded up for security purposes. There is a shop/storage area with a separate entrance in the northwest corner of the duplex.

The ground-level apartment enters into the kitchen. There is a laundry closet inside the kitchen. The living room is south of the kitchen along the south wall. The master bedroom is in the northeast corner and has a master bathroom. The second bedroom is in the southwest corner and the common bathroom is just north of the second bedroom. The entrance into the basement is also to the north.

The second-level apartment enters into the living room. The kitchen is in the northeast corner and the master-bedroom and bathroom is directly east of the kitchen. The second bedroom and the common bathroom are in the southwest corner of the unit.

BUILDING EXTERIOR:

Foundation Rock and rubble foundation with wood trusses.

Exterior Walls The exterior is wood sided and is in need of paint. The owner reported that he had plans to paint the exterior but chose to hold off after it was subject to condemnation.

Roof Asphalt shingle roof with aluminum downspouts, gutters and soffits. In average condition.

Windows The windows were recently replaced. They are a mix of fixed casement and double-hung windows. The lower level windows have been boarded up for security purposes.

DESCRIPTION OF IMPROVEMENTS

BUILDING EXTERIOR:

- Deck/Patios** There is a concrete patio with brick pillars at the entrance in the southeast corner of the duplex. East of the patio are stairs leading down to the pond.
- Shop/Storage Area** The ceiling has a spray texture with fluorescent lighting. The walls are a mix of drywall and original plaster. The vinyl flooring has been partially torn up. This area has electrical but is not heated.

BUILDING INTERIOR:

- Common Areas** The common area is from the entrance on the north wall. There is a small landing area and carpeted stairs leading to the second-level unit.
- Basement** The basement is unfinished. A furnace, two water heaters and the electrical panels are in the basement. There is direct access from the exterior into the basement via covered stairway on the west wall.
- Apartment Units** The units have freshly painted drywall or original plaster walls and ceilings, with painted wood trim. The living rooms and bedroom have the original hardwood floors that have been buffed, cleaned, and sealed.
- The kitchens have new countertops with new upper and lower wood cabinets. Appliances include a stove/range, microwave refrigerator, and dishwasher.
- The updated bathrooms have a vanity with a sink, a stool, a fiberglass tub/shower with a tile surround. The finishes were all replaced as part of the renovation.
- Each unit has its own furnace.
- The second-level unit has a newer furnace in a closet of the living room. The ground-level unit has a furnace in the basement.
- Each unit has its own water heater in the basement which both appear to be newer. The electrical main is in the basement and is newer.
- The units are cooled by central-air systems with exterior condensing units.

SITE IMPROVEMENTS:

There is a concrete drive that runs between Warren Street and Vine Street. The access entrance from Warren Street is block-off but appears to be serviceable. A parking area is to the southwest of the duplex.

The pond covers an estimated 26,700± sq.ft. of land area. It surrounds the duplex on the south, east and north sides. The pond reportedly had an aerator in the past.

DESCRIPTION OF IMPROVEMENTS

CONCLUSION:

Overall, the condition of the building is good due to renovations. The building exterior has been is in need of paint. All of the windows have been replaced and the roof is in average condition.

The interior units have been renovated with newer finishes. The original hardwood floors have been buffed, cleaned, and sealed. Newer flooring has been installed in the kitchens and bathrooms. The mechanicals and electrical have been mostly replaced. Each unit has its own laundry hook-ups with a washer and dryer provided by the owner.

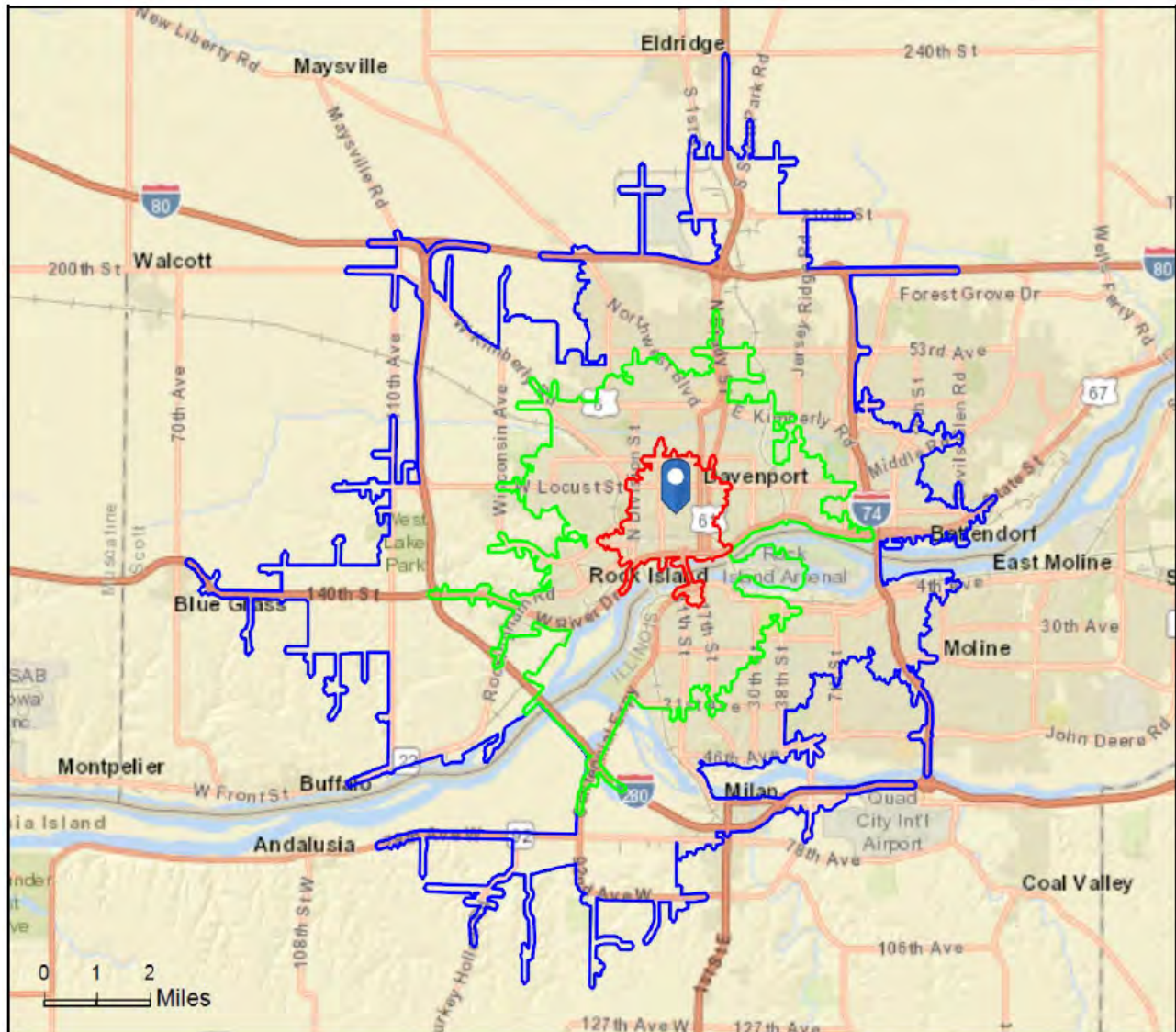
The concrete access drive and parking area are functional for the site and provide the necessary parking requirements. The presence of the pond is not considered a detriment to the site but does not add any value.

The actual age of the duplex is over 100 years old. However, the building has gone through extensive renovations over the years. The exterior has been maintained but needs paint and the interior has been renovated. We have estimated the effective age at 20 to 25 years, with a remaining economic life of 25 to 30 years with continued maintenance and repairs to the building.

The property has 26,283± sq.ft. (0.60± acres) of excess land in the southwest corner of the site along Vine and West 10th Streets. A separate value will be estimated for the excess land. The improved site (without the excess land) is a total of 113,378± sq.ft. (2.60± acres).

MARKET OVERVIEW

DEMOGRAPHIC INFORMATION:



Demographic reports were obtained from ESRI. A summation of the report is shown on the following page. The complete report and map are included in the Addenda.

The areas studied are 5-, 10- and 15-minute drive times from the subject site.

The 5-minute drive covers south-central Davenport and expands into downtown Rock Island.

The 10-minute drive time covers a majority of Davenport, excluding the north and northeast edges. It extends in Rock Island, covering the northwest portion of the city.

The 15-minute drive time covers all of Davenport and the rural areas surround the city to the north and west. It covers a portion of the southwest corner of Bettendorf. In Illinois, it covers all of Rock Island and the northwest corner of Moline (including downtown Moline).

MARKET OVERVIEW

1020 Warren St, Davenport, Iowa, 52804 Demographic Information

	Drive Time: 5 minutes		Drive Time: 10 minutes		Drive Time: 15 minutes	
2000 Total Population	18,786		87,546		167,652	
2010 Total Population	18,257		86,005		167,150	
Change 2000 - 2010	-529		-1,541		-502	
	-2.82%		-1.76%		-0.30%	
2019 Total Population	18,865		86,827		170,349	
2024 Total Population	19,233		87,419		171,977	
Projected Change in Population	368		592		1,628	
2019 - 2024	1.95%		0.68%		0.96%	
Household Size						
2000	2.45		2.38		2.39	
2010	2.41		2.34		2.35	
2019	2.39		2.35		2.36	
2024	2.39		2.35		2.36	
2000 Households	6,996		35,480		67,856	
2010 Households	6,679		35,192		68,765	
Change in Households	-317		-288		909	
2000 - 2010	-4.53%		-0.81%		1.34%	
2019 Households	6,947		35,349		69,671	
2024 Households	7,118		35,551		70,241	
Change in Households	171		202		570	
2019 - 2024	2.46%		0.57%		0.82%	
2019						
Housing Units	8,166		39,506		76,481	
Owner Occupied Units	3,119	38.20%	21,136	53.50%	43,824	57.30%
Rental Units	3,830	46.90%	14,222	36.00%	25,851	33.80%
Vacant Units	1,217	14.90%	4,148	10.50%	6,807	8.90%
2024						
Housing Units	8,365		39,962		77,661	
Owner Occupied Units	3,229	38.60%	21,579	54.00%	44,733	57.60%
Rental Units	3,898	46.60%	13,947	34.90%	25,550	32.90%
Vacant Units	1,246	14.90%	4,396	11.00%	7,455	9.60%
Projected 2019 to 2024						
Change in Housing Units	199		456		1,180	
Change in Owner Units	109		444		909	
Change in Rental Units	68		-275		-300	
Change in Vacant Units	30		248		649	
Median Home Value - 2019	\$95,216		\$118,679		\$132,848	
Median Home Value - 2024	\$100,596		\$129,063		\$148,534	
2019 Median HH Income	\$36,727		\$45,656		\$51,034	
2024 Median HH Income	\$40,449		\$50,893		\$55,764	
Median Age - 2019	32.3		36.6		37.4	
Median Age - 2024	33.1		37.2		38.0	

MARKET OVERVIEW

DEMOGRAPHIC INFORMATION:

From 2000 to 2010, the population decreased in all three drive times. From 2019 to 2024, the population is expected to increase in all three study groups, reversing previous trends.

The average household size decreased in all three study groups from 2000 to 2010, which is consistent with national trends. From 2019 to 2024, the average household size is expected to remain stable in all three drive times.

From 2000 to 2010, the number of households decreased in both the 5- and 10-minute drive times and increased in the 15-minute drive time. From 2019 to 2024, the number of households is expected to increase in all three drive times.

The demographic data indicates that of the 2019 housing units in the 5-minute drive time area, 46.90% are rentals. The percentage of rental units is expected to slightly decrease through 2024 in all three drive times. However, there is expected to be 68 new rentals in the five-minute drive time. History suggests that these will be in the downtown market and away from the subject. There is expected to be 30 more vacant units in the immediate area from 2019 to 2024, which is a detriment to the area.

In the 5-minute drive time, the 2019 median household income is \$36,727, with a median age of 32.3 years. The median income is \$45,656 and \$51,034, respectively, in the 10- and 15-minute drive times. The median age is 36.6 and 37.4 in the 10- and 15-minute drive times.

LISTINGS AND RECENT SALES:

There have been recent sales and are active listings for similar properties in the immediate area. Local brokers report that these types of properties are in high demand when they are in average or better condition and are properly priced.

Please note, many listings and sales do not go through the local MLS. Many properties are marketed without the use of a local broker or listing service.

CONCLUSION:

The demographic data suggests the population in the immediate area will increase through 2024, reversing a declining trend from 2000 to 2010. The percentage of rental units in the immediate area is slightly declining but there is expected to be an increase of 68 rental units. Somewhat offsetting this, there is expected to be an increase of 30 vacant units in the immediate area.

The recent sales and active listings in the local market suggest that duplexes are in high demand. This is consistent with what brokers and market participants in the Quad Cities area have reported.

Based on the analysis above, demand for rental units in the subject's immediate area is expected to remain stable. There is expected to be an increase of 68 rental units from 2019 to 2024 in the 5-minute drive time. However, it is expected that most of the increase in rental units will occur in the downtown Davenport area, which is inside the 5-minute drive time.

HIGHEST AND BEST USE ANALYSIS

DEFINITION:

Highest and Best Use is defined in The Dictionary of Real Estate Appraisal, published by the Appraisal Institute (6th Edition, 2015, p. 109) as, ***“the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”***

Therefore, when estimating the highest and best use of a property, four basic questions must be addressed: is the use physically possible, is it legal, is it financially feasible, and is it maximally productive? The analysis must include consideration of the highest and best use as if vacant and as improved.

Physical Analysis:

The size of the improved site would support any number of uses. The topography of the site is sloping, wooded and a partially covered by a pond which substantially limits the potential usable area. The only area of the improved site that can be readily developed is in current area of the duplex. The excess land along Vine Street could also be developed but would require platting and site work. This significantly reduces the potential uses to either a single-family use or a small multi-family use. The surrounding residential and institutional uses suggests a residential use for the site.

The building is in good overall condition due to recent renovations. The exterior needs paint but has been maintained. The interior units have been entirely renovated. The interior layouts are unique but this is typical of converted duplexes. The units have in-unit laundry and a second full bathroom which are desirable amenities in the market. The duplex could be converted back to a single-family use with renovations. Other uses are not physically possible without major renovations. A single-family or multi-family residential use is the only physically possible use for the property.

The duplex is situated near the center of the site leaving potential excess land in the southwest corner of the site.

Legal Analysis:

The property is zoned R-4C (Single-Family + Two-Family Central Residential District) by the City of Davenport. The Davenport City Code states that this district is intended to preserve and protect dense, centrally located, urban residential neighborhoods. It ensures that new development is complementary to the existing developed character of the neighborhood. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted.

Based on the current zoning requirements, it is assumed the improvements are a legal, conforming use. A copy of the zoning map is in the Addenda.

Multi-Family uses require 1.5 parking spaces per unit. The subject building is required to have 3 spaces (2 units x 1.5). The subject property allows for adequate parking.

HIGHEST AND BEST USE ANALYSIS

Feasibility:

Demand for residential sites throughout Davenport has been stable in recent years. However, demand in the subject's immediate area has been very limited, with no sales noted. The subject is in an established residential neighborhood. Thus, the site would be marginally attractive to residential developers. Although, incentives would be required to stimulate development.

It is possible the site would be subdivided if it were vacant. However, only the current area of the duplex and the excess land in the southwest corner would be developed. It would not be feasible without incentives for a developer do the necessary site work to develop the remainder of the subject property.

Demand for duplexes similar to the subject in Davenport is steady. There have been recent sales in the immediate area over the past several years. The subject is in a mature residential area and proximate to schools and recreational uses that support multi-family uses.

Based upon an analysis of the market, there is investor demand for apartments for rent in the area. Additionally, there is investor demand in multi-family properties similar to the subject for sale, with buildings of varying sizes and quality having sold within the past five years. Similar spaces that are in average or better condition generally have a low vacancy. The building is in good condition. A continued multi-family use is feasible.

Maximally Productive:

Due to current demand and the high cost of new construction, the improved site would be held for future development, if it were vacant. Also, the vacant excess land should be held for future development. It is likely that incentives would be required to develop the improve site and excess land.

Because of the design of the subject, a single-family or multi-family use is the only possible use for the building. It is obvious by the photographs and observation of the structures that the existing improvements have remaining economic and useful lives. As such, the current improvements add value to the land and represent the maximally productive use, as improved.

ANALYSIS AS IF VACANT:

The strengths of the site are its synergy with surrounding residential properties and its proximity to schools and recreational uses. Offsetting this, it is not proximate to retail and medical uses, and has weak linkages to thoroughfares. Weaknesses also include the sloping/rolling topography and the water features limiting the usable land area. An additional weakness is the presence of housing in poor to fair condition in the immediate area.

Based on the preceding analysis, it is our opinion that the Highest and Best Use of the site, as if vacant, is to remain vacant until a single-family or multi-family development use is feasible. The timing of the use would be when demand is present and feasible or when incentives are available. The most likely buyer would be a developer. The most likely user would be a developer/investor who would develop the site.

HIGHEST AND BEST USE ANALYSIS

ANALYSIS AS IMPROVED:

The subject's strengths as improved are the good condition of the building, the off-street parking, the in-unit laundry, and the second full bathroom. There are no obvious weaknesses.

It is our opinion that a multi-family use is the Highest and Best Use of the subject, as improved. The timing of the use is now. The most likely buyer would be an investor. The most likely user is an investor who would lease the units to tenants.

COST APPROACH TO VALUE

METHODOLOGY:

The Cost Approach to Value presumes that no prudent buyer will pay more for the subject than an amount necessary to secure equally desirable land and build a new substitute facility. Generally, one will pay somewhat less than cost new depending upon the estimated “accrued depreciation” as of the date of the inspection. Depreciation is defined as the dollars of cost new in the subject improvements that are not dollars of contributory value to the subject land in that land’s Highest and Best Use, as if vacant.

As noted in the Scope of Work, the Cost Approach involves estimating the reproduction cost new of the improvements and estimating accrued depreciation and obsolescence in the building. This would require several weakly supported estimates, rendering the reliability of this approach very limited.

Thus, although applicable and considered, the Cost Approach has not been developed. However, we have included a value estimate for the excess land.

LAND VALUE ESTIMATE:

Comp	Parcel #	Location	City	Sale Date	Sale Price	Land Sq.Ft.	Price/Sq.Ft.	Zoning
1	P1305-02	4204 Eastern Avenue	Davenport	Nov-18	\$25,000	41,855	\$0.60	R-4
2	S3017A01	1400 Block of North Utah Drive	Davenport	Jan-18	\$99,000	106,722	\$0.93	R-1
3	V0649-06	6600 Block of West 60th Street	Davenport	Oct-17	\$17,000	27,600	\$0.62	R-1
4	S3221-05/-06	4100 Block of Telegraph Road	Davenport	Oct-17	\$42,500	135,432	\$0.31	R-1
5	20533-34	5200 Block of Nobis Court	Davenport	Jul-16	\$11,750	22,568	\$0.52	R-1
	Average					66,835	\$0.60	R-3C
	Median					41,855	\$0.60	R-3C
	Subject Excess Land					26,283		R-4C

In the above table is a summary of five land comparables. They range in size from 22,568 to 135,432 sq.ft., with overall prices ranging from \$11,750 to \$99,000. The unit of value most pertinent is the price/sq.ft. of land area, which is the common denominator most often used by market participants. The comparables indicate a price/sq.ft. range of **\$0.31 to \$0.93**.

All of the sales were cash or conventionally financed transactions and no adjustments for terms were required. There are indications that economic conditions have recovered from the depth of the market slowdown. Therefore, upward considerations were given for improved market conditions.

Data for similar land sites is very limited. All of the comparables chosen are situated in Davenport, and all are zoned for residential uses.

Comparable #1 also has topography issues like the subject. It is zoned for higher density residential use similar to the subject. However, it is superior in location, having Eastern Avenue frontage in north-central Davenport.

Comparable #2 is a slightly more rural location in extreme western Davenport. However, this is a mostly level site and would be more desirable for development.

COST APPROACH TO VALUE

LAND VALUE ESTIMATE:

Comparable #3 is in a smaller residential subdivision west of Kimberly Road, in northwest Davenport. This is a level site that is rectangular in shape. It is similar in size compared to the subject's excess land.

Comparable #4 is along Telegraph Road in southwest Davenport. It is larger in size and is situated in the floodplain.

Comparable #5 is southwest of the subject in Davenport. It has a similar slope as the subject sites. This is smaller than the subject and in a slightly inferior location.

CONCLUSION:

Specific adjustments to the comparables were not made due to the wide range in land sizes. The comparables indicate an unadjusted price/sq.ft. range of \$0.31 to \$0.93, averaging \$0.60. The median is identical at \$0.60.

The excess land is in a mature residential neighborhood. It is unlikely that the site would be developed without incentives but it has some future residential development potential. Therefore, a rounded price/sq.ft. of \$0.60 is concluded for the excess land.

$$\begin{array}{rcl} \$0.60 & \times & 26,283\pm \text{ sq.ft.} = \$15,770 \\ & & \text{(ROUNDED)} \quad \$15,000 \end{array}$$

EXCESS LAND VALUE

(ROUNDED) \$15,000

SALES COMPARISON APPROACH TO VALUE

METHODOLOGY:

The Sales Comparison Approach to Value presumes that no prudent buyer would pay more for the subject than an amount necessary to acquire an equal substitute, assuming no undue delay. Thus, sales of similar properties are pertinent in the valuation process.

The value estimate, as is, will be developed using sales from the Iowa Quad Cities market.

COMPARABLE SALES:

Comp #	MLS #	Address	City	State	Status	Closing Date	DOM	Listing Price	Sold Price	# of Units	Price/Unit	Total Sq.Ft.	Price/Sq.Ft.
1	4199911	2632 Harrison Street	Davenport	IA	Sold	5/3/2019	23	\$159,900	\$155,000	2	\$77,500	3,053	\$50.77
2	4190786	528 West 6th Street	Davenport	IA	Sold	9/7/2018	137	\$165,000	\$135,000	3	\$45,000	3,668	\$36.80
3	4192062	1411 West 17th Street	Davenport	IA	Sold	6/18/2018	11	\$114,900	\$107,500	2	\$53,750	2,216	\$48.51
4	4188464	1009 West 14th Street	Davenport	IA	Sold	2/13/2018	33	\$118,500	\$110,000	2	\$55,000	2,644	\$41.60
5	4188989	628 West 16th Street	Davenport	IA	Sold	1/31/2018	1	\$99,900	\$100,000	2	\$50,000	2,543	\$39.32
6	4179963	723 Marquette Street	Davenport	IA	Sold	5/31/2017	35	\$119,900	\$106,000	2	\$53,000	2,798	\$37.88
7	4185993	1708 Farnam Street	Davenport	IA	Sold	12/1/2017	49	\$135,000	\$118,000	2	\$59,000	2,496	\$47.28
Avg:							41	\$130,443	\$118,786	2.14	\$56,179	2,774	\$43.17

In developing the Sales Comparison Approach, seven sales of similar multi-family properties in Davenport, IA, were analyzed.

We researched the local MLS for older single-family homes that were converted into duplexes or triplexes. All of the sales occurred within three years of the effective date of this report. These are considered the best available sales.

Two units of comparison were chosen, price/unit and price/sq.ft. These are the primary units of comparison used by buyers and sellers in the market and are easy to extract from the data. The comparable sales indicate a range in price/unit of **\$45,000 to \$77,500** and a price/sq.ft. range of **\$36.80 to \$50.77**.

Because of the varying styles and layouts of each comparable sale, specific adjustments were not made.

The sales were fee simple sales. The financing for the sales were cash, or conventional, and the sales were arm's length transactions.

The MLS sheets for the comparable sales are included in the Addenda. They will be analyzed below.

Comparable Sale #1 is the most recent sale and had the highest price/unit at \$77,500/unit and the highest price/sq.ft. at \$50.77. It is a single-family home that was converted into a duplex. It is in a superior location along Harrison Street and is superior in condition. Both units are two-bedroom/one-bathroom units. There is common laundry in the basement and a detached two-car garage. The subject property is similar in size but each unit has two-bathrooms and in-unit laundry. Given the comparable sale has a superior location and is in superior condition with garage parking, the subject property would have a price/unit below \$77,500 and below \$50.77/sq.ft. This comparable sale sets the top end of the range for duplexes in the immediate area.

SALES COMPARISON APPROACH TO VALUE

COMPARABLE SALES:

Comparable #2 has a similar location within the Gold Coast Neighborhood. It is a larger single-family home that was converted into a triplex. There is a three-bedroom/two-bathroom unit and two two-bedroom/one-bathroom units. The three-bedroom unit has in-unit laundry while the two-bedroom units share a common laundry area. Off-street parking is available. It is in similar condition compared to the subject property. It sold for at a price/unit of \$45,000/unit and a price/sq.ft. of \$36.80/sq.ft. Because this is a triplex, a higher price/unit and price/sq.ft. is appropriate for the subject property. However, this sets the low end of the range for multi-family properties similar to the subject in the immediate area.

Comparable #3 is approximately 9 blocks northwest of the subject property, one block south of Locust Street in Davenport. It is considered to be a similar location compared to the subject. It is a single-family home that was converted into a duplex with two two-bedroom/one-bathroom units. The units are smaller than the subject units. It has in-unit laundry hook-ups, a four-car garage and off-street parking. It is in inferior condition compared to the subject property. It sold at a price/unit of \$53,750/unit and \$48.51/sq.ft. This suggests a higher price/unit and price/sq.ft. for the subject property.

Comparable #4 is two blocks north of the subject property. It is a single-family home that was converted into a duplex with two two-bedroom/one-bathroom units. It has common laundry facilities but there is only on-street parking. It sold at a price/unit of \$55,000/unit and \$41.60/sq.ft., which suggests a higher price/unit for the subject property.

Comparable #5 is six blocks northeast of the subject property. It is a single-family home that was converted into a duplex with two three-bedroom/one-bathroom units. Despite being three-bedroom units, the units are smaller than the subject units. There are in-unit laundry hook-ups and a two-car garage. The property sold at a price/unit of \$50,000/unit and a price/sq.ft. of \$39.32/sq.ft.. The subject property is superior and would command a higher price/unit and price/sq.ft.

Comparable #6 is four blocks southwest of the subject property within the Gold Coast Neighborhood. It is a single-family home that was converted into a duplex with two two-bedroom/one-bathroom units. There are in-unit laundry hook-ups, a detached two-car garage, and off-street parking is available. The property sold at a price/unit of \$53,000/unit and price/sq.ft. of \$37.88/sq.ft. The subject property is superior and would command a higher price/unit and price/sq.ft.

Comparable #7 is in a superior neighborhood northeast of the subject property in Davenport. It is a single-family home that was converted into a duplex with two two-bedroom/one-bathroom units. The units are smaller than the subject units. There are in-unit laundry hook-ups and off-street parking is available. The property sold at a price/unit of \$59,000 and a price/sq.ft. of \$47.28/sq.ft. The subject property would command a similar price/unit.

SALES COMPARISON APPROACH TO VALUE

CONCLUSION:

Comparable #1 represents the high-end and Comparable #2 represents the low-end of the range of the comparable sales. These are considered outliers and are given secondary consideration.

Comparables #3 through #7 have a reliable price/unit and price/sq.ft. range. The price/unit ranges from \$50,000/unit to \$59,000/unit. The price/sq.ft. ranges from \$37.88/sq.ft. to \$48.51/sq.ft. These comparable sales are given primary weight.

The recent renovations and good condition of the subject property supports a price/unit and price/sq.ft. at the top end of the range of Comparables #3 through #7. A price/unit of \$59,000/unit and a price/sq.ft. of \$48.00/sq.ft. have been chosen for the subject.

$$\text{\$59,000/unit} \times 2 \text{ units} = \text{\$118,000}$$

The 272± sq.ft. of shop/storage space is included in the subject property's overall gross building area of 2,971± sq.ft. The comparables do not include similar spaces. Therefore, the shop/storage space will be removed from the subject's gross building area for this calculation. The actual living space for the subject units is 2,699± sq.ft. (2,971± sq.ft. - 272± sq.ft.).

$$\text{\$48.00/sq.ft.} \times 2,699\pm \text{ sq.ft.} = \text{\$129,552}$$

The two indicated values are \$118,000 and \$129,552. We have chosen a rounded value estimate at **\$125,000** for the subject property.

Lastly, we will add the estimated market value of the excess land. The market value of the excess land was estimated at **\$15,000**.

$$\text{\$125,000} + \text{\$15,000} = \text{\$140,000}$$

**MARKET VALUE ESTIMATE
BY THE SALES COMPARISON APPROACH**

\$140,000

INCOME APPROACH TO VALUE

METHODOLOGY:

The Income Approach to Value presumes that no prudent buyer will pay more for the subject than the capitalized rental value of the property (net present value), based upon the buyer's analysis of the recent income and expense history as it should relate to the future potential benefits of ownership. The buyer will only be willing to pay the present value of what he perceives those benefits to be.

The income is based on market rents, and the expenses are estimated based on the owner's historical expenses and the expenses from comparable properties. The value will be estimated by an Effective Gross Income Multiplier (EGIM) and direct capitalization.

MARKET RENT:

The subject property was vacant at the time of the inspection. They have been vacant as the owner has been renovating the interior and exterior of the building. Therefore, there is no historical income or expenses for the property.

The owner reported the asking rents for the subject units. The asking rent for the ground-level unit is \$1,400/month. The asking rent for second-level unit is \$850/month. The tenants pay gas and electric.

In order to determine if the owner's asking rents are at the current market rents for the units, we researched comparable rental units in the area. They are detailed in the following tables.

Comparable Rents						
Comp #	Address	City	Beds	Baths	Rent/Month	Remarks
1	2632 Harrison Street	Davenport	2	1	\$900-\$950	Tenant pays electric.
2	1411 West 17th Street	Davenport	2	1	\$800	Tenant pays all utilities.
3	628 West 16th Street	Davenport	3	1	\$890	Tenant pays all utilities.
4	723 Marquette Street	Davenport	2	1	\$915	Tenant pays all utilities.
5	631 West Locust Street	Davenport	2	1	\$1,000	Tenant pays all utilities.

Comparable Rents #1 through #4 are from the Comparable Sales in the Sales Comparison Approach to Value. Comparable Rent #5 is from an active listing from a similar property in the local MLS. The comparables would directly compete with the subject units.

There is no support for the owner's projected asking rent of \$1,400/month for the ground-level unit. Rent at \$1,400/month would be competing with rental houses and newer apartment units in far superior locations with superior amenities.

The ground-level unit is larger than the comparable rental units. Also, it has a second-bathroom, in-unit laundry, and off-street parking which are desirable amenities. This suggests a market rent at the top end of the range for the ground-level unit. A market rent of \$1,000/month has been chosen for the subject's ground-level unit.

The owner projected an asking rent of \$850/month for the second-level unit. This is supported by the comparable market rents and will be used in our projections.

INCOME APPROACH TO VALUE

MARKET RENT:

Estimated Market Rents	
Ground-Level Unit	\$1,000
Second-Level Unit	\$850

Our total estimated market rent is \$1,850/month or \$22,200 (\$1,850 x 12) annually. The market rents will be used for the balance of projections.

VACANCY:

The subject is in a below average neighborhood but the units are in good condition. We obtained a multi-family submarket report for the Davenport/Bettendorf submarket from CoStar. The overall vacancy rate in the submarket was reported at 4.50%. This is based on surveys of larger, modern properties. Typically, smaller and older multi-family properties have higher vacancy rates.

Based on the analysis above, we have estimated a stabilized vacancy of 7.50%. Our estimated effective gross income is \$20,535. This is similar to the effective gross incomes of the comparable sales.

EXPENSES:

The subject property was vacated during the renovations and there are no historical expenses. As a basis for our expenses, we will use the expenses of comparable properties from our database as well as the owner's estimates.

A management fee must be considered. We have projected a management fee of 7.50%. Locally, professional property management is available with fees based upon a percentage of gross income. These fees range from 3% to 10%, depending upon the type and condition of the property. This is an older duplex and would command a management fee toward the high end of the range.

We have estimated an insurance expense of \$900 or \$450/unit. This is at the high-end of similar properties. It likely that with the presence of the pond that the insurance rate would be at the top end of the range for similar properties.

Based on our estimated market value from the Sales Comparison Approach to Value, the subject property is under-assessed. It is likely that the assessment will be increased. This will not affect the 2018 and 2019 assessments but will affect the 2020 assessment. We have anticipated a modest increase to \$100,000 for the 2020 assessment. We estimated the taxes using the 2017 tax rate and the 2017 residential rollback. Our estimated net taxes are \$2,196, which we have used in our projections. This is detailed below.

Tax ID	Assessment Year	Total Assessment	Rollback	Taxable Value	Tax Rate	Gross Taxes	Tax Credit	Net Taxes
Subject	2020	\$100,000	55.6209%	\$55,621	\$39.48449	\$2,196	\$0	\$2,196

INCOME APPROACH TO VALUE

We included an advertising and marketing expense of \$50 annually.

The water/sewer expense is estimated at \$1,200 annually or \$100/month, and the lawn/snow expense at \$1,200 annually. This is based on the expenses of similar properties in our database.

We projected repairs and maintenance expenses of \$600 annually, or \$300/unit, which is consistent with similar properties from our database and was used in our projections.

Traditionally, in evaluating a property, an amount is set aside on an annual basis to cover the costs of major repairs, including roof, structural problems, repainting buildings, and resurfacing drives.

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2019*									
SURVEYED RESERVE REQUIREMENTS									
Property Type	Per SF			Per Unit			% of EGI		
	Min.	Max.	Typical	Min.	Max.	Typical	Min.	Max.	Typical
Apartments				\$160	\$400	\$371			

A reserve is required for the property. The Realty Rates survey (included in Addenda) reports reserves from \$160/unit to \$400/unit, with a typical reserve of \$371. The property has been recently renovated on the interior. The exterior needs paint and the access road needs some repairs. A reserve at \$400/unit, or \$800/year, has been included.

The projected income and expenses for the subject indicated that total expenses, including the reserve, are \$8,486 (\$4,243/unit) with a 41.33% expense ratio. The total net income equals \$12,049.

Income Capitalization Analysis					
Unit/Space Type	Income	Method	Units/SF	Annual	% of PGI
Second-Level Unit	\$850	\$/Month	1	\$10,200	45.9%
Ground-Level Unit	\$1,000	\$/Month	1	\$12,000	54.1%
Potential Gross Income:				\$22,200	100%
Vacancy & Collection Loss:				\$1,665	7.50%
Effective Gross Income (EGI):				\$20,535	92.5%
Expense	Amount	Method	Annual	\$/Unit	
Management	7.50%	% of EGI	\$1,540	\$770	
Insurance	\$450	\$/Unit	\$900	\$450	
Taxes	\$2,196	\$/Year	\$2,196	\$1,098	
Advertising and Marketing	\$50	\$/Year	\$50	\$25	
Water/Sewer	\$1,200	\$/Year	\$1,200	\$600	
Lawn/Snow	\$1,200	\$/Year	\$1,200	\$600	
Repairs and Maintenance	\$300	\$/Unit	\$600	\$300	
Reserves	\$400	\$/Unit	\$800	\$400	
Total Expenses:				\$8,486	\$4,243
Expense Ratio (Expenses/EGI):				41.33%	
Net Operating Income (NOI):				\$12,049	\$6,024

INCOME APPROACH TO VALUE

EFFECTIVE GROSS INCOME MULTIPLIER METHOD:

An Effective Gross Income Multiplier (EGIM) is considered an excellent tool for valuation of smaller income producing properties. The EGIM is obtained by dividing the sale price by the annual effective gross income. We were able to extract information from six of the sales.

Effective Gross Income Multipliers					
Comparable	City	Price	Date	EGI	EGIM
1	Davenport	\$155,000	5/3/2019	\$21,090	7.35
2	Davenport	\$135,000	9/7/2018	\$26,220	5.15
3	Davenport	\$107,500	6/18/2018	\$18,240	5.89
5	Davenport	\$100,000	1/31/2018	\$20,292	4.93
6	Davenport	\$106,000	5/31/2018	\$20,520	5.17
7	Davenport	\$118,000	12/1/2017	\$14,820	7.96
Avg:				\$20,197	6.07

The subject has an EGI of \$20,535 which is within the range of the EGIs of the comparable sales. Comparables #1 and #7 likely had rents that were under market at the time of their sales. This lower income, and the purchaser's expectation of increased rents, results in a higher EGIM. These sales are given less weight. Comparables #2, #3, #5, and #6 are more comparable to the subject and have an EGIM range of 4.93 to 5.89. The subject units are in good condition with recent renovations. An EGIM just above the range of Comparable #2, #3, #5 and #6, near the average of all the comparables, is appropriate for the subject property.

Based on the analysis above, we have chosen an EGIM of 6.00 for the subject.

GROSS INCOME	\$20,535
EGIM	X 6.00
SUBTOTAL	\$123,210

Lastly, we will add the estimated market value of the excess land. The market value of the excess land was estimated at **\$15,000**.

$$\text{\$123,210} + \text{\$15,000} = \text{\$138,210}$$

**MARKET VALUE ESTIMATE BY THE
INCOME APPROACH TO VALUE
EGIM METHOD**

(ROUNDED) \$140,000

INCOME APPROACH TO VALUE

DIRECT CAPITALIZATION METHOD:

Overall capitalization rates (OAR) are found by dividing the net income of comparable sales by the purchase price. We were not able to extract information from any of the comparable sales. However, we have researched four properties from our database. They are not ideally similar but are multi-family properties with four to six units. They are detailed below.

Comparable Sale Cap Rates					
Comparable	City	Date	No. of Units	NOI	Cap Rate
1	Bettendorf	12/19/2018	6	\$35,235	8.81%
2	Davenport	10/5/2018	4	\$21,478	8.26%
3	Davenport	4/6/2018	6	\$28,107	9.20%
4	Davenport	11/9/2017	4	\$19,278	8.03%

The wide variance in management practices, especially for older, smaller properties, tends to skew reported capitalization rates. For larger properties, where management practices tend to be more professional and is standardized, this variance diminishes somewhat. Additionally, the subject includes a management fee and reserve, which might not be accounted for in all the sales.

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2019*						
APARTMENTS - ALL TYPES						
Item	Input					OAR
Minimum						
Spread Over 10-Year Treasury	0.71%	DCR Technique	1.10	0.045699	0.90	4.52
Debt Coverage Ratio	1.10	Band of Investment Technique				
Interest Rate	3.39%	Mortgage	90%	0.045699	0.041129	
Amortization	40.0	Equity	10%	0.062937	0.006294	
Mortgage Constant	0.045699	OAR				4.74
Loan-to-Value Ratio	90%	Surveyed Rates				4.51
Equity Dividend Rate	6.29%					
Maximum						
Spread Over 10-Year Treasury	5.88%	DCR Technique	1.86	0.118591	0.50	11.03
Debt Coverage Ratio	1.86	Band of Investment Technique				
Interest Rate	8.56%	Mortgage	50%	0.118591	0.059296	
Amortization	15.0	Equity	50%	0.151394	0.075697	
Mortgage Constant	0.118591	OAR				13.50
Loan-to-Value Ratio	50%	Surveyed Rates				12.82
Equity Dividend Rate	15.14%					
Average						
Spread Over 10-Year Treasury	2.62%	DCR Technique	1.43	0.071016	0.73	7.45
Debt Coverage Ratio	1.43	Band of Investment Technique				
Interest Rate	5.30%	Mortgage	73%	0.071016	0.052078	
Amortization	28	Equity	27%	0.111588	0.029757	
Mortgage Constant	0.071016	OAR				8.18
Loan-to-Value Ratio	73.3%	Surveyed Rates				8.46
Equity Dividend Rate	11.16%					

INCOME APPROACH TO VALUE

DIRECT CAPITALIZATION METHOD:

We have considered the Realtyrates.com survey of apartment properties from the 2nd Quarter 2019 (a copy is on the prior page). It indicates an OAR range of 4.51% to 12.82%, with an average of 8.46%. The survey is from larger and stronger markets and an OAR between the average and the top end of the range is appropriate.

The four OAR comparables are apartment buildings with four to six units. They are not ideally comparable to the subject and are given little to no weight.

The national survey suggests an OAR between 8.46% and 12.82% and is given some weight.

We also reached out to several local brokers who are involved with selling duplexes. They reported OARs between 8.00% and 10.00% for duplexes in average or better condition. The subject is in a below average location and is currently vacant. Somewhat offsetting this, the units are in good condition. This suggests an OAR above 9.00%. It is given primary consideration.

Based on the analysis above, we have chosen an OAR of 9.25% for the subject.

NET INCOME	\$12,049
CAPITALIZED AT	÷ 0.0925
ESTIMATED VALUE	\$130,259

Lastly, we will add the estimated market value of the excess land. The market value of the excess land was estimated at **\$15,000**.

$$\text{\$130,259} + \text{\$15,000} = \text{\$145,259}$$

**MARKET VALUE ESTIMATE BY THE
INCOME APPROACH TO VALUE
DIRECT CAPITALIZATION ANALYSIS**

(ROUNDED) \$145,000

CORRELATION AND FINAL VALUE ESTIMATE

COST APPROACH	Not Developed
SALES COMPARISON APPROACH	\$140,000
INCOME APPROACH	
EGIM Analysis	\$140,000
Direct Capitalization Analysis	\$145,000

The **Cost Approach to Value** was deemed unreliable and was not developed. However, a value of the excess land was estimated. It was based upon direct comparison with land comparables in the local market.

The **Sales Comparison Approach to Value** used the price/unit method. A direct comparison to seven comparable sales was developed. No specific adjustments were made. The sales were reasonably similar and proximate, with some ideally proximate and recent. The information used in this approach was abundant, reasonable and has historically been a highly reliable basis for the value estimates of apartments. The excess land value estimate was added.

The **Income Approach to Value** was developed with the potential gross income based on the estimated market rents which are supported by comparable rents in the immediate neighborhood. The projected expenses were based on the expenses of similar properties in our database. These estimates are limited in reliability because of a lack of historical income and expense data.

The Gross Income Multiplier was extracted from six of the sales. The net income was capitalized by an Overall Capitalization Rate that was estimated from four sales in our database and a national survey. The Gross Income Multiplier was well supported and provides a reasoned value estimate. The Overall Capitalization Rate was very weakly supported which results in a less reliable value estimate. The excess land value estimate was added to both estimated values.

Therefore, based on the preceding analysis, it is our opinion that the “**As Is**” **Market Value** of the **Fee Simple Interest** in the subject property, as of June 17, 2019, is:

IMPROVED SITE	\$125,000
EXCESS LAND	<u>+\$15,000</u>
TOTAL	\$140,000

ONE HUNDRED FORTY THOUSAND DOLLARS

Respectfully submitted,

ROY R. FISHER

David Mark Nelson, MAI
General Real Property Appraiser
IA Certificate #CG01831

Tyson K. McCreight
General Real Property Appraiser
IA Certificate #CG03357

CERTIFICATION

I certify that, to the best of my knowledge and belief . . .

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Practice.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the continuing education program of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- as of the date of this report, I have completed the Standards and Ethics Education Requirements for Designated Members of the Appraisal Institute.

July 3, 2019

Sincerely,

ROY R. FISHER

David Mark Nelson, MAI

Certified General Real Property Appraiser

Iowa #CG01831

CERTIFICATION

I certify that, to the best of my knowledge and belief . . .

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification, other than the signatories to this appraisal.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

July 3, 2019

Sincerely,

ROY R. FISHER

Tyson K. McCreight
General Real Property Appraiser
Iowa Certificate No. CG03357

CONTINGENT AND LIMITING CONDITIONS

The legal description, which has been furnished by others, is assumed to be accurate, but no responsibility is assumed for its correctness. The report rendered herein is based on the premise that the property is free and clear of mortgage indebtedness unless specifically stated otherwise, and that there are no special assessments against the property.

No report of title is rendered herewith, and it is considered good for purposes of this report. It is further assumed by the appraiser that all leases and lease amendments which have been furnished to the appraiser are correct and accurate. If this is not the case, all values contained herein are voided.

Any sketches in this report are included to assist the reader in visualizing the property. No survey of the property has been made by the appraiser and no responsibility for its accuracy is assumed. Lacking any contrary evidence, subsurface soil conditions are assumed to be adequate to support the existing or proposed improvements.

The improvements, if any, are assumed to be within the lot lines and in accordance with all local zoning and building ordinances. Also, it is assumed that no asbestos or any other hazardous materials are located in the structure, or the site.

Possession of this report does not carry with it the right of publication, nor may it or any part thereof, be used by anyone but the client without the previous express written consent of the appraiser.

The appraiser shall not be required to give testimony or appear in court with reference to the appraisal of the property described herein, unless prior arrangements have been made.

Although reasonable attempts have been made to obtain corroborative evidence, information supplied to the appraiser by the client is assumed to be basically correct and heavy reliance has been placed upon this information.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm for which he is connected.

This appraisal report has been made in conformity with, and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.

This is an **Appraisal Report**, and is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice, and 12 CFR 34.42 of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989.

ADDENDA



2028 East 38th Street, Suite 1 | Davenport, IA 52807
Ph: (563) 355.6606

June 4, 2019

Mike Atchley
Real Estate Manager
City of Davenport
563-327-5149
jma@ci.davenport.ia.us

RE: Proposal for a Summary Appraisal Report of the Mike Ryan property, a duplex and five parcels at 1020 Warren Street, Davenport, Iowa

Mr. Atchley:

I propose to develop a Summary Appraisal Report of the above mentioned property. The City of Davenport and their agents are the sole intended users. The intended use is for negotiating the purchase of the property and if needed an eminent domain action.

The report will comply with USPAP standards. I can complete the Appraisal Report by July 3rd. The fee would be \$1,800. The date of value will be the date of our site and building inspection.

This fee assumes that you will receive an electronic copy. Any additional time will be billed at \$150/hour for consultation, and \$1,000/half day, or \$1,800/full day for deposition and testimony.

If you have any questions, please contact me at 563-355-6606. References and/or my credentials can be provided upon request. To accept the above proposal, please sign and return this letter. I look forward to working with you on this project.

SINCERELY,

ROY R. FISHER

David Mark Nelson

Accepted by:

Name

Title

Date

APPRAISAL CONSULTANTS

David Mark Nelson, MAI | Jordan D. Maus | Tyson K. McCreight
Roy R. Fisher, Sr., Founder 1890-1978 | Edmond C. Fisher, MAI, SREA | Kevin M. Pollard, MAI



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0034-01
Alternate ID	G19053
Property Address	N/A
Sec/Twp/Rng	N/A
Brief	MITCHELL BLUFF ADD Lot: 006 Block: 006 MITCHELL BLUFF ADD
Tax Description	N20' LOT 1 & ALL OF LOTS 2, 3, 4, 5 & (Note: Not to be used on legal documents)
Deed Book/Page	2009-20668
Contract	
Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	MITCHELL BLUFF ADD



Owners - Auditor's Office

Deed Holder
RYAN MICHAEL J
625 SCOTT ST
DAVENPORT IA 52803

Contract Holder

Mailing Address
RYAN MICHAEL J
625 SCOTT ST
DAVENPORT IA 52803

Land - Assessor's Office

Map Area G19
Lot Dimensions Regular Lot: 337.00 x 150.00
Lot Area 1.16 Acres; 50,550 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/1/2009	HADDON, RICHARD G	RYAN, MICHAEL J	2009-20668	NONE	WD		\$45,000.00
5/2/2008	HADDON, JULIA P	HADDON, RICHARD G	2008-12633	NONE	WD		\$0.00
4/20/2006	HADDON, JULIA P	HADDON, JULIA P	2006-12030	NONE	QCD		\$0.00
4/14/2006	LISKE, JAMES L	HADDON, JULIA P	2006-11332	NONE	QCD		\$0.00
1/23/2006	HADDON, JULIA P	LISKE, JAMES L	2006-2769	NONE	WD		\$0.00
1/25/2002	HADDON, JULIA P	HADDON, JULIA P	2002-11602	NONE	WD		\$0.00
12/14/2001	HADDON, JULIA P	HADDON, JULIA P	2002-24255	NONE	WD	Y	\$50,000.00
5/2/1995	SAGEBIEL, ARTHUR R	HADDON, JULIA P	1995-9324	NONE	QCD		\$0.00
7/19/1993	HADDON, JULIA P HADDON, RICHARD G	SAGEBIEL, ARTHUR R	1993-20552	NONE	X		\$0.00
12/9/1985		HADDON, JULIA P HADDON, RICHARD G	1985-19797	NONE	Contract		\$50,000.00

Recent Sales in Area

From:

2009-05-31

To:

2019-05-31

Sales by Neighborhood

Sales by Distance

1500

Feet



Valuation - Assessor's Office

	2019	2018	2017	2016	2015
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$13,480	\$13,480	\$13,480	\$13,480	\$13,480
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$13,480	\$13,480	\$13,480	\$13,480	\$13,480
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$13,480	\$13,480	\$13,480	\$13,480	\$13,480

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
x Rollback (estimated)	55.62	56.94	55.62
+ Taxable Land Value	\$7,498	\$7,675	\$7,498
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$7,498	\$7,675	\$7,498
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$7,498	\$7,675	\$7,498
x Levy Rate (per \$1000 of value)	39.48449	39.93330	39.37128

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
= Gross Taxes Due	\$296.05	\$306.49	\$295.21
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$296.00	\$306.00	\$296.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$148	Yes	10/1/2018	639260
	September 2018	\$148	Yes	10/1/2018	
2016	March 2018	\$153	Yes	8/25/2017	652181
	September 2017	\$153	Yes	8/25/2017	
2015	March 2017	\$148	Yes	4/10/2017	819275
	September 2016	\$148	Yes	9/8/2016	
2014	March 2016	\$150	Yes	9/3/2015	744211
	September 2015	\$150	Yes	9/3/2015	
2013	March 2015	\$147	Yes	10/1/2014	628860
	September 2014	\$147	Yes	10/1/2014	
2012	March 2014	\$146	Yes	9/3/2013	653350
	September 2013	\$146	Yes	9/3/2013	
2011	March 2013	\$142	Yes	4/15/2013	652976
	September 2012	\$142	Yes	9/25/2012	
2010	March 2012	\$132	Yes	9/26/2011	635651
	September 2011	\$132	Yes	9/26/2011	
2009	March 2011	\$127	Yes	9/7/2010	652743
	September 2010	\$127	Yes	9/7/2010	
2008	March 2010	\$121	Yes	4/30/2010	635449
	September 2009	\$121	Yes	10/15/2009	

Scott County Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Scott County Assessment Appeals Process

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[Start a petition to the Board of Review for the assessment of this property](#)

[Visit here for more information about protesting your assessment](#)

Scott County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Iowa Land Records

[View \(3-275\)](#)

[View \(5-634\)](#)

[View \(1993-20552\)](#)

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For records prior to 1989, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Residential Dwellings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Sketches - Assessor's Office, Permits - Assessor's Office, Tax



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0031-04
Alternate ID	G13059
Property	N/A
Address	
Sec/Twp/Rng	N/A
Brief	MITCHELL'S SUBD Lot: 002 MITCHELL'S SUBD OF SEC 26 W/2 OF
Tax Description	NW/4-PRT LOT 2- BEG ATPT 46' N OF SE COR OF SD LOT 2 & N/L OF W 11TH ST (NOW VACATED)- W ALG N/L SD W 11TH ST 161.66' TO E/L OF VINE ST- N ALG E/L SD VINE ST 170'- E 160' TO E/L SD LOT 2- S ALG E/L (Note: Not to be used on legal documents)
Deed Book/Page	2009-20668
Contract	
Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR	0
Pts	
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	MITCHELL'S SUBD



Owners - Auditor's Office

Deed Holder
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Contract Holder

Mailing Address
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Land - Assessor's Office

Map Area G13
Lot Dimensions Regular Lot: 161.70 x 170.00
Lot Area 0.63 Acres; 27,489 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/1/2009	HADDON, RICHARD G	RYAN, MICHAEL J	2009-20668	NONE	WD		\$45,000.00
5/2/2008	HADDON, JULIA P	HADDON, RICHARD G	2008-12633	NONE	WD		\$0.00
4/20/2006	HADDON, JULIA P	HADDON, JULIA P	2006-12030	NONE	WD		\$0.00
4/14/2006	LISKE, JAMES L	HADDON, JULIA P	2006-11332	NONE	QCD		\$0.00
1/23/2006	HADDON, JULIA P	LISKE, JAMES L	2006-2769	NONE	WD		\$0.00
1/25/2002	HADDON, JULIA P	HADDON, JULIA P	2002-11601	NONE	WD		\$0.00
5/2/1995	HADDON, JULIA P HADDON, RICHARD G	HADDON, JULIA P	1995-9324	NONE	QCD		\$0.00
7/19/1993	HADDON, RICHARD G	HADDON, JULIA P HADDON, RICHARD G	1993-20552	NONE	X		\$0.00
6/13/1988		HADDON, RICHARD G	1988-9737	NONE	X		\$0.00

Recent Sales in Area

From:

2009-05-31

To:

2019-05-31

Sales by Neighborhood

Sales by Distance

1500

Feet



Valuation - Assessor's Office

	2019	2018	2017	2016	2015
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$5,380	\$5,380	\$5,380	\$5,380	\$5,380
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$5,380	\$5,380	\$5,380	\$5,380	\$5,380
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$5,380	\$5,380	\$5,380	\$5,380	\$5,380

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
x Rollback (estimated)	55.61	56.93	55.63
+ Taxable Land Value	\$2,992	\$3,063	\$2,993
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$2,992	\$3,063	\$2,993
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$2,992	\$3,063	\$2,993
x Levy Rate (per \$1000 of value)	39.48449	39.93330	39.37128
= Gross Taxes Due	\$118.14	\$122.32	\$117.84
- Ag Land Credit	\$0.00	\$0.00	\$0.00

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$118.00	\$122.00	\$118.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$59	Yes	10/1/2018	633196
	September 2018	\$59	Yes	10/1/2018	
2016	March 2018	\$61	Yes	8/25/2017	665067
	September 2017	\$61	Yes	8/25/2017	
2015	March 2017	\$59	Yes	4/10/2017	762022
	September 2016	\$59	Yes	9/8/2016	
2014	March 2016	\$60	Yes	9/3/2015	683971
	September 2015	\$60	Yes	9/3/2015	
2013	March 2015	\$59	Yes	10/1/2014	610151
	September 2014	\$59	Yes	10/1/2014	
2012	March 2014	\$77	Yes	9/3/2013	653349
	September 2013	\$77	Yes	9/3/2013	
2011	March 2013	\$75	Yes	4/15/2013	652975
	September 2012	\$75	Yes	9/25/2012	
2010	March 2012	\$70	Yes	9/26/2011	635606
	September 2011	\$70	Yes	9/26/2011	
2009	March 2011	\$67	Yes	9/7/2010	652742
	September 2010	\$67	Yes	9/7/2010	
2008	March 2010	\$64	Yes	4/30/2010	635404
	September 2009	\$64	Yes	10/15/2009	

Scott County Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Scott County Assessment Appeals Process

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Scott County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Iowa Land Records

[View \(5-624\)](#)

[View \(1993-20552\)](#)

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For records prior to 1989, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Residential Dwellings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Sketches - Assessor's Office, Permits - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Davenport Data Correction Feedback Form, Davenport Assessment Appeals Process, Davenport Tax Credit Applications.



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0035-46
Alternate ID	G19052
Property Address	N/A
Sec/Twp/Rng	N/A
Brief	FORREST & DILLONS 2ND ADD Lot: 000 Block: 012 FORREST & DILLONS 2ND ADD ALLEY IN BLK 12- BEG AT SW COR LOT 11, BLK 12SD ADD- W 10' ALG N/L OF W 10TH ST-N 368.65' ALG W/L OF SD ALLEY TO THE S/L OF W 11TH ST & NE COR OF LOT 6 BLK 6, MITCHELL'S BLUFF ADD - E
Tax Description	(Note: Not to be used on legal documents)
Deed Book/Page	2009-20668
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR	0
Pts	
Class	R - Residential
	(Note: This is for tax purposes only. Not to be used for zoning.)
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	FORREST & DILLONS 2ND ADD



Owners - Auditor's Office

Deed Holder
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Contract Holder

Mailing Address
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Land - Assessor's Office

Map Area G19
Lot Dimensions Regular Lot: 368.70 x 10.00
Lot Area 0.09 Acres; 3,687 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/1/2009	HADDON, RICHARD G	RYAN, MICHAEL J	2009-20668	NONE	WD	Y	\$45,000.00
5/2/2008	HADDON, JULIA P	HADDON, RICHARD G	2008-12633	NONE	WD		\$0.00
4/20/2006	HADDON, JULIA P	HADDON, JULIA P	2006-12030	NONE	QCD		\$0.00
4/14/2006	LISKE, JAMES L	HADDON, JULIA P	2006-11332	NONE	QCD	Y	\$0.00
1/23/2006	HADDON, JULIA P	LISKE, JAMES L	2006-2769	NONE	WD		\$0.00
1/25/2002	HADDON, JULIA P	HADDON, JULIA P	2002-11660	NONE	WD		\$0.00
5/2/1995	HADDON, JULIA P HADDON, RICHARD G	HADDON, JULIA P	1995-9324	NONE	QCD		\$0.00
7/19/1993	HADDON, RICHARD G	HADDON, JULIA P HADDON, RICHARD G	1993-20552	NONE	X		\$0.00
12/9/1985		HADDON, RICHARD G	1985-19795	NONE	X		\$0.00

Recent Sales in Area

From:

2009-05-31

To:

2019-05-31

Sales by Neighborhood

Sales by Distance

1500

Feet



Valuation - Assessor's Office

Classification	2019 Residential	2018 Residential	2017 Residential	2016 Residential	2015 Residential
+ Assessed Land Value	\$180	\$180	\$180	\$180	\$180
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$180	\$180	\$180	\$180	\$180
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$180	\$180	\$180	\$180	\$180

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
x Rollback (estimated)	55.56	56.67	55.56
+ Taxable Land Value	\$100	\$102	\$100
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$100	\$102	\$100
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$100	\$102	\$100
x Levy Rate (per \$1000 of value)	39.48449	39.93330	39.37128
= Gross Taxes Due	\$3.95	\$4.07	\$3.94

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$4.00	\$4.00	\$4.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$2	Yes	10/1/2018	632292
	September 2018	\$2	Yes	10/1/2018	
2016	March 2018	\$2	Yes	8/25/2017	616111
	September 2017	\$2	Yes	8/25/2017	
2015	March 2017	\$2	Yes	4/10/2017	796998
	September 2016	\$2	Yes	9/8/2016	
2014	March 2016	\$2	Yes	9/3/2015	713787
	September 2015	\$2	Yes	9/3/2015	
2013	March 2015	\$2	Yes	10/1/2014	650347
	September 2014	\$2	Yes	10/1/2014	
2012	March 2014	\$4	Yes	9/3/2013	653354
	September 2013	\$4	Yes	9/3/2013	
2011	March 2013	\$3	Yes	4/15/2013	652980
	September 2012	\$3	Yes	9/25/2012	
2010	March 2012	\$3	Yes	9/26/2011	635723
	September 2011	\$3	Yes	9/26/2011	
2009	March 2011	\$3	Yes	9/7/2010	652747
	September 2010	\$3	Yes	9/7/2010	
2008	March 2010	\$3	Yes	4/30/2010	635522
	September 2009	\$3	Yes	10/15/2009	

Scott County Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

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Iowa Land Records

[View \(6-195\)](#)

[View \(1993-20552\)](#)

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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0035-45
Alternate ID	G19051
Property	N/A
Address	
Sec/Twp/Rng	26-78-03
Brief	Sec:26 Twp:78 Rng:03PT NE/4 NW/4 SW/4 &PT NW/4 NE/4 SW/426-
Tax Description	78-3 BEG AT NECOR LOT 15, BLK 12, FORREST & DILLONS 2ND ADD-W 190' ALG S/L OF W 11TH ST TO E/L OF PUBL ALLEY- N 8.35' ALG E/L SD ALLEY AS EXTENDED- W 161.66' ALG S/L OF SD W 11TH ST TO E/L OF VINE (Note: Not to be used on legal documents)
Deed Book/Page	2009-20668
Contract	
Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR	0
Pts	
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	



Owners - Auditor's Office

Deed Holder
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Contract Holder

Mailing Address
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Land - Assessor's Office

Map Area G19
Lot Dimensions Regular Lot: 16.70 x 190.00
Lot Area 0.07 Acres; 3,173 SF

Lot Dimensions Regular Lot: 43.30 x 352.00
Lot Area 0.35 Acres; 15,242 SF

Total Lot Area 0.42 Acres; 18,415 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/1/2009	HADDON, RICHARD G	RYAN, MICHAEL J	2009-20668	NONE	WD	Y	\$45,000.00
5/2/2008	HADDON, JULIE P	HADDON, RICHARD G	2008-12633	NONE	WD		\$0.00
4/20/2006	HADDON, JULIE P	HADDON, JULIE P	2006-12030	NONE	QCD		\$0.00
4/14/2006	LISKE, JAMES L	HADDON, JULIE P	2006-11332	NONE	QCD	Y	\$0.00
1/23/2006	HADDON, JULIA P	LISKE, JAMES L	2006-2769	NONE	WD		\$0.00
1/25/2002	HADDON, JULIA P	HADDON, JULIA P	2002-11600	NONE	WD		\$0.00
5/2/1995	HADDON, JULIA P HADDON, RICHARD G	HADDON, JULIA P	1995-9324	NONE	QCD		\$0.00
7/19/1993	HADDON, RICHARD G	HADDON, JULIA P HADDON, RICHARD G	1993-20552	NONE	X		\$0.00
12/9/1985		HADDON, RICHARD G	1985-19795	NONE	X		\$0.00

Recent Sales in Area

From:

2009-05-31

To:

2019-05-31

Sales by Neighborhood

Sales by Distance

1500

Feet



Valuation - Assessor's Office

Classification	2019 Residential	2018 Residential	2017 Residential	2016 Residential	2015 Residential
+ Assessed Land Value	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$1,760	\$1,760	\$1,760	\$1,760	\$1,760

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
x Rollback (estimated)	55.63	56.93	55.63
+ Taxable Land Value	\$979	\$1,002	\$979
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0
= Gross Taxable Value	\$979	\$1,002	\$979
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$979	\$1,002	\$979
x Levy Rate (per \$1000 of value)	39.48449	39.93330	39.37128
= Gross Taxes Due	\$38.66	\$40.01	\$38.54

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$38.00	\$40.00	\$38.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$19	Yes	10/1/2018	621593
	September 2018	\$19	Yes	10/1/2018	
2016	March 2018	\$20	Yes	8/25/2017	620880
	September 2017	\$20	Yes	8/25/2017	
2015	March 2017	\$19	Yes	4/10/2017	782193
	September 2016	\$19	Yes	9/8/2016	
2014	March 2016	\$20	Yes	9/3/2015	707508
	September 2015	\$20	Yes	9/3/2015	
2013	March 2015	\$19	Yes	10/1/2014	606676
	September 2014	\$19	Yes	10/1/2014	
2012	March 2014	\$25	Yes	9/3/2013	653353
	September 2013	\$25	Yes	9/3/2013	
2011	March 2013	\$25	Yes	4/15/2013	652979
	September 2012	\$25	Yes	9/25/2012	
2010	March 2012	\$23	Yes	9/26/2011	635722
	September 2011	\$23	Yes	9/26/2011	
2009	March 2011	\$22	Yes	9/7/2010	652746
	September 2010	\$22	Yes	9/7/2010	
2008	March 2010	\$21	Yes	4/30/2010	635521
	September 2009	\$21	Yes	10/15/2009	

Scott County Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Scott County Assessment Appeals Process

FILING PERIOD FOR PETITIONING THE BOARD OF REVIEW HAS BEEN EXTENDED UNTIL JUNE 5, 2019

On May 11, 2019, Scott County, which includes the City of Davenport, was declared a federal disaster by the Federal Government.

This declaration extends the filing period for petitioning the Board of Review to June 5th.

The extension is provided to allow citizens impacted by the flood more time to petition for the 2019 assessment, not for damage done by the 2019 flood.

[Start a petition to the Board of Review for the assessment of this property](#)
[Visit here for more information about protesting your assessment.](#)

Scott County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Iowa Land Records

[View \(6-195\)](#)

[View \(1993-20552\)](#)

*Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989.
For records prior to 1989, contact the County Recorder or Customer Support at www.iowaLandRecords.org.*

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Residential Dwellings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Sketches - Assessor's Office, Permits - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Davenport Data Correction Feedback Form, Davenport Assessment Appeals Process, Davenport Tax Credit Applications.



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0035-43
Alternate ID	G19050
Property Address	1020 WARREN ST DAVENPORT IA 52804
Sec/Twp/Rng	N/A
Brief	FORREST & DILLON'S ADD Lot: 015 Block: 012 FORREST &
Tax Description	DILLON'S 2ND ADD N 78' OF 14& ALL OF (Note: Not to be used on legal documents)
Deed Book/Page	2009-24599
Contract	
Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Class	R - Residential (Note: This is for tax purposes only. Not to be used for zoning.)
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	FORREST & DILLON'S ADD



Owners - Auditor's Office

Deed Holder
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Contract Holder

Mailing Address
 RYAN MICHAEL J
 625 SCOTT ST
 DAVENPORT IA 52803

Land - Assessor's Office

Map Area G19
Lot Dimensions Regular Lot: 208.00 x 190.00
Lot Area 0.91 Acres; 39,520 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Residential Dwellings - Assessor's Office

Residential Dwelling	
Occupancy	Two-Family Conversion
Style	2 Story Frame
Year Built	1890
Exterior Material	Wood
Total Gross Living Area	2,971 SF
Attic Type	Floor & Stairs;
Number of Rooms	0 above; 0 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	1,568
Basement Finished Area	
Plumbing	3 Full Bath 1 Shower Stall Bath 1 Sink
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	Concrete Stoop/Deck (60 SF); Concrete Stoop/Deck (112 SF);
Decks	
Additions	1 Story Frame (90 SF); 1 Story Frame (78 SF); 1 Story Frame (773 SF) (773 Bsmt SF); 2 Story Frame (210 SF) (210 Bsmt SF); 1 Story Frame (160 SF); 2 Story Frame (140 SF);
Garages	

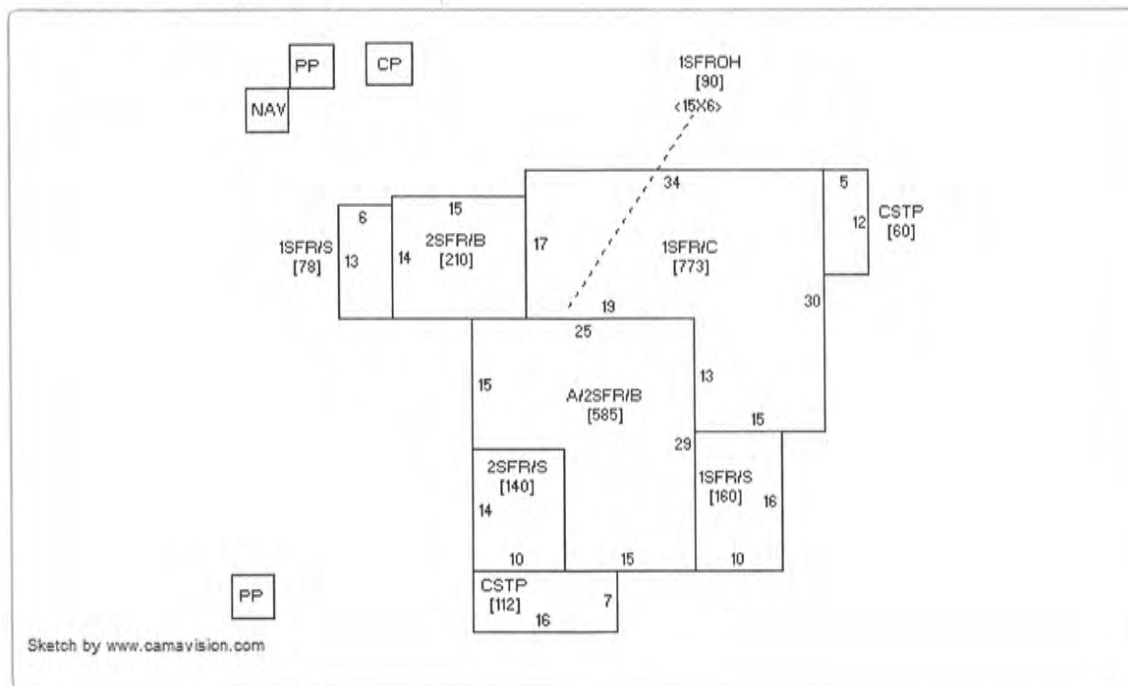
Yard Extras - Assessor's Office

#1 - (1) Concrete Patio(15x13) Quantity=195.00, Units=Square Feet, Height=0, Built 1940

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
E006392	10/03/2012	Plumb/Elec	800
B015757	08/15/2012	Int-Remodel	11,000
B012289	04/13/2011	Int-Remodel	7,000

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/18/2009	CHRISTIANA BANK & TRUST CO	RYAN, MICHAEL J	2009-24599	NONE	SWD		\$27,236.00
12/2/2008	HADDON, JULIA P	CHRISTIANA BANK & TRUST CO	2008-32510	NONE	SHER		\$0.00
4/20/2006	HADDON, JULIA P	HADDON, JULIA P	2006-12031	NONE	WD		\$0.00
4/14/2006	LISKE, JAMES L	HADDON, JULIA P	2006-11331	NONE	QCD		\$0.00
12/23/2005	HADDON, JULIA P	LISKE, JAMES L	2006-2613	NONE	WD		\$150,000.00
1/25/2002	HADDON, JULIA P	HADDON, JULIA P	2002-11602	NONE	WD		\$0.00
12/14/2001	HADDON, JULIA P	HADDON, JULIA P	2002-24255	NONE	WD	Y	\$50,000.00
5/2/1995	SAGEBIEL, ARTHUR R	HADDON, JULIA P	1995-9324	NONE	QCD		\$0.00
7/19/1993	HADDON, JULIA P HADDON, RICHARD G	SAGEBIEL, ARTHUR R	1993-20552	NONE	X		\$0.00
12/10/1985		HADDON, JULIA P HADDON, RICHARD G	1985-19797	NONE	Contract		\$50,000.00

Recent Sales in Area

From:

2009-05-31

To:

2019-05-31

Sales by Neighborhood

Sales by Distance

1500

Feet



Valuation - Assessor's Office

	2019	2018	2017	2016	2015
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$14,190	\$14,190	\$14,190	\$14,190	\$14,190
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$68,490	\$68,490	\$61,670	\$31,380	\$26,180
= Gross Assessed Value	\$82,680	\$82,680	\$75,860	\$45,570	\$40,370
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$82,680	\$82,680	\$75,860	\$45,570	\$40,370

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
x Rollback (estimated)	55.62	56.94	55.63
+ Taxable Land Value	\$7,893	\$8,080	\$7,893
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$34,301	\$17,867	\$14,563
= Gross Taxable Value	\$42,194	\$25,947	\$22,456
- Military Credit	\$0	\$0	\$0
= Net Taxable Value	\$42,194	\$25,947	\$22,456
x Levy Rate (per \$1000 of value)	39.48449	39.93330	39.37128

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017
= Gross Taxes Due	\$1,666.01	\$1,036.15	\$884.12
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,666.00	\$1,036.00	\$884.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$833	Yes	2/19/2019	667468
	September 2018	\$833	Yes	10/29/2018	
2016	March 2018	\$518	Yes	3/12/2018	648287
	September 2017	\$518	Yes	8/25/2017	
2015	March 2017	\$442	Yes	4/10/2017	818421
	September 2016	\$442	Yes	9/8/2016	
2014	March 2016	\$488	Yes	9/3/2015	740368
	September 2015	\$488	Yes	9/3/2015	
2013	March 2015	\$470	Yes	10/1/2014	638741
	September 2014	\$470	Yes	10/1/2014	
2012	March 2014	\$934	Yes	3/25/2014	653352
	September 2013	\$934	Yes	9/3/2013	
2011	March 2013	\$1,124	Yes	4/30/2013	652978
	September 2012	\$1,124	Yes	11/13/2012	
2010	March 2012	\$1,045	Yes	4/13/2012	635720
	September 2011	\$1,045	Yes	4/13/2012	
2009	March 2011	\$1,009	Yes	3/22/2011	652745
	September 2010	\$1,009	Yes	10/27/2010	
2008	March 2010	\$959	Yes	4/30/2010	635519
	September 2009	\$959	Yes	6/21/2010	

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Davenport Assessment Appeals Process

FILING PERIOD FOR PETITIONING THE BOARD OF REVIEW HAS BEEN EXTENDED UNTIL JUNE 5, 2019

On May 11, 2019, Scott County, which includes the City of Davenport, was declared a federal disaster by the Federal Government.

This declaration extends the filing period for petitioning the Board of Review to June 5th.

The extension is provided to allow citizens impacted by the flood more time to petition for the 2019 assessment, not for damage done by the 2019 flood.

[Start a petition to the Board of Review for the assessment of this property](#)

[Visit here for more information about protesting your assessment.](#)

Davenport Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Iowa Land Records

[View \(3-275\)](#)

[View \(5-634\)](#)

[View \(1993-20552\)](#)

Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989. For records prior to 1989, contact the County Recorder or Customer Support at www.iowaLandRecords.org.

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Assessment Appeals Process, Scott County Tax Credit Applications.



Doc ID: 017390490002 Type: LAN
Recorded: 08/06/2009 at 01:29:31 PM
Fee Amt: \$62.20 Page 1 of 2
Revenue Tax: \$43.20
Scott County Iowa
Rita A. Vargas Recorder

File **2009-00024599**

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information:

Charles P. Augustine, BL000015141, Dunakey & Klatt, P.C., 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Taxpayer Information:

Michael J. Ryan, 625 Scott St., Davenport, IA 52803

Return Document To:

~~Michael J. Ryan, 625 Scott St., Davenport, IA 52803~~

MOENS

Grantors:

Christiana Bank & Trust as Owner Trustee of the Security National Funding Trust

Grantees:

Michael J. Ryan

Legal Description: See Page 2

TSC#085706



SPECIAL WARRANTY DEED

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Christiana Bank & Trust as Owner Trustee of the Security National Funding Trust does hereby Convey to Michael J. Ryan the following described real estate in Scott County, Iowa:

Lot 14, except the South 52.3 feet thereof, and all of Lot 15 in Block 12 of Forrest and Dillon's Second Addition to the City of Davenport, Scott County, Iowa.

Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

G0035-43

Grantor does Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

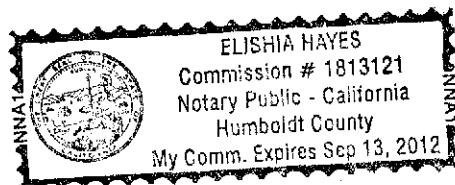
Dated: 6-18-09

By:

Robin Parkley
ROBIN PARKLEY as PRESIDENT
 of SN Servicing Corporation, as attorney in fact
 for Christiana Bank & Trust as Owner Trustee of
 the Security National Funding Trust

STATE OF CALIFORNIA, COUNTY OF HUMBOLDT, ss:

This instrument was acknowledged before me on this 18 day of June, 2009, by ROBIN PARKLEY as PRESIDENT of SN Servicing Corporation, as attorney in fact for Christiana Bank & Trust as Owner Trustee of the Security National Funding Trust.



Elishia Hayes
 , Notary Public



MLS #: 4106979 **St:** Sold **Cat:** Residential **LP:** \$29,900
Area: 52 Davenport, SW1/4,S of Kimber **Type:** Residential
Addr: 1020 WARREN **Address 2:**
City: Davenport IA **Zip Code:** 52804
Subd: Forrest & Dillon's **Cnty:** Scott

	Bsmt	Lower	Main	Upper	Addl	Total
Full Baths:	0		1	2	0	3
3/4 Baths:	0		0	0	0	0
Half Baths:	0		1	0	0	1

Bedrooms: 5 **Year Built:** 1890 **Mobile Home:** No
Fireplaces: 0 **New Construction:** No **NC Type:**
Apx Lot Size: 208 x 190 **Apx Acres:**



Virtual Tour

Directions: Locust, S on Warren

Room Dimensions/Levels:

Living: 36 x 13 Main Other	Mstr Br: 26 x 11 Upper Other	Den/Ofc: x	Fin Lwr Lv SqFt:
Great: x	Bedrm 2: 12 x 9 Upper Other	Laundry: x Base...	Fin Main Lv SqFt: 2,008
Family: 32 x 18 Main Other	Bedrm 3: 13 x 12 Main Other	Rec Rm: x	Fin Uppr Lv SqFt: 963
Fml Din: 13 x 13 Main Other	Bedrm 4: 16 x 13 Main Other	x	Fin Addtnl SqFt: 0
Inf Din: x	Bedrm 5: 13 x 13 Upper Other	x	Total Fin SqFt: 2971
Kitchen: 20 x 8 Main Other	Bath/Mst BR: Yes	Gar: x #Cars: 0	Finish Bsmt SqFt: 0
			Total Bsmt SqFt: 795

Ann Mand HOA Fee: **Flood:** No **AGR:** N **Util:** N **Elem School:**
Ann Taxes: \$1,836.00 2007 **Assessed Value:** **Disclosed Short Sale:** **Middle School:**
Exemptions: **REO:** Y **Parcel ID:** G0035-43 **High School:** Davenport
Leg... Forrest & Dillon's 2nd Addn

PC1270 Back on the market but for how long. All offers must be cash only and property being sold strictly as-where-is.

Exterior: Vinyl Siding, Wood Siding **Style:** 2 Story
Roofing: Composition **Gar/Park:** Off-Street Parking, None
Basement: Partial **Fireplace:**
Water/Sewer: Other Water/Sewer **Lot Description:** Other Lot Description
Financing: Cash **Info. On File:** None
Heat/Cool: Other Heating/Cooling
Kitchen/Dining: Other Kitchen/Dining
Appliances:
Interior Amenities:

Exterior Amenities:

Add'l Amenities:

Showing: Call Listing Agent, Combination Box

Assoc. Fee Includes:

Road/Access: **Possession:** At Closing **Occupied:** Vacant

Owner: Owner of Record **Phone:** **Also Ref MLS#:**
LO: Ruhl&Ruhl REALTORS Bettendorf F04473000/477.012149 Office: 563-441-5000 **Fax:** 359-0014
LA: Rick Morris Office: 563-441-5085 **Appt:**
List Team: **LA Email:** rickmorris@ruhlhomes.com **Cell:** 210-2809
CLA: **CLO:** **Cell:** **LD:** 5/12/2009
OLA: **OLO:** **Cell:** **XD:** 11/12/2009
Co-op Compensation: 3.00 **Dual/Var:** No **List Type:** Exclusive Right to Sell **K #:**

Original Price: \$29,900 **Selling Agent:** Diane Godwin-Luckey **Co-Selling Agent:**
Sold Price: \$27,236 **Selling Office:** RE/MAX on Track Rock Island **Co-Selling Office:**
Closing Date: 8/3/2009 **Sell Team:** **How Sold:** Conventional **DOM:** 36
Contract Date: 6/17/2009 **Contingent Information:** **Concessions:** 0.00
Sold/Concession Info: 0
Sold/Upgrade Info: 0

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA



MLS #: 4171479	St: Expired	Cat: Residential-Income	LP: \$365,000
Area: 52	Davenport, SW1/4,S of Kimberly-W of		Type: Residential Income
Addr: 1020 WARREN Street			
City: Davenport	IA	Unit #:	Zip Code: 52804
Subd: forrest & dillon's		Cnty: Scott	

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
1	5	2	2 / 0	2	N	\$800
1	7	2	2 / 0	0	N	\$1,400
			/			
			/			
			/			

Total # Units: 2	Year Built: 1890
Apx Lot Size: 208 x 190	New Construction:

Virtual Tour:

Directions: west on locust st , south on warren



ANNUAL OWNER EXPENSES:				Total SqFt:	2971	
Advertising:	\$0		Gross Ann Rent Inc:	\$26,400	Total # Parking:	6
Insurance:	\$0		Misc Ann Inc:	\$0	Total # Wtr Htrs:	2
Management:	\$0		Gross Ann Inc:	\$26,400	Total # Heat Units:	2
Maintenance:	\$0				Total # Cent Air Units:	2
Garbage:	\$0				Total # Gas Meters:	2
Electric:	\$0				Total # Elec Meters:	3
Gas:	\$0				Total # Water Meters:	1
Water/Sewer:	\$0				Ann Vacancy Factor:	
Taxes:	\$976.00	/ 2014	Exemptions:		Assessed Value:	
Other Exp:					Manager On-Site:	No
Other Exp:					Manager Unit #:	

Cert of Zoning:	Flood Insurance: No	Reposessed: N	Disclosed Short Sale:	Elem School:
Parcel ID: g0035-43		Middle School:		High School: Davenport
Legal: forrest & dillon's 2nd add n 78' of 14 & all of				

GREAT INVESTMENT OPPORTUNITY !!! JUST OUTSIDE THE GOLD COAST AREA. 1 DUPLEX & 1 SF HOME & 4 PARCELS OF LAND @ 3.5 ACRES MOL. SELLER IS SELLING " AS IS " CONDITION AS A PKGE DEAL. BOTH HOMES 1020 & 1002 WARREN ST AND LAND PARCELS G0031-04, G0034-01, G0035-45, G3335-46. BUILD MORE HOMES AND INCREASE YOUR INCOME POTENTIAL. DUPLEX HAS SECURITY SYSTEM. 2 PONDS THAT YOU CONTROL THE DEPTH OF THE WATER, HAS BUILT IN PUMP SYSTEM.DOWNSTAIRS UNIT NEEDS KITCHEN FINISHED WITH CABINETS & COUNTERS, SINK.IN THE CITY CLOSE TO EVERYTHING. CALL TODAY @ 563-340-6089.

no commission paid on seller concessions. call appointment phone, text, or bas for all showings

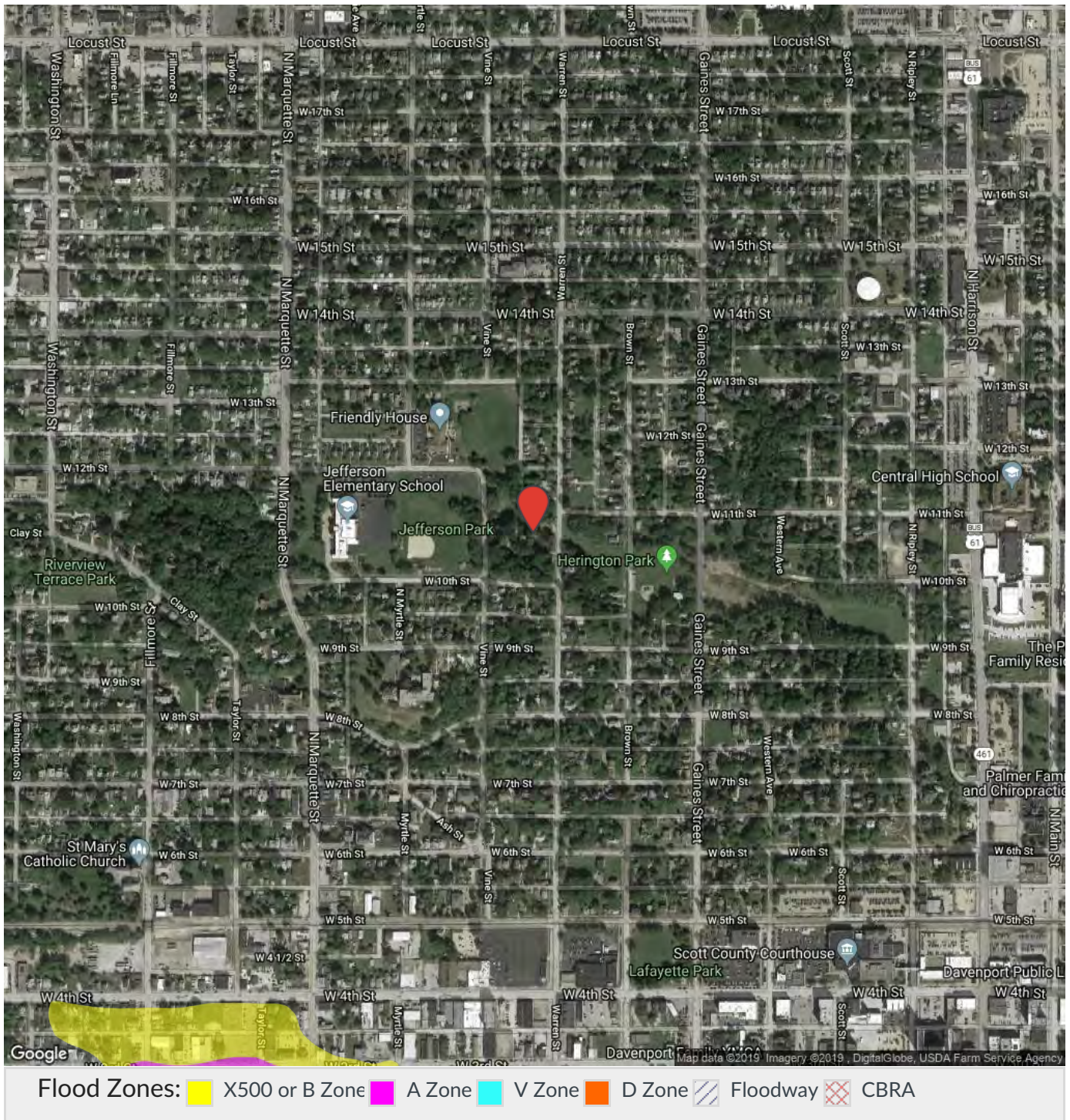
Exterior:	Vinyl Siding, Wood Siding	Style:	2 Story
Roofing:	Composition	Gar/Park:	None
Basement:	Full, Walk-Out	Laundry Facilities:	Units Hook-Ups
Heat/Cool:	Forced Air, Gas, Central Air		
Water/Sewer:	Public Sewer, Public Water		
Appliances-Some:	Dishwasher, Microwave Oven, Refrigerator, Range/Oven	Info. on File:	None
Appliances-All:			
Showing:	Electronic Keybox/Keysafe, Appointment Required, Call Listing Agent, ShowingTime		
Interior Amenities:			
Exterior Amenities:			
Add'l Amenities:			
Financing:	Cash, Conventional	Road/Access:	Curbs & Gutters
Possession:	At Closing	Lease Info:	
Lot Description:	Other Lot Description, Wooded, Pond	Tenant Pays:	Gas & Electric

Owner: ryan	Phone:	Also Ref MLS#:
LO: Keller Williams Realty Greater Quad Cities	F05441000/481.011551	F... 866-3022236
LA: Deb Haussmann	S44293000/475.134890	Appt:
List Team:	LA Email: deb@easterniowadreamteam.com	Cell: 563-343-4747
CLA:	CLO:	LD: 4/26/2016
OLA:	CLO:	Cell:
Co-op Compensation: 2.80	Dual/Var: Yes	List Type: Exclusive Right to Sell

Original Price: \$365,000	Selling Agent:	Co-Selling
Sell Team:	Selling Office:	Co-Selling Office:
Sold Price:	Closing Date:	Contract Date:
	How Sold:	DOM: 250
		Concessions:

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA

Overview Map



1020 WARREN ST DAVENPORT, IA 52804

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

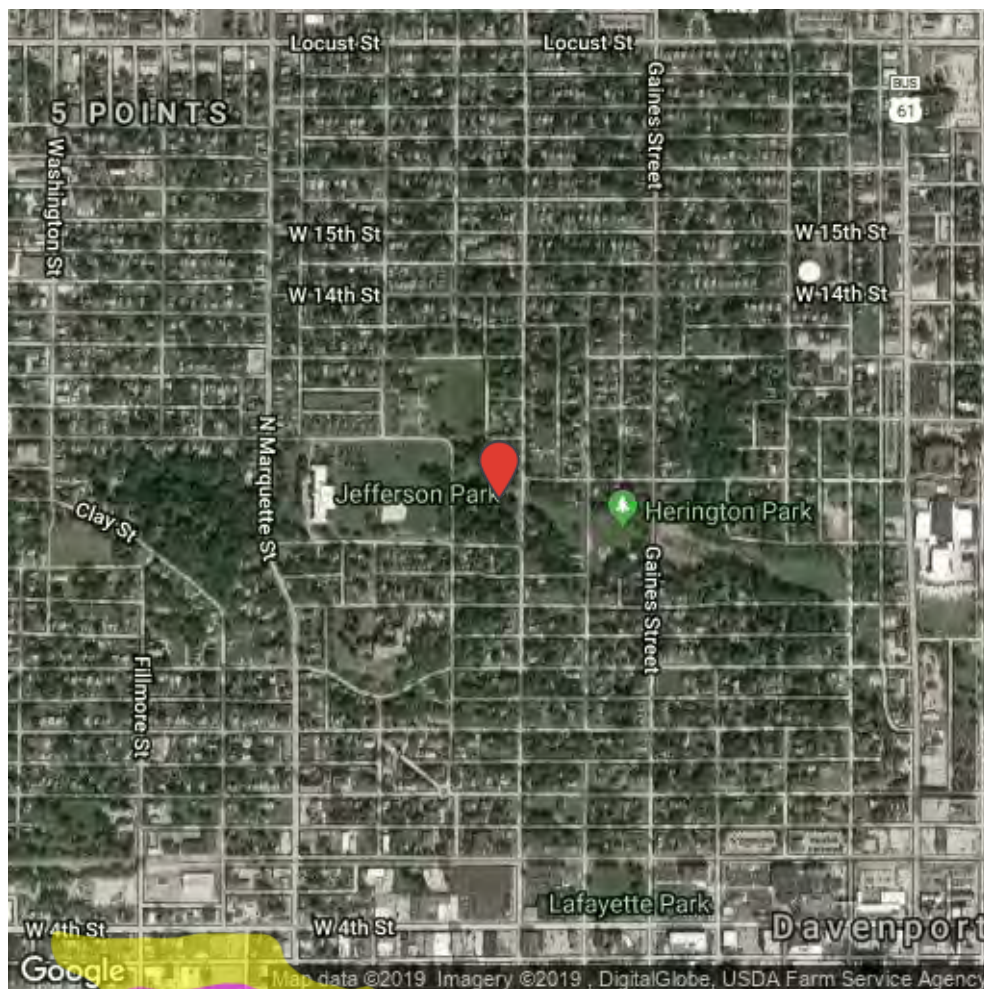
Flood Zone Determination: **OUT**

PANEL DATE

February 18, 2011

MAP NUMBER

191630365F



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

ZONING MAP



2. Property Lines

Where zoning district boundary lines coincide with a recorded property line, the property line is construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary is determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Zoning Administrator will decide any interpretations of zoning district boundary lines, where the application of this section leaves doubt as to the boundary between two zoning districts.

Section 17.03.030 Annexed Land

Any territory annexed into the City is automatically, upon annexation, zoned as the S-AG Agricultural District, until the territory is rezoned.

Section 17.03.040 Exemptions for Rights-Of-Way and Public Utilities

- A.** The provisions of this Ordinance do not apply to land located within public rights-of-way.
- B.** The following utility structures are exempt from the provisions of this Ordinance and permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, hydrants, valves, and water supply wells.
- C.** The provisions of this Ordinance do not apply to public utilities.
- D.** Public utilities do not include wireless telecommunications, amateur HAM radio towers, solar panels, or wind turbines, unless operated by a government agency.

CHAPTER 17.04. RESIDENTIAL DISTRICTS

Section 17.04.010 Purpose Statements

Section 17.04.020 Uses

Section 17.04.030 Dimensional Standards

Section 17.04.040 R-MHP District Standards

Section 17.04.050 R-3C and R-4C District Design Standards

Section 17.04.060 General Standards of Applicability

Section 17.04.010 Purpose Statements

A. R-1 Single-Family Residential Zoning District

The R-1 Single-Family Residential Zoning District is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

B. R-2 Single-Family Residential Zoning District

The R-2 Single-Family Residential Zoning District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

C. R-3 Single-Family and Two-Family Residential Zoning District

The R-3 Single-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are

compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

D. R-3C Single-Family and Two-Family Central Residential Zoning District

The R-3C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.

E. R-4 Single-Family and Two-Family Residential Zoning District

The R-4 Single-Family and Two-Family Residential Zoning District is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.

F. R-4C Single-Family and Two-Family Central Residential Zoning District

The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

G. R-MF Multi-Family Residential Zoning District

The R-MF Multi-Family Residential Zoning District is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

H. R-MHP Residential Manufactured Home Park Zoning District

The R-MHP District is intended to accommodate manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.

Section 17.04.020 Uses

- A.** Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.
- B.** In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:
 - 1. New construction of a two-family dwelling is a permitted use.
 - 2. Conversion of a structure from a single-family dwelling into a two-family dwelling is a special use.

Section 17.04.030 Dimensional Standards

- A.** Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.
- B.** A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.
- C.** R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards				
<i>SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family</i>				
	R-1	R-2	R-3	R-3C
Bulk				

Table 17.04-1: Residential Districts Dimensional Standards			
<i>SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family</i>			
	R-4	R-4C	R-MF
Bulk			
Minimum Lot Area	SF: 6,000sf SF-SD: 3,500sf/du 2F: 7,000sf Non-Residential: 10,000sf	SF: 4,000sf SF-SD: 2,500/du 2F: 5,500sf Non-Residential: 10,000sf	SF, 2F: 6,000sf SF-SD: 2,500/du TH, MF: 1,500sf/du Non-Residential: 10,000sf
Minimum Lot Width	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'	SF & 2F: 40' SF-SD: 25'/du Non-Residential: 75'	SF, 2F: 50' SF-SD: 25'/du TH: 20'/du MF: 80' Non-Residential: 75'
Maximum Building Height	35'	35'	SF, 2F, TH: 35' MF: 70'
Maximum Building Coverage	35%	40% Non-Residential: 35%	SF: 40% SF-SD & 2F: 50% TH, MF: 65%
Maximum Impervious Surface	60% Non-Residential: 70%	60% Non-Residential: 70%	SF: 60% SF-SD & 2F: 70% TH, MF: 75% Non-Residential: 75%
Setbacks			
Minimum Front Setback	20' or average of front setbacks, whichever is less	15' or average of front setbacks, whichever is less	25'
Minimum Interior Side Setback	5'	10% of lot width, or 5', whichever is less In no case shall an interior side setback be less than 4'	10' - When abutting a residential district, structures over 45' in height require 1' additional setback for each 3' in height over 45'
Minimum Corner Side Setback	15'	10'	20'
Minimum Reverse Corner Side Setback	20'	15'	25'
Minimum Rear Setback	20' or 20% of lot depth, whichever is less	15' or 20% of lot depth, whichever is less	25' or 20% of site depth, whichever is less

Section 17.04.040 R-MHP DISTRICT STANDARDS

Development in the R-MHP District is limited to manufactured home parks, which are subject to the following standards.

A. Dimensional Standards

Table 17.04-2: R-MHP District Dimensional Standards establishes the dimensional standards for manufactured home parks in the R-MHP District. Standards are provided for the manufactured home park development overall and for individual manufactured home sites within the park.

Table 17.04-2: R-MHP District Dimensional Standards		
	Manufactured Home Park	Manufactured Home Site
BULK		
Minimum Lot/Site Area	10 acres	4,500sf
Minimum Lot/Site Width	250'	45'
Maximum Building Height	--	20'
Minimum Separation Between Sites	--	15' as measured from the walls of manufactured homes
SETBACKS		
Minimum Front Setback	50'	Dedicated internal street: 20' Private access drive: 10'
Minimum Interior Side Setback	50'	10'
Minimum Corner Side Setback	50'	10'
Minimum Rear Setback	50'	10'

B. Design and Operation Standards

1. Manufactured home parks must meet the following design standards:

- a. All manufactured home parks require site plan review.
- b. The perimeter yard of a manufactured home park requires a buffer area of 15 feet at the furthest point in the required setback from the abutting lot line, and must contain the following:
 - (1) A mix of shade and evergreen trees planted at an average of one tree for every 50 linear feet of yard width. These shade and evergreen trees may be clustered to allow for access points or to maximize the screening effect, conditioned on approval of the landscape plan.
 - (2) Two ornamental trees may be substituted for one shade tree for up to 25% of required trees.
 - (3) Shrubs must be planted and space sufficiently to form a continuous linear hedgerow at plant maturity.
 - (4) The remainder of the buffer area must be planted with low groundcover, seed, or sod.

2. Manufactured home sites within parks must meet the following design standards:

- a. The boundaries of each manufactured home site must be clearly marked.
- b. There must be at least 15 feet between the sides of manufactured homes. Bay windows, porches, canopies or other projections are considered sides or ends of a mobile home when determining these requirements. Such projections, such as porches and canopies, must be constructed of fireproof material that meets the requirements of the Building Code.
- c. Each manufactured home site must have a concrete slab or runway for the manufactured home to set on, and be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least one inch around the walls of the manufactured home on all sides.
- d. There must be a concrete slab alongside of each manufactured home site of at least 12 feet by 30 feet to be used as a

parking space for the occupants of the manufactured home. If a canopy is to be used over the area designated as car storage, it must be of fire-resistant material and is allowed only at the rear end of each carport area.

- e. All manufactured homes must be designed with skirting that is constructed of noncombustible or fire-resistant material that meets the requirements of the building code.
- f. The front entry of a manufactured home should be a dominant feature of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

Section 17.04.050 R-3C and R-4C District Design Standards

In addition to the use standards for dwelling types located in Chapter 17.08, the following design standards apply to the R-3C and R-4C Districts. The standards below are applicable to construction of a new dwelling, construction of a new garage and/or carport, and/or an addition to an existing dwelling that exceeds 25% of the building footprint of the structure as it was on the effective date of this Ordinance.

A. Building Massing and Orientation

1. The scale of new construction must maintain compatibility with adjacent homes and the overall character of the surrounding area.
2. Architectural elements within the design must be in proportion to the overall structure.
3. The scale of additions to existing homes must maintain compatibility with the size of the existing structure and its architectural elements, as well as with the size of adjacent homes and the overall character of the surrounding area.
4. Foundation height must maintain compatibility with adjacent homes, provided adequate drainage can be achieved.
5. Dwellings must be oriented toward the residential street, and must connect to the sidewalk via walkways perpendicular to the street.
6. Where served by an alley or rear service drive, dwellings must orient garages or parking pads for access from the alley or rear service drive.

B. Façade Design

1. All façades that face a street must have articulation in the form of windows, doors, or other significant architectural features that are projected or recessed to create shadow and visual interest.
2. The number and size of façade articulations must be scaled to the size of the façade to balance a home's compatibility within the neighborhood with its own unique character.
3. Additions to existing homes must continue the architectural vocabulary established by the original home, and must be informed by the overall character of the surrounding area.
4. Front porches are encouraged, to add interest and scale to the front of a home. Where provided, porches must maintain compatibility with adjacent homes.
5. The front entry to a home must be a prominent feature, and must be located on the front façade.

C. Fenestration

1. The design of a home's fenestration must reflect a consistent rhythm, repeating elements or groups of elements in a consistent manner across a home's story and between stories. Individual elements may vary in size, but must relate to each other proportionally.
2. Elements of fenestration must relate to each other visually by sharing design features such as vertical or horizontal alignment, depth, or ornamentation such as muntins, mullions, sills, trim, lintels, etc.
3. Façades facing onto immediately adjacent properties must design their fenestration to respect the privacy of neighbors. This may be addressed through the height, size, or proportion of windows, the exclusion of balconies, and the use of opaque or translucent materials.

D. Roof Form

1. Roof forms must be varied through a combination of structural articulations such as gables, hips, valleys, ridges, and saddles that complement the roof form of adjacent homes.

2. Roof pitch should be consistent for all sloped roof faces, and should maintain compatibility with adjacent homes and the overall character of the surrounding area.
3. Definition is encouraged, through integration of architectural features such as dormers, eyebrows, chimneys, and deep eaves, which create shadows across the façade of a structure and create visual interest.

E. Building Materials

Building materials for new homes, or additions to existing homes must maintain compatibility with adjacent homes and the overall character of the surrounding area.

1. Primary Building Materials

Primary building materials are the dominant component of a home's exterior walls, composing 75 to 90 percent of each building face.

- a. No more than two primary building materials are permitted for new homes, not including foundation.
- b. For additions to existing homes, no more than two primary building materials are permitted, provided that the total number of primary building materials for the overall structure, including addition, is not more than two.
- c. Color, texture, or finish changes within any category of materials count as separate primary building materials.
- d. Permitted primary building materials include:
 - i. Brick and stone
 - ii. Wood or simulated wood
 - iii. Vinyl siding
 - iv. Aluminum Siding
 - v. Stucco
- e. Building materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

2. Accent Materials

Accent materials are secondary components of a home's exterior walls, typically used to provide architectural detail or visual interest to a façade. Accent materials may not compose more than 25% of each building face.

- a. For new construction and additions to existing homes, if one primary building material is used (not including a foundation), a minimum of two but no more than three accent materials are permitted for the overall structure, including any addition.
- b. For new construction and additions to existing homes, if two primary building materials are used (not including a foundation), a minimum of one but no more than two accent materials are permitted for the overall structure, including any addition.
- c. Color, texture, or finish changes within any category of materials count as separate accent materials.
- d. Permitted accent materials include:
 - i. Brick and stone
 - ii. Wood or simulated wood
 - iii. Architectural metal cladding
 - iv. Concrete masonry units
 - v. Stucco
- e. Accent materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

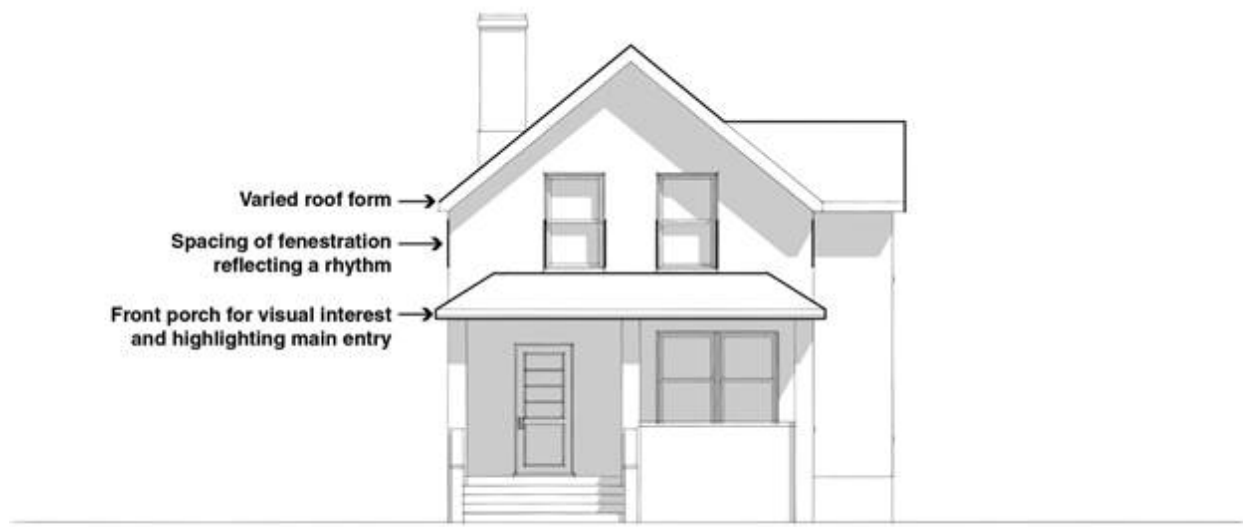
3. Roofing Materials

- a. Roofing materials should complement the architectural style of a home.
- b. A consistent application of one roofing material is required for all roof areas visible from the right of way or any neighboring property.
- c. Color, texture, or finish changes within any category of materials listed below count as separate roofing materials.
- d. Permitted roofing materials include the following:
 - i. Dimensional asphalt shingles
 - ii. Wood shingles and shakes
 - iii. Slate
 - iv. Terra Cotta
 - v. Ceramic tile
 - vi. Metal tiles or standing seam
- e. Roofing materials not listed above will be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

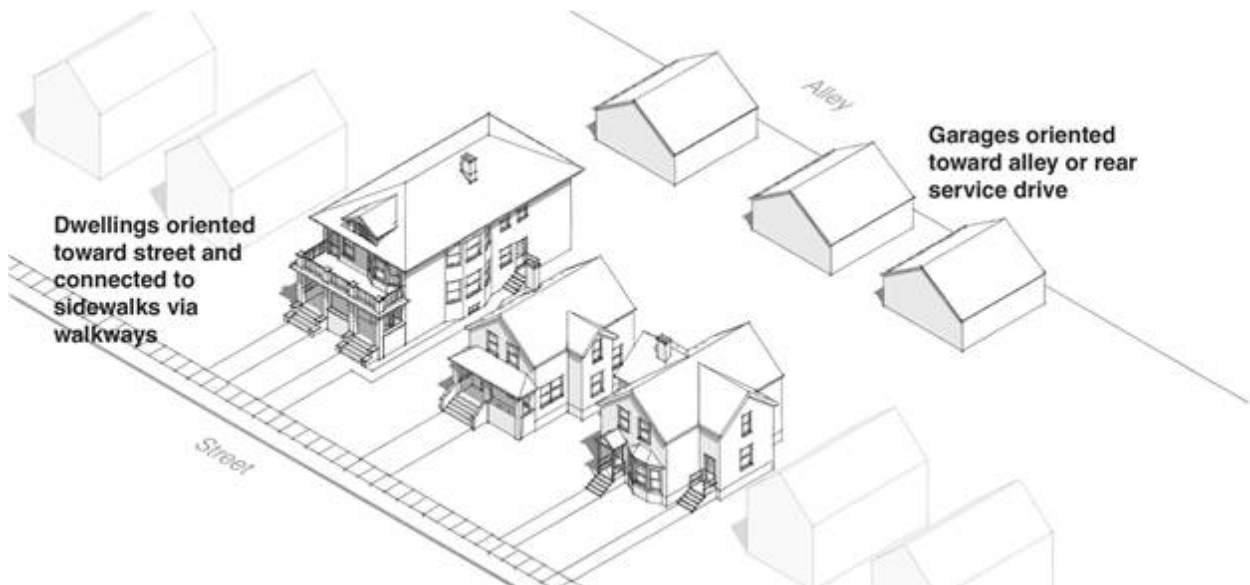
4. Application of Building Materials

- a. Building materials should be consistently applied on all exterior faces of new homes. Elevations of different materials or colors are not permitted, such as brick or stone front facades, with vinyl siding on side and rear elevations.
- b. Visual balance should be maintained on each face of a structure. For both new construction and additions to existing homes, if multiple primary building materials are used on the overall structure, those that appear heavier, or that carry more visual weight should be placed toward the bottom of a structure, with materials that appear lighter placed above.
- c. Frequent or irrational changes in building materials should be avoided. Change of materials should occur with prominent architectural features or changes in wall plane.
- d. Where materials change with a change in wall plane, the material change should occur on the inside corner, not the outside edge.

R-3C AND R-4C DISTRICT DESIGN STANDARDS



R-3C AND R-4C DISTRICT DESIGN STANDARDS



Section 17.04.060 General Standards of Applicability

A. Site Development Standards

See Chapter 17.09 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

See Chapter 17.10 for off-street parking and loading standards and requirements.

C. Landscape

See Chapter 17.11 for landscape, buffering, and screening standards and requirements.

D. Signs

See Chapter 17.12 for standards governing signs.

CHAPTER 17.05. COMMERCIAL DISTRICTS

Section 17.05.010 Purpose Statements

Section 17.05.020 Uses

Section 17.05.030 Dimensional Standards

Section 17.05.040 Design Standards

Section 17.05.050 C-D District Standards

Section 17.05.060 C-V District Standards

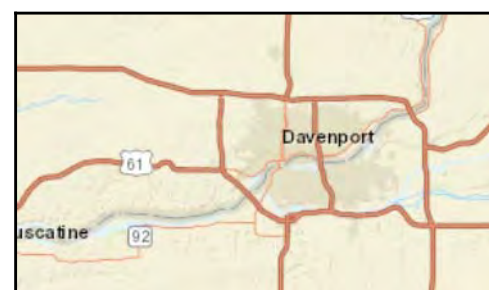
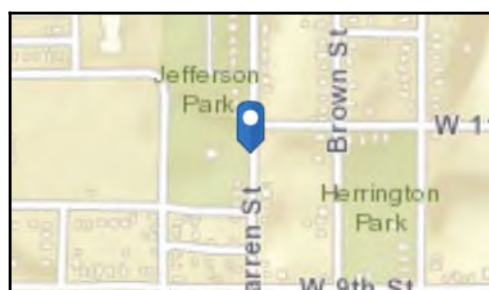
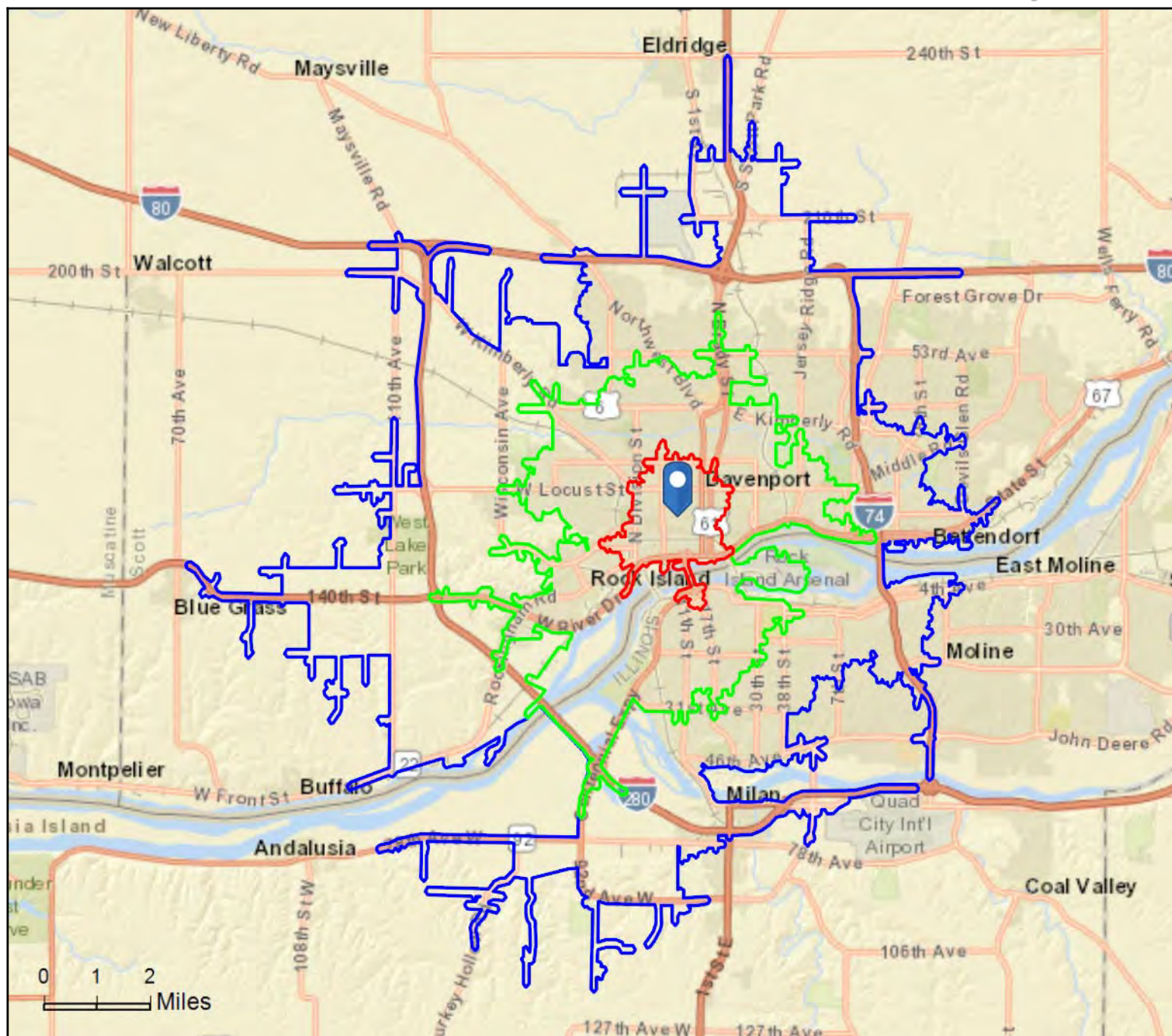
Section 17.05.070 C-E District Standards

Section 17.05.080 General Standards of Applicability

Section 17.05.010 Purpose Statements

A. C-T Commercial Transitional Zoning District

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that





Market Profile

1020 Warren St, Davenport, Iowa, 52804
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
Longitude: -90.58587

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	18,786	87,546	167,652
2010 Total Population	18,257	86,005	167,150
2019 Total Population	18,865	86,827	170,349
2019 Group Quarters	2,229	3,804	5,961
2024 Total Population	19,233	87,419	171,977
2019-2024 Annual Rate	0.39%	0.14%	0.19%
2019 Total Daytime Population	26,849	97,858	190,249
Workers	16,937	54,261	105,438
Residents	9,912	43,597	84,811
Household Summary			
2000 Households	6,996	35,480	67,856
2000 Average Household Size	2.45	2.38	2.39
2010 Households	6,679	35,192	68,765
2010 Average Household Size	2.41	2.34	2.35
2019 Households	6,947	35,349	69,671
2019 Average Household Size	2.39	2.35	2.36
2024 Households	7,118	35,551	70,241
2024 Average Household Size	2.39	2.35	2.36
2019-2024 Annual Rate	0.49%	0.11%	0.16%
2010 Families	3,358	20,052	40,888
2010 Average Family Size	3.28	3.02	2.99
2019 Families	3,347	19,607	40,461
2019 Average Family Size	3.30	3.06	3.02
2024 Families	3,376	19,533	40,458
2024 Average Family Size	3.31	3.07	3.04
2019-2024 Annual Rate	0.17%	-0.08%	0.00%
Housing Unit Summary			
2000 Housing Units	7,728	38,161	72,248
Owner Occupied Housing Units	43.3%	57.4%	61.1%
Renter Occupied Housing Units	47.2%	35.6%	32.8%
Vacant Housing Units	9.5%	7.0%	6.1%
2010 Housing Units	7,749	38,855	74,740
Owner Occupied Housing Units	38.3%	54.1%	58.4%
Renter Occupied Housing Units	47.9%	36.5%	33.6%
Vacant Housing Units	13.8%	9.4%	8.0%
2019 Housing Units	8,166	39,506	76,481
Owner Occupied Housing Units	38.2%	53.5%	57.3%
Renter Occupied Housing Units	46.9%	36.0%	33.8%
Vacant Housing Units	14.9%	10.5%	8.9%
2024 Housing Units	8,365	39,962	77,661
Owner Occupied Housing Units	38.6%	54.0%	57.6%
Renter Occupied Housing Units	46.6%	34.9%	32.9%
Vacant Housing Units	14.9%	11.0%	9.6%
Median Household Income			
2019	\$36,727	\$45,656	\$51,034
2024	\$40,449	\$50,893	\$55,764
Median Home Value			
2019	\$95,216	\$118,679	\$132,848
2024	\$100,596	\$129,063	\$148,534
Per Capita Income			
2019	\$19,008	\$24,364	\$27,259
2024	\$21,911	\$27,948	\$31,273
Median Age			
2010	30.3	35.0	35.9
2019	32.3	36.6	37.4
2024	33.1	37.2	38.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

1020 Warren St, Davenport, Iowa, 52804
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
Longitude: -90.58587

	5 minutes	10 minutes	15 minutes
2019 Households by Income			
Household Income Base	6,947	35,349	69,671
<\$15,000	21.1%	14.8%	12.5%
\$15,000 - \$24,999	14.6%	11.2%	10.1%
\$25,000 - \$34,999	11.3%	9.7%	8.9%
\$35,000 - \$49,999	18.7%	18.4%	17.2%
\$50,000 - \$74,999	18.1%	20.3%	20.8%
\$75,000 - \$99,999	7.4%	11.1%	12.2%
\$100,000 - \$149,999	6.5%	10.3%	12.1%
\$150,000 - \$199,999	1.2%	2.6%	3.5%
\$200,000+	1.2%	1.7%	2.7%
Average Household Income	\$47,583	\$59,106	\$66,295
2024 Households by Income			
Household Income Base	7,118	35,551	70,241
<\$15,000	17.1%	12.2%	10.3%
\$15,000 - \$24,999	13.8%	10.2%	9.1%
\$25,000 - \$34,999	10.3%	8.5%	7.7%
\$35,000 - \$49,999	19.5%	18.0%	16.4%
\$50,000 - \$74,999	19.0%	20.4%	20.5%
\$75,000 - \$99,999	8.3%	11.8%	12.7%
\$100,000 - \$149,999	8.7%	13.0%	14.8%
\$150,000 - \$199,999	1.7%	3.8%	5.1%
\$200,000+	1.6%	2.1%	3.4%
Average Household Income	\$55,284	\$67,965	\$76,230
2019 Owner Occupied Housing Units by Value			
Total	3,111	21,135	43,817
<\$50,000	12.3%	7.6%	6.1%
\$50,000 - \$99,999	41.7%	30.4%	25.2%
\$100,000 - \$149,999	31.0%	32.0%	28.4%
\$150,000 - \$199,999	9.0%	15.3%	16.9%
\$200,000 - \$249,999	1.5%	6.3%	9.0%
\$250,000 - \$299,999	1.8%	2.4%	5.0%
\$300,000 - \$399,999	1.7%	3.1%	5.4%
\$400,000 - \$499,999	0.1%	0.9%	1.8%
\$500,000 - \$749,999	0.8%	1.4%	1.5%
\$750,000 - \$999,999	0.0%	0.1%	0.3%
\$1,000,000 - \$1,499,999	0.2%	0.3%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$111,053	\$143,219	\$165,009
2024 Owner Occupied Housing Units by Value			
Total	3,213	21,579	44,717
<\$50,000	11.8%	6.7%	5.1%
\$50,000 - \$99,999	37.8%	26.3%	20.9%
\$100,000 - \$149,999	30.0%	29.2%	24.7%
\$150,000 - \$199,999	10.8%	16.3%	17.1%
\$200,000 - \$249,999	2.0%	7.8%	10.6%
\$250,000 - \$299,999	3.1%	3.5%	6.6%
\$300,000 - \$399,999	2.9%	5.3%	8.3%
\$400,000 - \$499,999	0.3%	1.7%	2.7%
\$500,000 - \$749,999	0.8%	2.3%	2.7%
\$750,000 - \$999,999	0.0%	0.2%	0.6%
\$1,000,000 - \$1,499,999	0.4%	0.5%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.2%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$122,867	\$165,916	\$193,635

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

1020 Warren St, Davenport, Iowa, 52804
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
Longitude: -90.58587

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	18,255	86,006	167,147
0 - 4	7.0%	7.2%	7.0%
5 - 9	6.4%	6.5%	6.5%
10 - 14	6.0%	6.1%	6.3%
15 - 24	21.7%	15.3%	14.6%
25 - 34	15.4%	14.9%	14.5%
35 - 44	11.7%	12.1%	12.0%
45 - 54	13.0%	13.7%	13.7%
55 - 64	9.1%	11.1%	11.8%
65 - 74	4.8%	6.2%	6.7%
75 - 84	3.1%	4.4%	4.6%
85 +	1.7%	2.5%	2.4%
18 +	77.1%	76.4%	76.4%
2019 Population by Age			
Total	18,863	86,826	170,349
0 - 4	6.4%	6.6%	6.4%
5 - 9	6.3%	6.4%	6.3%
10 - 14	5.7%	6.1%	6.1%
15 - 24	19.5%	13.9%	13.5%
25 - 34	16.1%	15.0%	14.3%
35 - 44	11.9%	12.5%	12.6%
45 - 54	11.4%	11.6%	11.5%
55 - 64	10.5%	12.1%	12.5%
65 - 74	6.9%	8.8%	9.4%
75 - 84	3.4%	4.6%	4.8%
85 +	1.9%	2.6%	2.6%
18 +	78.7%	77.7%	77.7%
2024 Population by Age			
Total	19,231	87,419	171,977
0 - 4	6.4%	6.6%	6.4%
5 - 9	6.2%	6.3%	6.3%
10 - 14	5.8%	6.2%	6.2%
15 - 24	19.1%	13.8%	13.4%
25 - 34	15.4%	14.3%	13.8%
35 - 44	12.4%	12.7%	12.8%
45 - 54	11.1%	11.1%	11.2%
55 - 64	10.0%	11.2%	11.4%
65 - 74	7.8%	9.8%	10.3%
75 - 84	4.1%	5.5%	5.7%
85 +	1.8%	2.5%	2.5%
18 +	78.6%	77.5%	77.6%
2010 Population by Sex			
Males	9,226	41,900	81,330
Females	9,031	44,105	85,820
2019 Population by Sex			
Males	9,553	42,418	83,059
Females	9,311	44,409	87,289
2024 Population by Sex			
Males	9,745	42,760	83,937
Females	9,488	44,659	88,039

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

1020 Warren St, Davenport, Iowa, 52804
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
Longitude: -90.58587

	5 minutes	10 minutes	15 minutes
2010 Population by Race / Ethnicity			
Total	18,257	86,005	167,151
White Alone	70.3%	75.2%	79.5%
Black Alone	17.3%	15.1%	11.3%
American Indian Alone	0.6%	0.4%	0.3%
Asian Alone	2.5%	2.0%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.1%	3.0%	3.2%
Two or More Races	5.2%	4.2%	3.7%
Hispanic Origin	12.3%	9.1%	9.5%
Diversity Index	58.8	50.9	46.5
2019 Population by Race / Ethnicity			
Total	18,865	86,827	170,349
White Alone	65.1%	70.7%	75.2%
Black Alone	19.2%	17.0%	12.9%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	3.9%	3.1%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.8%	3.5%	3.7%
Two or More Races	6.3%	5.2%	4.6%
Hispanic Origin	14.9%	11.0%	11.3%
Diversity Index	65.5	57.4	53.3
2024 Population by Race / Ethnicity			
Total	19,233	87,419	171,977
White Alone	62.3%	68.2%	72.8%
Black Alone	20.1%	17.8%	13.7%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	4.8%	3.8%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.1%	3.7%	3.9%
Two or More Races	7.0%	5.9%	5.3%
Hispanic Origin	16.4%	12.2%	12.4%
Diversity Index	68.7	60.8	57.0
2010 Population by Relationship and Household Type			
Total	18,257	86,005	167,150
In Households	88.0%	95.7%	96.6%
In Family Households	63.9%	73.7%	75.9%
Householder	18.6%	23.3%	24.4%
Spouse	9.7%	14.7%	16.6%
Child	28.1%	29.5%	29.3%
Other relative	3.8%	3.1%	2.8%
Nonrelative	3.7%	3.1%	2.8%
In Nonfamily Households	24.1%	22.0%	20.6%
In Group Quarters	12.0%	4.3%	3.4%
Institutionalized Population	3.2%	1.6%	1.2%
Noninstitutionalized Population	8.8%	2.7%	2.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

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Drive Time: 5, 10, 15 minute radii

Prepared by Esri
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	5 minutes	10 minutes	15 minutes
2019 Population 25+ by Educational Attainment			
Total	11,716	58,283	115,274
Less than 9th Grade	7.6%	4.1%	3.7%
9th - 12th Grade, No Diploma	9.2%	7.5%	6.4%
High School Graduate	26.7%	26.1%	24.8%
GED/Alternative Credential	7.5%	5.9%	5.2%
Some College, No Degree	20.9%	21.9%	22.3%
Associate Degree	9.3%	10.1%	10.5%
Bachelor's Degree	12.6%	16.1%	17.8%
Graduate/Professional Degree	6.2%	8.2%	9.4%
2019 Population 15+ by Marital Status			
Total	15,401	70,332	138,195
Never Married	53.0%	40.7%	37.0%
Married	28.4%	39.7%	44.1%
Widowed	5.5%	5.9%	6.2%
Divorced	13.0%	13.7%	12.7%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	96.8%	95.9%	96.0%
Civilian Unemployed (Unemployment Rate)	3.2%	4.1%	4.0%
2019 Employed Population 16+ by Industry			
Total	8,735	43,408	86,345
Agriculture/Mining	0.3%	0.3%	0.3%
Construction	6.8%	6.2%	6.2%
Manufacturing	14.6%	15.6%	16.3%
Wholesale Trade	2.2%	2.2%	2.4%
Retail Trade	15.3%	12.8%	12.3%
Transportation/Utilities	4.6%	5.7%	5.6%
Information	1.8%	1.6%	1.5%
Finance/Insurance/Real Estate	4.3%	4.8%	5.2%
Services	47.5%	47.2%	46.0%
Public Administration	2.6%	3.8%	4.2%
2019 Employed Population 16+ by Occupation			
Total	8,735	43,409	86,344
White Collar	50.7%	53.0%	54.4%
Management/Business/Financial	7.4%	9.9%	11.0%
Professional	16.3%	18.6%	18.9%
Sales	12.5%	10.9%	11.1%
Administrative Support	14.5%	13.7%	13.4%
Services	21.2%	21.7%	20.4%
Blue Collar	28.0%	25.3%	25.2%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	6.5%	5.2%	5.0%
Installation/Maintenance/Repair	3.7%	3.1%	3.1%
Production	10.2%	8.4%	8.7%
Transportation/Material Moving	7.7%	8.3%	8.1%
2010 Population By Urban / Rural Status			
Total Population	18,257	86,005	167,150
Population Inside Urbanized Area	100.0%	99.7%	98.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.3%	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

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Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
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	5 minutes	10 minutes	15 minutes
2010 Households by Type			
Total	6,679	35,191	68,765
Households with 1 Person	39.0%	34.6%	33.0%
Households with 2+ People	61.0%	65.4%	67.0%
Family Households	50.3%	57.0%	59.5%
Husband-wife Families	26.3%	36.0%	40.4%
With Related Children	12.1%	14.6%	16.4%
Other Family (No Spouse Present)	23.9%	21.0%	19.1%
Other Family with Male Householder	6.0%	5.2%	4.9%
With Related Children	3.9%	3.4%	3.2%
Other Family with Female Householder	18.0%	15.8%	14.1%
With Related Children	13.4%	11.1%	10.0%
Nonfamily Households	10.8%	8.4%	7.6%
All Households with Children	30.1%	29.8%	30.1%
Multigenerational Households	4.9%	3.7%	3.3%
Unmarried Partner Households	10.6%	9.3%	8.5%
Male-female	9.8%	8.6%	7.8%
Same-sex	0.9%	0.8%	0.7%
2010 Households by Size			
Total	6,678	35,191	68,767
1 Person Household	39.0%	34.6%	33.0%
2 Person Household	26.1%	31.3%	32.8%
3 Person Household	13.4%	14.6%	14.7%
4 Person Household	10.4%	10.5%	11.0%
5 Person Household	6.0%	5.4%	5.4%
6 Person Household	2.7%	2.1%	2.0%
7 + Person Household	2.4%	1.5%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	6,679	35,192	68,765
Owner Occupied	44.4%	59.8%	63.5%
Owned with a Mortgage/Loan	31.8%	41.9%	44.1%
Owned Free and Clear	12.6%	17.9%	19.4%
Renter Occupied	55.6%	40.2%	36.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,749	38,855	74,740
Housing Units Inside Urbanized Area	100.0%	99.7%	98.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.3%	1.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Market Profile

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Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 41.53060
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	5 minutes	10 minutes	15 minutes
Top 3 Tapestry Segments			
1.	Hardscrabble Road (8G)	Rustbelt Traditions (5D)	Rustbelt Traditions (5D)
2.	Traditional Living (12B)	Traditional Living (12B)	Traditional Living (12B)
3.	Rustbelt Traditions (5D)	Hardscrabble Road (8G)	Midlife Constants (5E)
2019 Consumer Spending			
Apparel & Services: Total \$	\$8,479,177	\$52,037,053	\$114,061,324
Average Spent	\$1,220.55	\$1,472.09	\$1,637.14
Spending Potential Index	57	69	76
Education: Total \$	\$5,901,836	\$36,811,663	\$81,516,262
Average Spent	\$849.55	\$1,041.38	\$1,170.02
Spending Potential Index	53	65	73
Entertainment/Recreation: Total \$	\$12,403,480	\$78,843,094	\$174,198,084
Average Spent	\$1,785.44	\$2,230.42	\$2,500.30
Spending Potential Index	55	68	76
Food at Home: Total \$	\$20,763,094	\$128,328,880	\$280,839,426
Average Spent	\$2,988.79	\$3,630.34	\$4,030.94
Spending Potential Index	58	70	78
Food Away from Home: Total \$	\$14,414,186	\$89,440,076	\$196,564,394
Average Spent	\$2,074.88	\$2,530.20	\$2,821.32
Spending Potential Index	56	69	77
Health Care: Total \$	\$23,369,178	\$149,340,385	\$328,854,820
Average Spent	\$3,363.92	\$4,224.74	\$4,720.11
Spending Potential Index	57	71	80
HH Furnishings & Equipment: Total \$	\$8,190,098	\$51,820,945	\$114,546,177
Average Spent	\$1,178.94	\$1,465.98	\$1,644.10
Spending Potential Index	55	69	77
Personal Care Products & Services: Total \$	\$3,469,707	\$21,813,412	\$48,086,783
Average Spent	\$499.45	\$617.09	\$690.20
Spending Potential Index	56	70	78
Shelter: Total \$	\$71,860,638	\$445,130,812	\$977,784,827
Average Spent	\$10,344.13	\$12,592.46	\$14,034.32
Spending Potential Index	56	68	76
Support Payments/Cash Contributions/Gifts in Kind: Total	\$9,314,076	\$60,133,548	\$133,053,309
Average Spent	\$1,340.73	\$1,701.14	\$1,909.74
Spending Potential Index	54	69	77
Travel: Total \$	\$7,875,870	\$51,172,102	\$114,572,522
Average Spent	\$1,133.71	\$1,447.63	\$1,644.48
Spending Potential Index	51	65	73
Vehicle Maintenance & Repairs: Total \$	\$4,658,714	\$29,115,189	\$63,743,982
Average Spent	\$670.61	\$823.65	\$914.93
Spending Potential Index	59	72	80

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

July 02, 2019



Davenport Market

Mark Nelson



MULTI-FAMILY SUBMARKET REPORT

Submarket Key Statistics	2
Vacancy	3
Rent	5
Construction	7
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Sales Past 12 Months	11
Supply & Demand Trends	13
Vacancy & Rent	15
Sale Trends	17
Deliveries & Under Construction	19

Overview

Davenport/Bettendorf Multi-Family

12 Mo. Delivered Units

132

12 Mo. Absorption Units

255

Vacancy Rate

4.5%

12 Mo. Asking Rent Growth

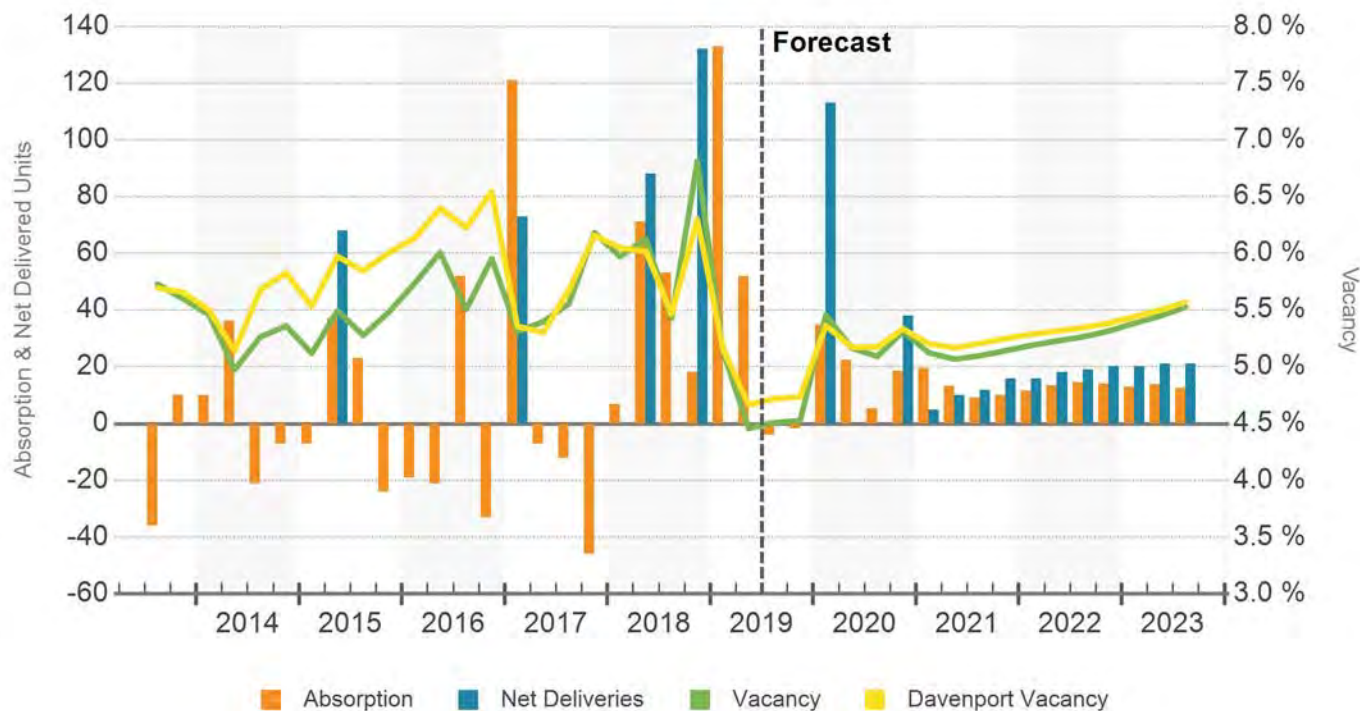
1.8%

KEY INDICATORS

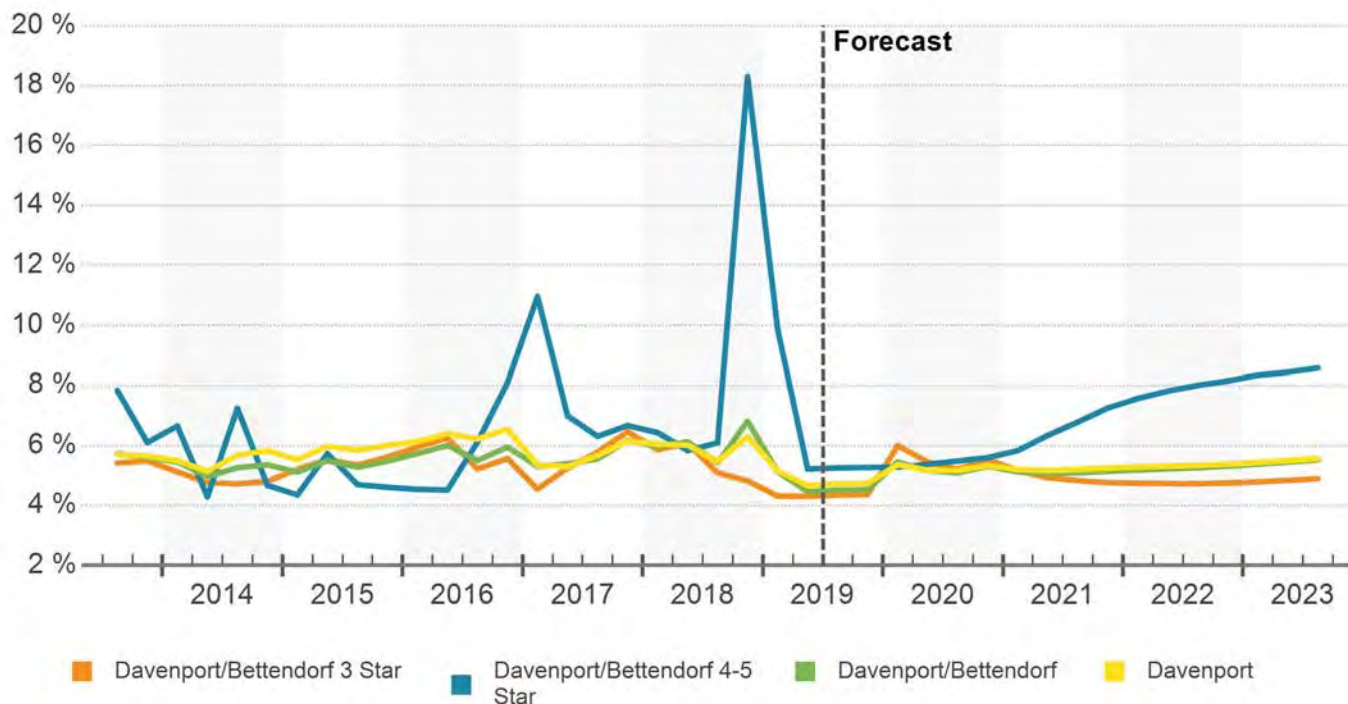
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	1,086	5.2%	\$1,158	\$1,146	0	0	0
3 Star	4,294	4.3%	\$774	\$766	0	0	151
1 & 2 Star	2,344	4.4%	\$662	\$659	0	0	0
Submarket	7,724	4.5%	\$803	\$796	0	0	151

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-1.6%	6.2%	5.2%	8.1%	2005 Q1	4.5%	2019 Q3
Absorption Units	255	96	71	694	2005 Q1	(59)	2018 Q1
Delivered Units	132	96	79	775	2005 Q1	0	2018 Q1
Demolished Units	0	1	2	26	2015 Q4	0	2019 Q2
Asking Rent Growth (YOY)	1.8%	1.3%	1.0%	3.6%	2001 Q1	-1.9%	2009 Q4
Effective Rent Growth (YOY)	1.7%	1.3%	1.0%	3.8%	2018 Q4	-2.0%	2009 Q4
Sales Volume	\$8.4 M	\$11.3M	N/A	\$28.9M	2014 Q1	\$506.0K	2009 Q2

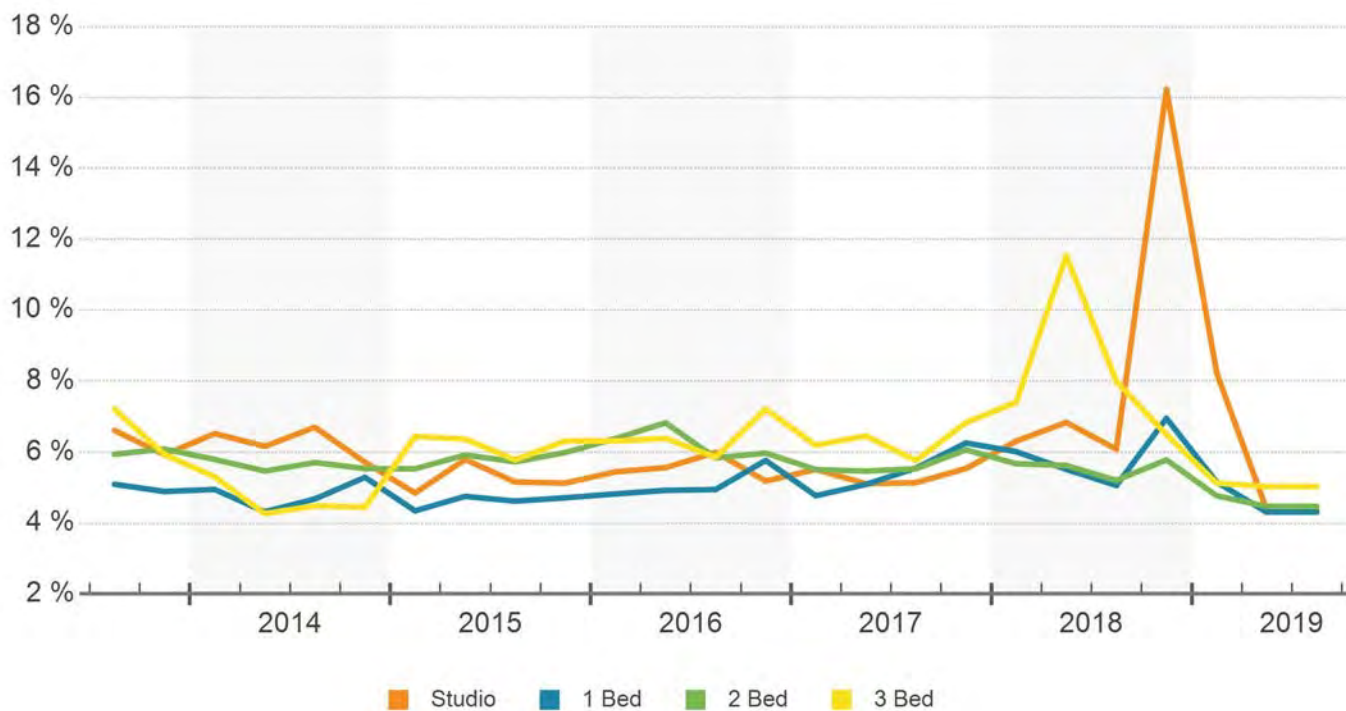
ABSORPTION, NET DELIVERIES & VACANCY



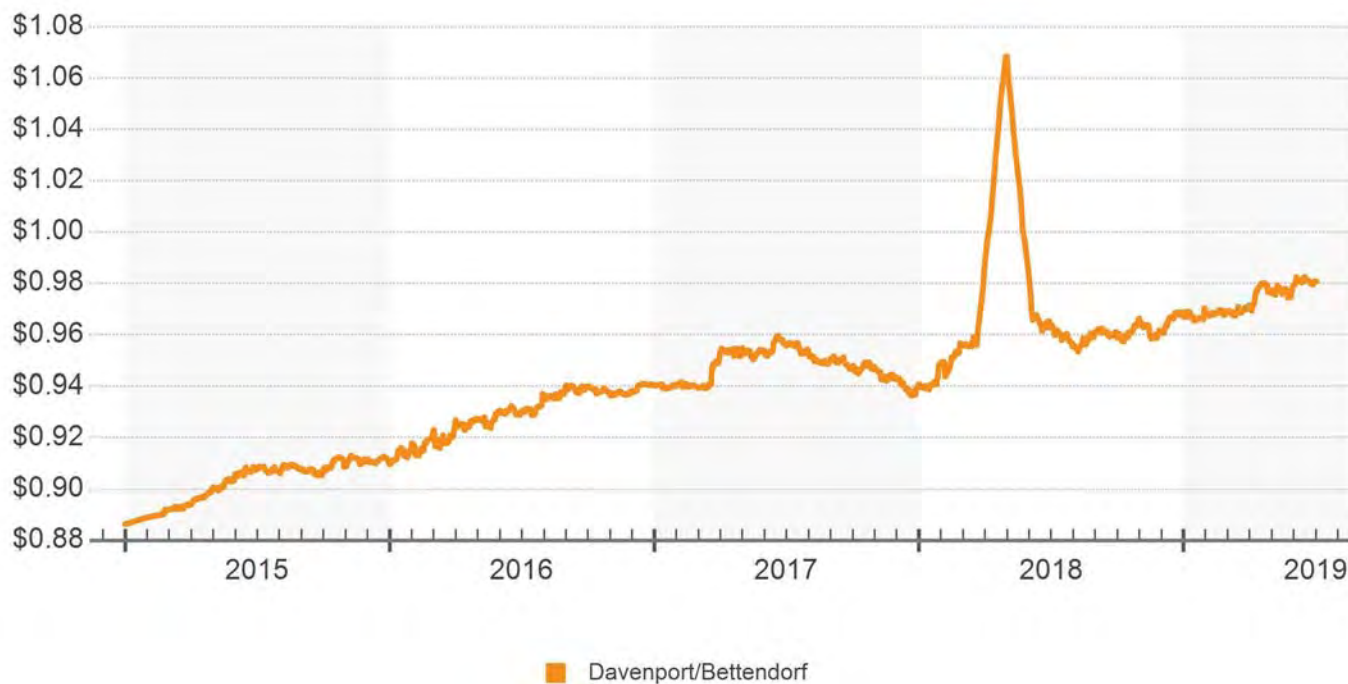
VACANCY RATE



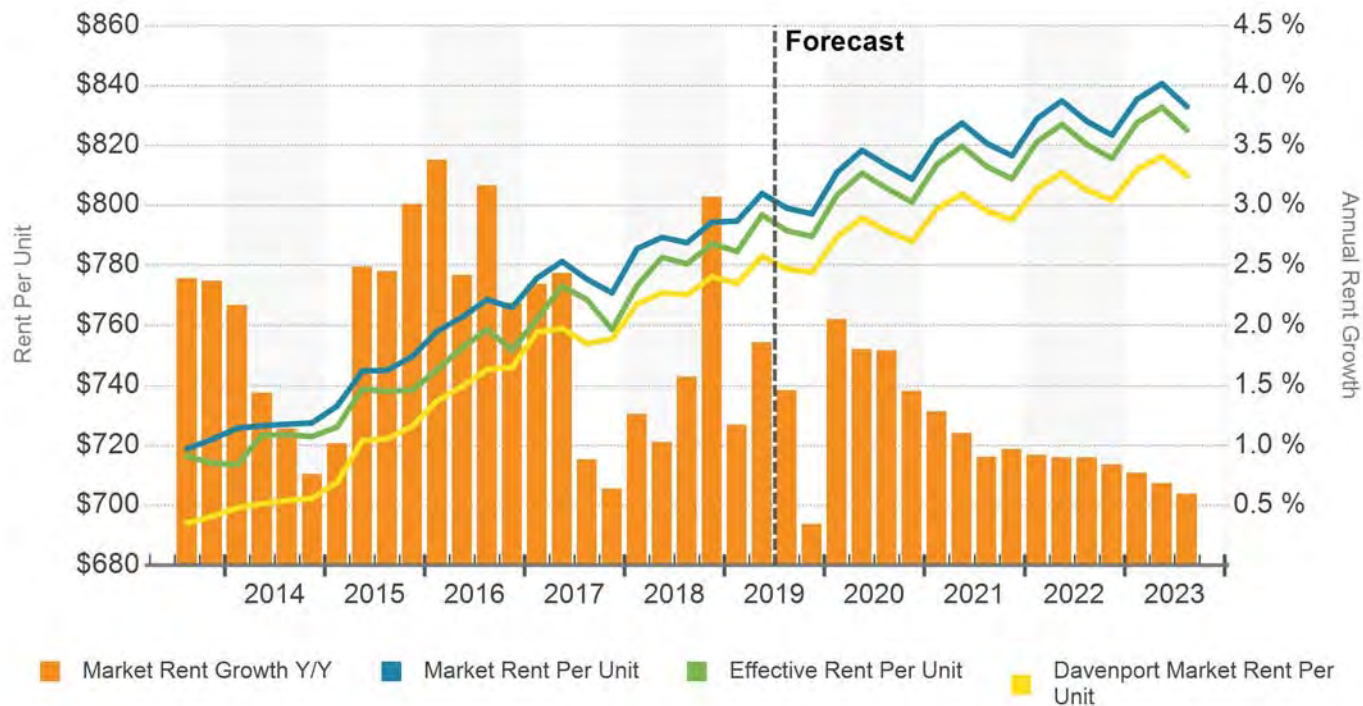
VACANCY BY BEDROOM



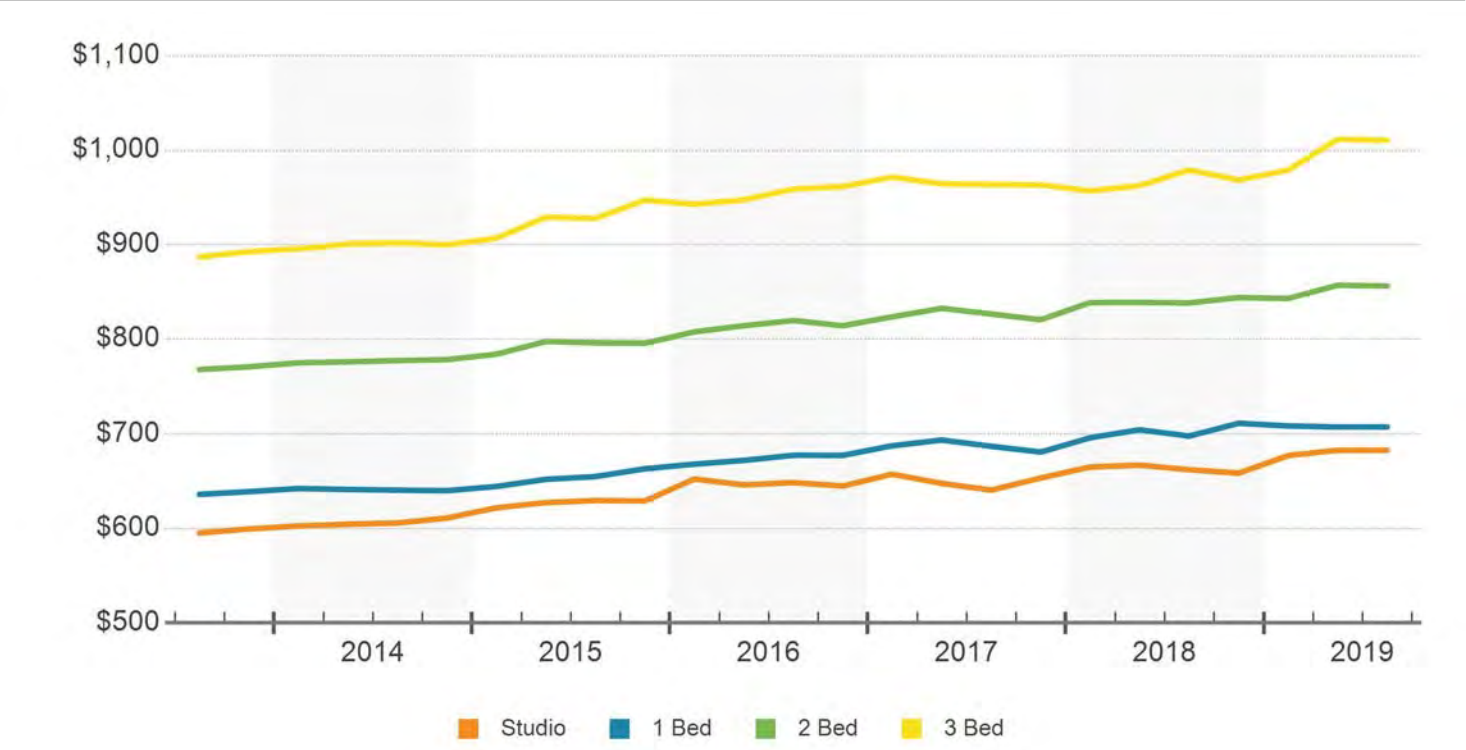
DAILY ASKING RENT PER SF



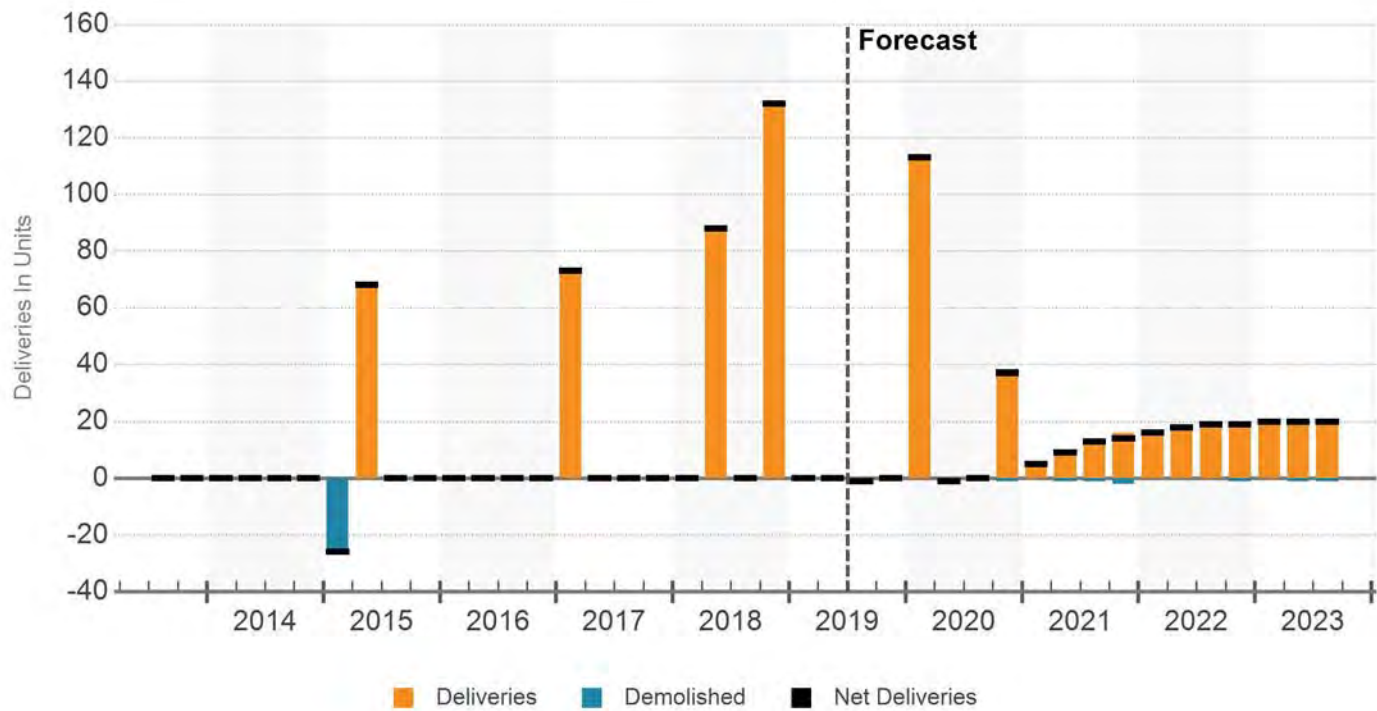
MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM

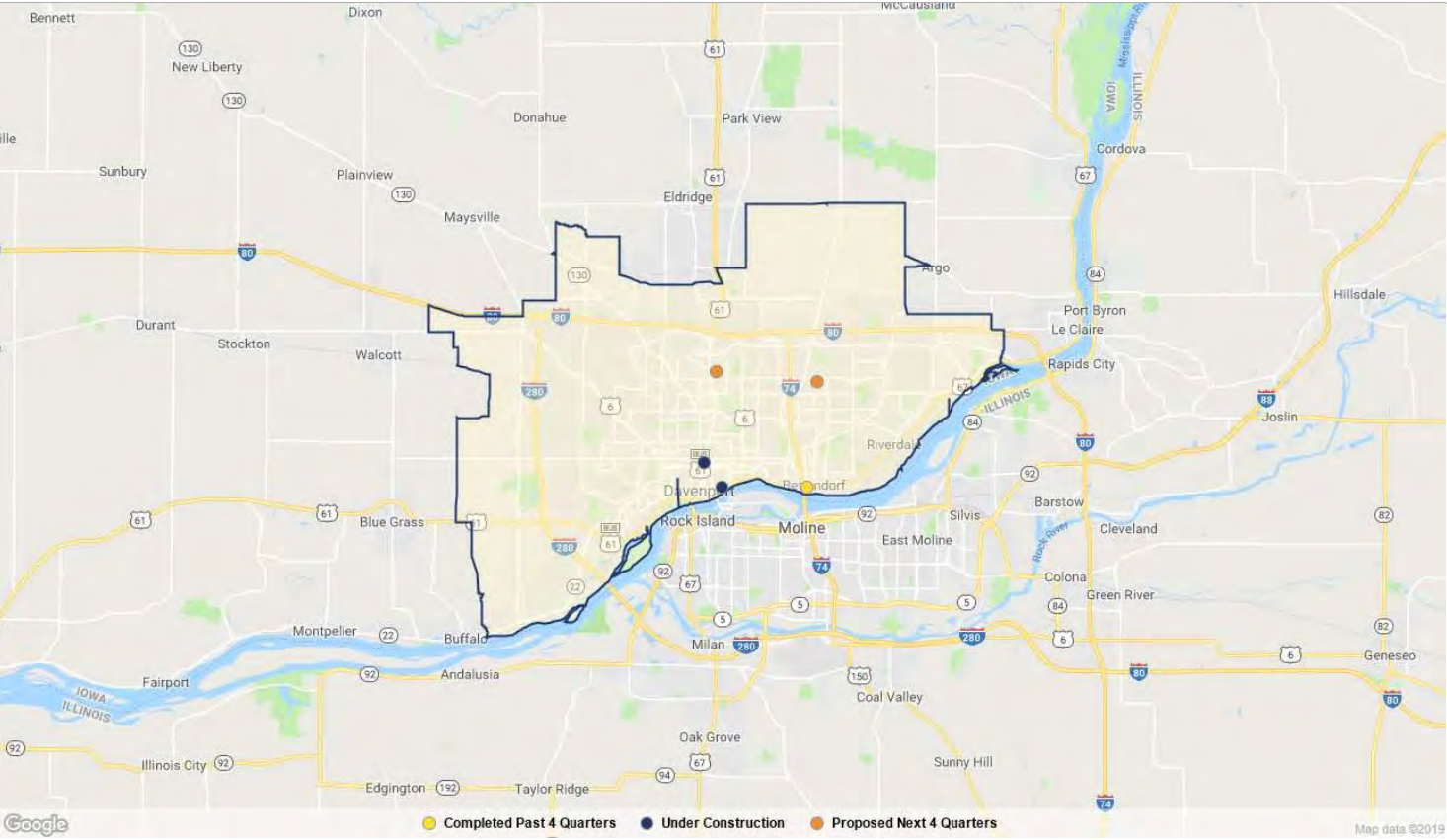


DELIVERIES & DEMOLITIONS

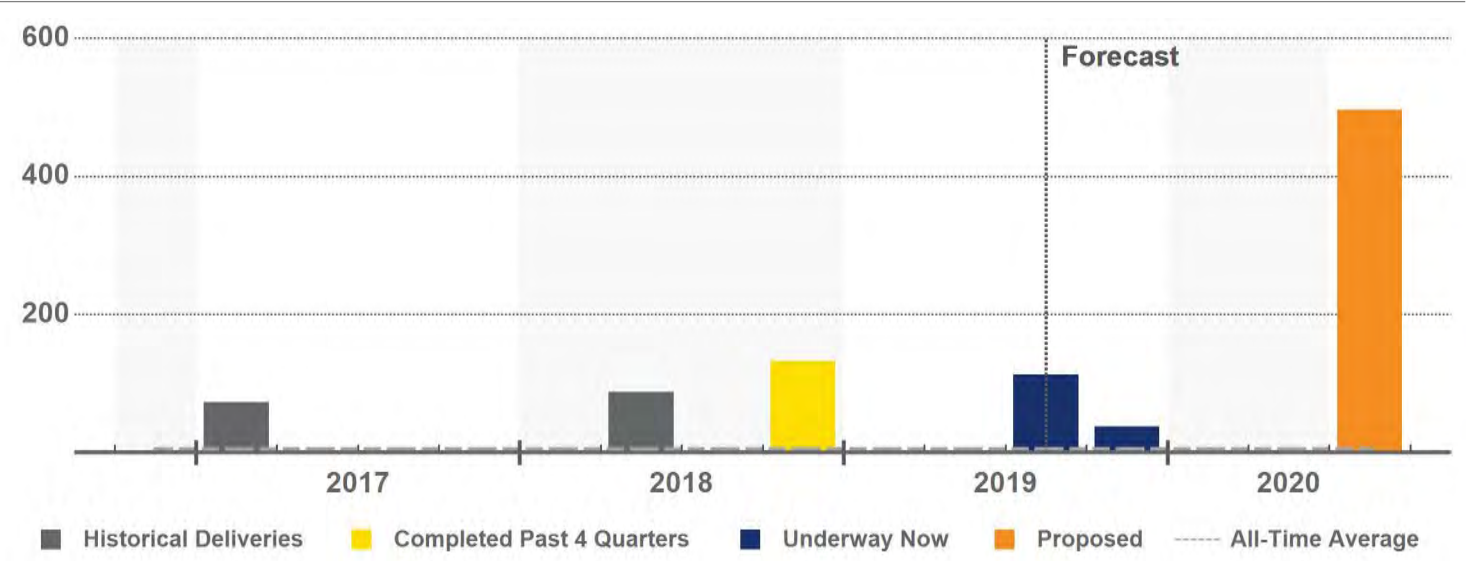


All-Time Annual Avg. Units	Delivered Units Past 4 Qtrs	Delivered Units Next 4 Qtrs	Proposed Units Next 4 Qtrs
16	132	151	496

PAST 4 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



RECENT DELIVERIES

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	The Bridges 1501 State St		132	-	Aug-2017	Dec-2018	Newbury Living Newbury Living

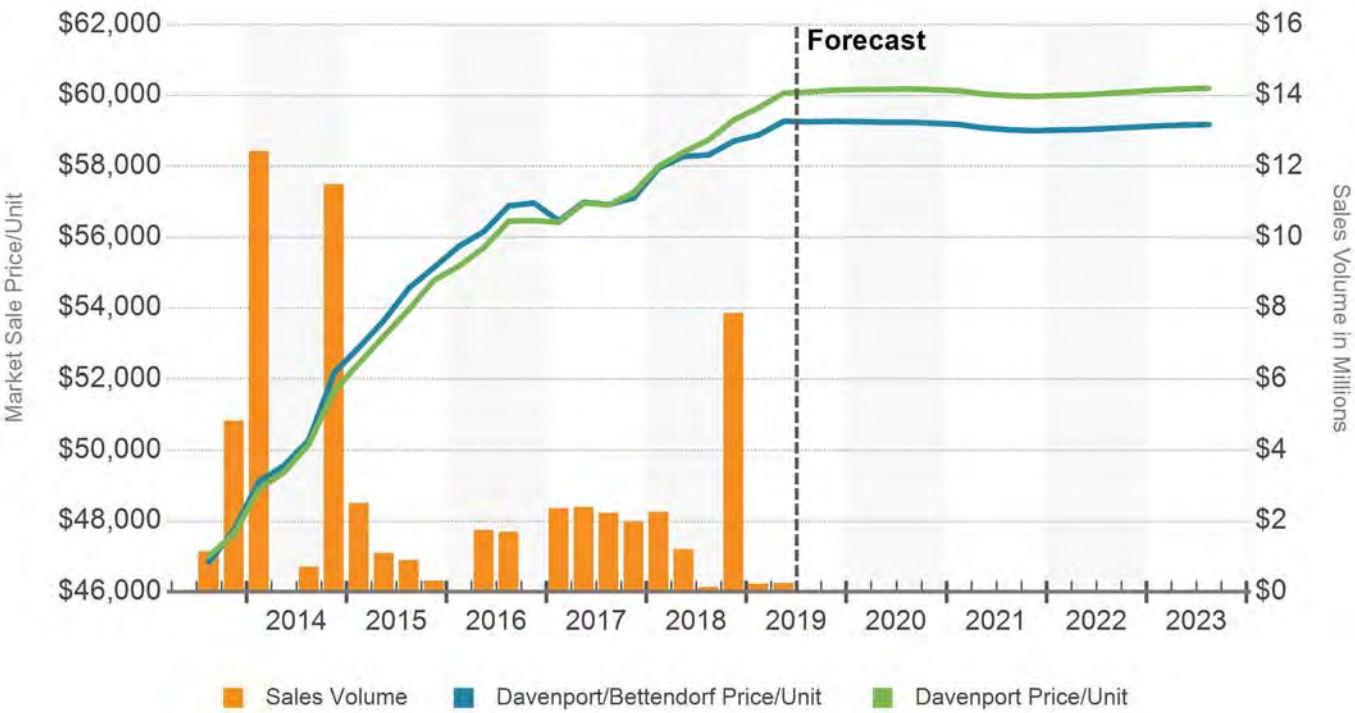
UNDER CONSTRUCTION

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	Gordon-Van Tine Lofts 736 Federal St		113	5	Oct-2017	Aug-2019	Y & J Properties LLC Y & J Properties LLC
2	1606 Brady St		38	-	Feb-2019	Oct-2019	Newbury Living -

PROPOSED

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	4607 E 53rd St		300	-	Sep-2019	Sep-2020	Watermark Residential -
2	The Reserve at City's Edge 5725 N Brady St		196	-	Sep-2019	Sep-2020	Perry Reid Properties -

SALES VOLUME & MARKET SALE PRICE PER UNIT



Sales Past 12 Months

Davenport/Bettendorf Multi-Family

Sale Comparables

10

Avg. Price/Unit (thous.)

\$39

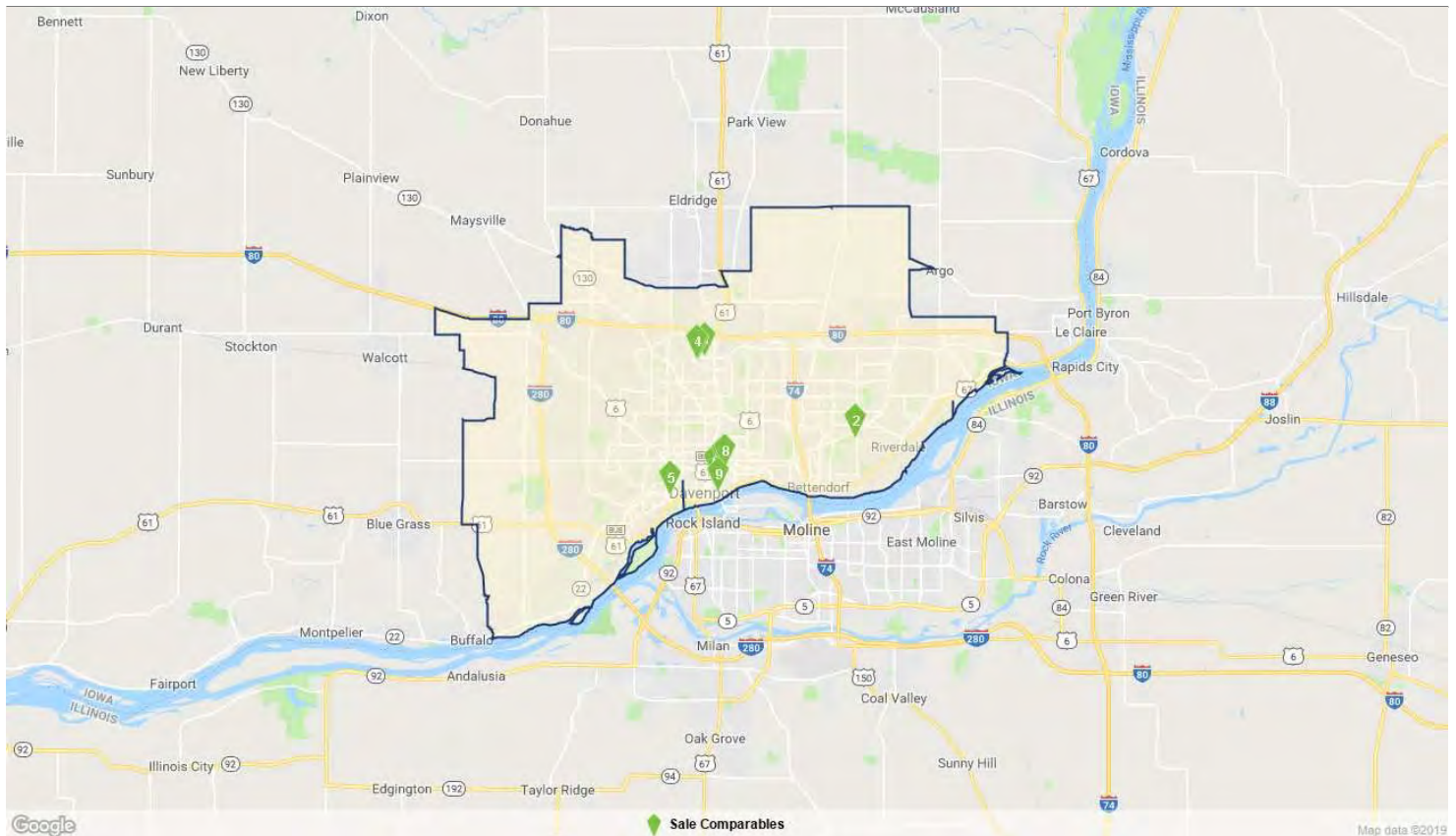
Average Price (mil.)

\$1.2

Average Vacancy at Sale

1.8%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$100,000	\$1,241,071	\$217,000	\$7,450,000
Price Per Unit	\$20,666	\$38,957	\$38,666	\$66,666
Cap Rate	10.0%	10.0%	10.0%	10.0%
Vacancy Rate at Sale	0%	1.8%	0%	6.7%
Time Since Sale in Months	1.6	7.4	6.7	11.1
Property Attributes	Low	Average	Median	High
Property Size in Units	3	30	6	192
Number of Floors	2	2	2	3
Average Unit SF	682	798	798	915
Year Built	1900	1936	1924	1983
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.1	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Sales Past 12 Months

Davenport/Bettendorf Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address		Property Information				Sale Information			
		Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1	Summer Ridge Apartment Ho... 322 W 65th St	★★★★★	1977	192	0%	12/14/2018	\$7,450,000	\$38,802	\$48
2	3430 Holiday Ct	★★★★★	1983	6	8.3%	12/19/2018	\$400,000	\$66,666	\$67
3	644 W 63rd St	★★★★★	1975	6	0%	5/15/2019	\$232,000	\$38,666	\$45
4	710 W 63rd Dr	★★★★★	-	6	0%	1/15/2019	\$217,000	\$36,166	\$42
5	1542 W 3rd St	★★★★★	1900	4	0%	7/30/2018	\$164,500	\$41,125	\$73
6	1028 Pershing Ave	★★★★★	1939	6	0%	8/1/2018	\$124,000	\$20,666	\$26
7	602 E 14th St	★★★★★	1910	3	0%	8/30/2018	\$100,000	\$33,333	\$43
2	3430 Holiday Ct	★★★★★	1983	6	8.3%	1/3/2019	-	-	-
8	637 E 15th St	★★★★★	1900	5	0%	9/26/2018	-	-	-
9	Halligan Lofts 402 E 4th St	★★★★★	1910	45	6.7%	12/5/2018	-	-	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	8,064	80	1.0%	55	0.7%	1.5
2022	7,984	71	0.9%	54	0.7%	1.3
2021	7,913	41	0.5%	52	0.7%	0.8
2020	7,872	149	1.9%	81	1.0%	1.8
2019	7,723	(1)	0%	180	2.3%	0
YTD	7,724	0	0%	185	2.4%	0
2018	7,724	220	2.9%	150	1.9%	1.5
2017	7,504	73	1.0%	55	0.7%	1.3
2016	7,431	0	0%	(20)	-0.3%	0
2015	7,431	42	0.6%	30	0.4%	1.4
2014	7,389	0	0%	16	0.2%	0
2013	7,389	48	0.7%	5	0.1%	9.6
2012	7,341	341	4.9%	343	4.7%	1.0
2011	7,000	72	1.0%	157	2.2%	0.5
2010	6,928	129	1.9%	61	0.9%	2.1
2009	6,799	18	0.3%	0	0%	-
2008	6,781	0	0%	66	1.0%	0
2007	6,781	24	0.4%	60	0.9%	0.4

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	1,284	82	6.8%	69	5.4%	1.2
2022	1,202	73	6.5%	57	4.8%	1.3
2021	1,129	43	4.0%	22	1.9%	2.0
2020	1,086	0	0%	(3)	-0.3%	0
2019	1,086	0	0%	142	13.1%	0
YTD	1,086	0	0%	143	13.2%	0
2018	1,086	132	13.8%	(3)	-0.3%	-
2017	954	73	8.3%	84	8.8%	0.9
2016	881	0	0%	(30)	-3.4%	0
2015	881	68	8.4%	66	7.5%	1.0
2014	813	0	0%	11	1.4%	0
2013	813	48	6.3%	75	9.2%	0.6
2012	765	341	80.4%	291	38.0%	1.2
2011	424	0	0%	3	0.7%	0
2010	424	0	0%	0	0%	-
2009	424	18	4.4%	16	3.8%	1.1
2008	406	0	0%	5	1.2%	0
2007	406	0	0%	2	0.5%	0

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	4,445	0	0%	(8)	-0.2%	0
2022	4,445	0	0%	1	0%	0
2021	4,445	0	0%	35	0.8%	0
2020	4,445	151	3.5%	92	2.1%	1.6
2019	4,294	0	0%	20	0.5%	0
YTD	4,294	0	0%	23	0.5%	0
2018	4,294	88	2.1%	145	3.4%	0.6
2017	4,206	0	0%	(37)	-0.9%	0
2016	4,206	0	0%	16	0.4%	0
2015	4,206	0	0%	(35)	-0.8%	0
2014	4,206	0	0%	28	0.7%	0
2013	4,206	0	0%	(61)	-1.5%	0
2012	4,206	0	0%	46	1.1%	0
2011	4,206	72	1.7%	134	3.2%	0.5
2010	4,134	129	3.2%	60	1.5%	2.2
2009	4,005	0	0%	(10)	-0.2%	0
2008	4,005	0	0%	38	0.9%	0
2007	4,005	24	0.6%	44	1.1%	0.5

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2023	2,335	(2)	-0.1%	(6)	-0.3%	0.3
2022	2,337	(2)	-0.1%	(4)	-0.2%	0.5
2021	2,339	(2)	-0.1%	(4)	-0.2%	0.5
2020	2,341	(2)	-0.1%	(8)	-0.3%	0.3
2019	2,343	(1)	0%	17	0.7%	-
YTD	2,344	0	0%	19	0.8%	0
2018	2,344	0	0%	8	0.3%	0
2017	2,344	0	0%	8	0.3%	0
2016	2,344	0	0%	(6)	-0.3%	0
2015	2,344	(26)	-1.1%	(1)	0%	26.0
2014	2,370	0	0%	(23)	-1.0%	0
2013	2,370	0	0%	(9)	-0.4%	0
2012	2,370	0	0%	6	0.3%	0
2011	2,370	0	0%	20	0.8%	0
2010	2,370	0	0%	1	0%	0
2009	2,370	0	0%	(6)	-0.3%	0
2008	2,370	0	0%	23	1.0%	0
2007	2,370	0	0%	14	0.6%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	450	5.6%	0.3	\$828	\$1.02	0.5%	(0.3)	\$820	\$1.01
2022	424	5.3%	0.2	\$823	\$1.01	0.8%	(0.1)	\$816	\$1.00
2021	407	5.1%	(0.2)	\$817	\$1.00	1.0%	(0.5)	\$809	\$0.99
2020	418	5.3%	0.8	\$809	\$0.99	1.5%	1.1	\$801	\$0.98
2019	350	4.5%	(2.3)	\$797	\$0.98	0.3%	(2.7)	\$790	\$0.97
YTD	345	4.5%	(2.3)	\$803	\$0.98	1.1%	(1.9)	\$796	\$0.97
2018	526	6.8%	0.6	\$794	\$0.97	3.1%	2.4	\$787	\$0.96
2017	464	6.2%	0.2	\$771	\$0.94	0.6%	(1.6)	\$759	\$0.92
2016	442	6.0%	0.5	\$766	\$0.93	2.2%	(0.8)	\$752	\$0.91
2015	407	5.5%	0.1	\$749	\$0.91	3.0%	2.2	\$739	\$0.90
2014	396	5.4%	(0.2)	\$728	\$0.88	0.8%	(1.6)	\$723	\$0.88
2013	414	5.6%	0.5	\$722	\$0.88	2.4%	0.8	\$714	\$0.87
2012	373	5.1%	(0.2)	\$705	\$0.86	1.6%	0.9	\$701	\$0.85
2011	373	5.3%	(1.2)	\$694	\$0.84	0.7%	0.3	\$690	\$0.84
2010	453	6.5%	0.9	\$690	\$0.84	0.4%	2.3	\$685	\$0.83
2009	385	5.7%	0.2	\$687	\$0.84	-1.9%	(3.5)	\$683	\$0.83
2008	368	5.4%	(0.9)	\$701	\$0.85	1.6%	(0.8)	\$696	\$0.85
2007	431	6.4%	(0.6)	\$690	\$0.84	2.4%	-	\$685	\$0.83

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	111	8.6%	0.5	\$1,179	\$1.29	0.3%	(0.4)	\$1,166	\$1.27
2022	98	8.2%	0.9	\$1,175	\$1.28	0.8%	(0.4)	\$1,163	\$1.27
2021	82	7.3%	1.7	\$1,166	\$1.27	1.2%	(1.1)	\$1,154	\$1.26
2020	61	5.6%	0.3	\$1,153	\$1.26	2.3%	(1.5)	\$1,140	\$1.24
2019	57	5.3%	(13.0)	\$1,127	\$1.23	3.8%	3.1	\$1,114	\$1.21
YTD	57	5.2%	(13.1)	\$1,158	\$1.26	6.7%	6.0	\$1,146	\$1.25
2018	199	18.3%	11.6	\$1,085	\$1.18	0.7%	0.6	\$1,069	\$1.16
2017	64	6.7%	(1.4)	\$1,077	\$1.17	0.1%	(3.0)	\$1,056	\$1.15
2016	71	8.1%	3.5	\$1,076	\$1.17	3.1%	(2.5)	\$1,060	\$1.16
2015	41	4.6%	(0.1)	\$1,044	\$1.14	5.6%	3.3	\$1,033	\$1.13
2014	38	4.7%	(1.4)	\$989	\$1.08	2.3%	(0.4)	\$979	\$1.07
2013	50	6.1%	(3.9)	\$966	\$1.06	2.7%	(0.8)	\$964	\$1.05
2012	76	10.0%	3.9	\$941	\$1.03	3.5%	2.0	\$939	\$1.03
2011	26	6.1%	(0.5)	\$909	\$0.99	1.5%	1.5	\$905	\$0.99
2010	28	6.6%	(0.1)	\$895	\$0.98	0%	2.4	\$892	\$0.97
2009	28	6.7%	0.1	\$895	\$0.98	-2.4%	(3.8)	\$888	\$0.97
2008	27	6.6%	(1.1)	\$917	\$1.00	1.4%	(0.9)	\$911	\$1.00
2007	31	7.7%	(0.6)	\$904	\$0.99	2.3%	-	\$897	\$0.98

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	219	4.9%	0.2	\$801	\$0.99	0.6%	(0.3)	\$793	\$0.98
2022	211	4.8%	0	\$797	\$0.98	0.9%	0	\$788	\$0.97
2021	212	4.8%	(0.8)	\$790	\$0.97	0.9%	(0.4)	\$781	\$0.96
2020	246	5.5%	1.2	\$782	\$0.96	1.3%	2.0	\$774	\$0.95
2019	188	4.4%	(0.5)	\$772	\$0.95	-0.7%	(4.9)	\$764	\$0.94
YTD	185	4.3%	(0.5)	\$774	\$0.95	-0.5%	(4.6)	\$766	\$0.94
2018	207	4.8%	(1.6)	\$778	\$0.96	4.2%	3.7	\$771	\$0.95
2017	272	6.5%	0.9	\$747	\$0.92	0.5%	(1.7)	\$732	\$0.90
2016	234	5.6%	(0.1)	\$743	\$0.91	2.2%	(0.1)	\$726	\$0.89
2015	236	5.6%	0.8	\$727	\$0.89	2.4%	1.6	\$715	\$0.88
2014	202	4.8%	(0.7)	\$710	\$0.87	0.7%	(1.5)	\$707	\$0.87
2013	231	5.5%	1.4	\$705	\$0.87	2.2%	1.2	\$694	\$0.85
2012	171	4.1%	(1.1)	\$690	\$0.85	1.0%	0.6	\$685	\$0.84
2011	215	5.1%	(1.5)	\$683	\$0.84	0.5%	(0.1)	\$679	\$0.84
2010	275	6.7%	1.5	\$680	\$0.84	0.6%	2.4	\$674	\$0.83
2009	207	5.2%	0.2	\$676	\$0.83	-1.8%	(3.5)	\$672	\$0.83
2008	197	4.9%	(0.9)	\$688	\$0.85	1.7%	(0.8)	\$684	\$0.84
2007	235	5.9%	(0.5)	\$677	\$0.83	2.4%	-	\$672	\$0.83

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rent	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Per Unit	Per SF
2023	119	5.1%	0.2	\$682	\$0.89	0.5%	(0.3)	\$679	\$0.89
2022	115	4.9%	0.1	\$679	\$0.89	0.8%	0	\$675	\$0.88
2021	113	4.8%	0.1	\$673	\$0.88	0.8%	(0.2)	\$670	\$0.88
2020	111	4.7%	0.3	\$668	\$0.87	1.0%	1.2	\$665	\$0.87
2019	105	4.5%	(0.7)	\$661	\$0.87	-0.2%	(2.8)	\$658	\$0.86
YTD	103	4.4%	(0.7)	\$662	\$0.83	-0.1%	(2.6)	\$659	\$0.83
2018	120	5.1%	(0.3)	\$663	\$0.83	2.5%	1.0	\$659	\$0.83
2017	128	5.5%	(0.4)	\$647	\$0.81	1.5%	0.3	\$644	\$0.81
2016	137	5.8%	0.3	\$637	\$0.80	1.3%	(1.0)	\$630	\$0.79
2015	130	5.6%	(1.0)	\$629	\$0.78	2.2%	2.5	\$620	\$0.77
2014	156	6.6%	1.0	\$615	\$0.76	-0.2%	(2.8)	\$611	\$0.76
2013	133	5.6%	0.3	\$616	\$0.77	2.5%	1.3	\$613	\$0.76
2012	126	5.3%	(0.3)	\$601	\$0.75	1.2%	0.7	\$598	\$0.74
2011	132	5.6%	(0.7)	\$594	\$0.74	0.5%	0.4	\$590	\$0.73
2010	149	6.3%	0	\$591	\$0.73	0.2%	2.1	\$587	\$0.73
2009	150	6.3%	0.2	\$590	\$0.73	-1.9%	(3.3)	\$586	\$0.73
2008	144	6.1%	(0.9)	\$601	\$0.75	1.4%	(0.9)	\$597	\$0.74
2007	166	7.0%	(0.6)	\$593	\$0.74	2.3%	-	\$589	\$0.73

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$59,192	178	8.6%
2022	-	-	-	-	-	-	\$59,102	177	8.6%
2021	-	-	-	-	-	-	\$59,004	177	8.6%
2020	-	-	-	-	-	-	\$59,214	178	8.5%
2019	-	-	-	-	-	-	\$59,267	178	8.4%
YTD	3	\$0.4 M	0.2%	\$224,500	\$37,417	-	\$59,246	178	8.3%
2018	8	\$11.4 M	3.9%	\$2,284,800	\$46,439	10.6%	\$58,711	176	8.3%
2017	19	\$8.9 M	7.5%	\$639,062	\$29,238	8.8%	\$57,107	171	8.3%
2016	7	\$3.4 M	1.5%	\$570,667	\$32,923	8.8%	\$56,963	171	8.2%
2015	12	\$4.8 M	2.2%	\$437,909	\$32,547	10.0%	\$55,139	165	8.2%
2014	10	\$24.6 M	4.6%	\$2,461,500	\$72,185	10.5%	\$52,166	156	8.3%
2013	24	\$17.8 M	12.7%	\$1,268,857	\$39,830	9.0%	\$47,744	143	8.7%
2012	19	\$24.4 M	8.8%	\$1,435,318	\$39,935	9.2%	\$46,830	140	8.6%
2011	12	\$20.4 M	3.9%	\$2,553,438	\$82,702	13.1%	\$44,738	134	8.7%
2010	6	\$6.6 M	5.6%	\$1,324,600	\$18,977	-	\$40,649	122	9.1%
2009	8	\$1.9 M	1.3%	\$312,410	\$27,166	-	\$31,088	93	10.1%
2008	6	\$0.7 M	0.8%	\$240,833	\$26,759	-	\$33,341	100	9.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$90,175	177	8.0%
2022	-	-	-	-	-	-	\$90,533	177	8.0%
2021	-	-	-	-	-	-	\$90,904	178	8.0%
2020	-	-	-	-	-	-	\$91,759	180	7.9%
2019	-	-	-	-	-	-	\$92,608	181	7.8%
YTD	-	-	-	-	-	-	\$93,295	183	7.8%
2018	1	\$2.2 M	2.8%	\$2,250,000	\$75,000	-	\$93,456	183	7.7%
2017	1	\$0 M	13.8%	-	-	-	\$92,046	180	7.6%
2016	-	-	-	-	-	-	\$91,173	179	7.5%
2015	-	-	-	-	-	-	\$87,316	171	7.6%
2014	-	-	-	-	-	-	\$82,496	162	7.7%
2013	-	-	-	-	-	-	\$74,814	147	8.1%
2012	-	-	-	-	-	-	\$73,322	144	8.1%
2011	1	\$19.0 M	45.3%	\$18,969,000	\$98,797	-	\$69,786	137	8.2%
2010	-	-	-	-	-	-	\$63,559	125	8.5%
2009	-	-	-	-	-	-	\$48,526	95	9.4%
2008	-	-	-	-	-	-	\$51,025	100	9.3%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$55,038	183	8.4%
2022	-	-	-	-	-	-	\$54,882	182	8.3%
2021	-	-	-	-	-	-	\$54,675	182	8.3%
2020	-	-	-	-	-	-	\$54,661	182	8.2%
2019	-	-	-	-	-	-	\$54,240	180	8.1%
YTD	-	-	-	-	-	-	\$53,600	178	8.1%
2018	3	\$7.4 M	5.7%	\$7,450,000	\$38,802	12.0%	\$53,014	176	8.1%
2017	1	\$0 M	1.0%	-	-	-	\$51,447	171	8.0%
2016	1	\$0.4 M	0.6%	\$375,000	\$15,625	-	\$51,349	171	7.9%
2015	-	-	-	-	-	-	\$49,823	166	7.9%
2014	3	\$22.4 M	6.3%	\$7,473,333	\$84,604	9.3%	\$47,232	157	8.1%
2013	5	\$10.5 M	14.5%	\$3,486,667	\$51,782	8.1%	\$43,028	143	8.5%
2012	4	\$20.8 M	11.3%	\$6,933,333	\$45,916	8.3%	\$42,308	141	8.4%
2011	-	-	-	-	-	-	\$40,425	134	8.5%
2010	2	\$5.4 M	7.4%	\$2,700,000	\$17,647	-	\$36,763	122	8.8%
2009	-	-	-	-	-	-	\$27,947	93	9.8%
2008	1	\$0.3 M	0.3%	\$315,000	\$26,250	-	\$30,100	100	9.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2023	-	-	-	-	-	-	\$52,714	168	9.3%
2022	-	-	-	-	-	-	\$52,543	168	9.3%
2021	-	-	-	-	-	-	\$52,431	168	9.3%
2020	-	-	-	-	-	-	\$52,767	169	9.2%
2019	-	-	-	-	-	-	\$53,353	170	9.1%
YTD	3	\$0.4 M	0.8%	\$224,500	\$37,417	-	\$54,178	173	9.1%
2018	4	\$1.7 M	1.2%	\$574,667	\$71,833	9.9%	\$53,416	171	9.1%
2017	17	\$8.9 M	16.7%	\$639,062	\$29,238	8.8%	\$51,654	165	9.1%
2016	6	\$3.0 M	3.7%	\$609,800	\$38,112	8.8%	\$51,758	165	8.9%
2015	12	\$4.8 M	7.0%	\$437,909	\$32,547	10.0%	\$50,312	161	8.9%
2014	7	\$2.2 M	3.2%	\$313,571	\$28,882	12.9%	\$47,470	152	9.1%
2013	19	\$7.3 M	13.8%	\$664,000	\$29,934	9.4%	\$44,146	141	9.4%
2012	15	\$3.6 M	7.0%	\$257,171	\$22,787	10.2%	\$43,132	138	9.4%
2011	11	\$1.5 M	3.4%	\$208,357	\$26,518	13.1%	\$41,310	132	9.5%
2010	4	\$1.2 M	3.3%	\$407,667	\$28,442	-	\$37,404	120	9.8%
2009	8	\$1.9 M	3.8%	\$312,410	\$27,166	-	\$28,965	93	10.9%
2008	5	\$0.4 M	1.9%	\$203,750	\$27,167	-	\$31,295	100	10.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2023	-	8,065	5.6%	-	82	-	80	-	-
2022	-	7,985	5.3%	-	73	-	72	-	-
2021	-	7,913	5.1%	-	43	-	41	-	-
2020	-	7,872	5.3%	-	151	-	149	-	-
2019	-	7,723	4.5%	-	0	-	(1)	-	-
YTD	160	7,724	4.5%	0	0	0	0	2	151
2018	160	7,724	6.8%	3	220	3	220	1	113
2017	157	7,504	6.2%	2	73	2	73	4	333
2016	155	7,431	6.0%	0	0	0	0	2	73
2015	155	7,431	5.5%	1	68	0	42	1	25
2014	155	7,389	5.4%	0	0	0	0	1	68
2013	155	7,389	5.6%	1	48	1	48	1	68
2012	154	7,341	5.1%	2	341	2	341	1	48
2011	152	7,000	5.3%	1	72	1	72	2	341
2010	151	6,928	6.5%	1	129	1	129	2	388
2009	150	6,799	5.7%	1	18	1	18	1	129
2008	149	6,781	5.4%	0	0	0	0	2	147
2007	149	6,781	6.4%	1	24	1	24	0	0

Existing Sanitary and Storm lines through your properties



COMPARABLE LAND SALES



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID P1305-02
Alternate ID P30015
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description STEFFEN'S 1ST ADD Lot: 002 STEFFEN'S 1ST ADD
(Note: Not to be used on legal documents)
Deed Book/Page 2018-52647
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision STEFFEN'S 1ST ADD



Owners - Auditor's Office

Deed Holder
WIESE MICHAEL
2512 FULTON AV
DAVENPORT IA 52803

Contract Holder

Mailing Address
WIESE MICHAEL
2512 FULTON AV
DAVENPORT IA 52803

WIESE REBECCA
2512 FULTON AV
DAVENPORT IA 52803

Land - Assessor's Office

Map Area P30
Lot Dimensions Regular Lot: 151.10 x 277.00
Lot Area 0.96 Acres; 41,855 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/12/2018	BOLKEMA, JOSHUA	WIESE, MICHAEL	2018-52647	Vacant lot	WD		\$25,000.00
5/30/2017	STEFFEN FAMILY TRUST	BOLKEMA, JOSHUA	2017-13633	Vacant lot	WD		\$22,250.00
5/15/2003	STEFFEN, DELMA M STEFFEN, JAMES C	THE STEFFEN FAMILY TRUST	2003-43931	NONE	WD		\$0.00
5/15/2003		STEFFEN, DELMA M STEFFEN, JAMES C	2003-28792	NONE	TRST		\$0.00



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	S3017A01
Alternate ID	S01021
Property Address	N/A
Sec/Twp/Rng	N/A
Brief Tax Description	FENNELLYS NORTH UTAH ADDITION Lot: 1 (Note: Not to be used on legal documents)
Deed Book/Page	2018-1309
Contract Book/Page	
Gross Acres	2.45
Net Acres	2.45
Adjusted CSR Pts	201.94
Class	A - Agriculture (Note: This is for tax purposes only. Not to be used for zoning.)
District	DADA - DAVENPORT AG DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	FENNELLYS NORTH UTAH ADDITION



Owners - Auditor's Office

Deed Holder
BYRD NATHAN M
10985 150TH ST
DAVENPORT IA 52804

Contract Holder

Mailing Address
BYRD NATHAN M
10985 150TH ST
DAVENPORT IA 52804

BYRD KELLIE R
10985 150TH ST
DAVENPORT IA 52804

Land - Assessor's Office

Map Area S01
Lot Area 2.45 Acres ; 106,722 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Permits -Assessor's Office

Permit #	Date	Description	Amount
WO	01/26/2016	Work Order	0

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
1/10/2018	FENNELLY, MIKE	BYRD, NATHAN M	2018-01309	Improvements or demolition after January 1 of the year of the sale	WD		\$99,000.00
7/21/2015		FENNELLY, MIKE	2015-22247	Split of division	PLAT		\$0.00

Recent Sales in Area

From:

02/05/2009

To:

02/05/2019

Sales by Neighborhood

Sales by Distance

1500

Feet ▼

Valuation - Assessor's Office

	2018	2017	2016
Classification	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$6,060	\$6,060	\$6,170
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0
= Gross Assessed Value	\$6,060	\$6,060	\$6,170
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$6,060	\$6,060	\$6,170

Taxation - Auditor\Treasurer's Office

	2017 Pay 2018-2019	2016 Pay 2017-2018
+ Taxable Land Value	\$3,300	\$2,931
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0
= Gross Taxable Value	\$3,300	\$2,931
- Military Credit	\$0	\$0
= Net Taxable Value	\$3,300	\$2,931
x Levy Rate (per \$1000 of value)	25.70824	26.15705
= Gross Taxes Due	\$84.84	\$76.67
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00
= Net Taxes Due	\$84.00	\$76.00



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID V0649-06
Alternate ID V05074
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description LINNS Lot: 002 LINNS (EXC W 20')
(Note: Not to be used on legal documents)
Deed Book/Page 2017-27956
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision LINNS



Owners - Auditor's Office

Deed Holder
VASTINE WILLIAM G
6626 W 60TH ST
DAVENPORT IA 52806

Contract Holder

Mailing Address
VASTINE WILLIAM G
6626 W 60TH ST
DAVENPORT IA 52806

Land - Assessor's Office

Map Area V05
Lot Dimensions Regular Lot: 80.00 x 345.00
Lot Area 0.63 Acres; 27,600 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/9/2017	LAWRENCE E HATFIELD TRUST	VASTINE, WILLIAM G	2017-27956	Vacant lot	TRST		\$17,000.00
6/25/2007	HATFIELD,LAWRENCE E HATFIELD,BARBARA L	LAWRENCE E HATFIELD LIVING TRST	2007-19163	NONE	QCD		\$0.00
9/2/1994	HARMSSEN, ROBERT C	HATFIELD,LAWRENCE E HATFIELD,BARBARA L	1994-26781	NONE	WD		\$12,000.00
1/1/1993	LEONARD, BONITA LEONARD, LYLE E	HARMSSEN, ROBERT C		NONE	X		\$0.00
4/14/1986		LEONARD, BONITA LEONARD, LYLE E	1986-5710	NONE	X		\$12,500.00



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID S3221-05
Alternate ID S18025
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description HARKSEN'S 1ST ADD Lot: 001 HARKSEN'S 1ST ADD
(Note: Not to be used on legal documents)
Deed Book/Page 2017-28794
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision HARKSEN'S 1ST ADD



Owners - Auditor's Office

Deed Holder
MORSE GUY
810 5TH ST
COLONA IL 61241

Contract Holder

Mailing Address
MORSE GUY
810 5TH ST
COLONA IL 61241

MORSE SHANNON
810 5TH ST
COLONA IL 61241

Land - Assessor's Office

Map Area S18
Lot Dimensions Regular Lot: 161.60 x 473.00
Lot Area 1.76 Acres; 76,437 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/17/2017	DYER ROBERT S	MORSE, GUY	2017-28794	Vacant lot	WD	Y	\$42,500.00
5/29/1981		DYER, ROBERT S DYER, PAMELA K	1981-07915	NONE	X		\$0.00



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID S3221-06
Alternate ID S18024
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description HARKSEN'S 1ST ADD Lot: 002 HARKSEN'S 1ST ADD
(Note: Not to be used on legal documents)
Deed Book/Page 2017-28794
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision HARKSEN'S 1ST ADD



Owners - Auditor's Office

Deed Holder
MORSE GUY
810 5TH ST
COLONA IL 61241

Contract Holder

Mailing Address
MORSE GUY
810 5TH ST
COLONA IL 61241

MORSE SHANNON
810 5TH ST
COLONA IL 61241

Land - Assessor's Office

Map Area S18
Lot Dimensions Regular Lot: 131.10 x 450.00
Lot Area 1.35 Acres; 58,995 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/17/2017	DYER ROBERT S	MORSE, GUY	2017-28794	Vacant lot	WD		\$42,500.00
5/29/1981		DYER, ROBERT S DYER, PAMELA K	1981-07915	NONE	X		\$0.00



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID 20533-34
Alternate ID 209011
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description WAYSON'S 1ST ADD Lot: 003 WAYSON'S 1ST ADD
(Note: Not to be used on legal documents)
Deed Book/Page 2018-51938
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision WAYSON'S 1ST ADD



Owners - Auditor's Office

Deed Holder
WILKISON MOLLY A
5156 NOBIS CT
DAVENPORT IA 52802

Contract Holder

Mailing Address
WILKISON MOLLY A
5156 NOBIS CT
DAVENPORT IA 52802

JOHNSON JOHN D

JOHNSON THERESE A

Land - Assessor's Office

Map Area R209
Lot Dimensions Regular Lot: 177.70 x 127.00
Lot Area 0.52 Acres; 22,568 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Photos - Assessor's Office



Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/29/2018	WILKISON, KENNETH R	WILKISON, MOLLY A	2018-51938	Sale between family members or related parties	CT - Will		\$0.00
7/29/2016	HOLMSTROM LESLIE N	WILKISON, KENNETH R	2016-20454	Vacant lot	WD		\$11,750.00
8/30/2005	HOLMSTROM, LESLIE N JACOBS, WILLIAM E	HOLMSTROM, LESLIE N	2005-36290	NONE	WD		\$7,250.00
8/2/1983		HOLMSTROM, LESLIE N JACOBS, WILLIAM E	1983-13257	NONE	X		\$0.00

COMPARABLE SALES



MLS #: 4199911 **St:** Sold **Cat:** Residential-Income **LP:** \$159,900
Area: 52 Davenport, SW1/4,S of Kimberly-W of **Type:** Residential Income
Addr: 2632 HARRISON Street **Unit #:**
City: Davenport IA **Zip Code:** 52803
Subd: PARK AVE & HARRISON ST **Cnty:** Scott

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
	7	2	1 / 0	1	N	\$900
	6	2	1 / 0	1	N	\$950
			/			
			/			
			/			

Total # Units: 2 **Year Built:** 1937
Apx Lot Size: 134x67 **New Construction:**

Virtual Tour:**Directions:** Kimberly Rd, South on Harrison to Property**ANNUAL OWNER EXPENSES:**

Advertising: \$0 **Gross Ann Rent Inc:** \$22,200
Insurance: \$0 **Misc Ann Inc:** \$0
Management: \$0 **Gross Ann Inc:** \$0
Maintenance: \$0
Garbage: \$0
Electric: \$0
Gas: \$0
Water/Sewer: \$0
Taxes: \$3,634.00 / 2017 **Exemptions:** None
Other Exp:
Other Exp:

Total SqFt: 3053
Total # Parking: 2
Total # Wtr Htrs: 1
Total # Heat Units: 1
Total # Cent Air Units: 1
Total # Gas Meters: 1
Total # Elec Meters: 2
Total # Water Meters: 1
Ann Vacancy Factor:
Assessed Value: \$168,000.00
Manager On-Site: No
Manager Unit #:

Cert of Zoning: **Flood Insurance:** No **Repossessed:** N **Disclosed Short Sale:** **Elem School:**
Parcel ID: B0027-19 **Middle School:** **High School:** Davenport
Legal: Sec:23 Twp:78 Rng:03PT OF SW/4 OF NE/4SEC 23-78-3 Sec:23 Twp:78 Rng:03PT OF SW/4 OF NE/4SEC 23-78-3 COM ATPT 323.46' N OF

All brick up/down duplex conversion. Both units have 2 bedrooms, 1 bathroom, hardwood flooring, updated kitchen and baths. Common laundry located in basement. Detached two car garage. Per seller; Roof was replaced in 2017

24-48 Hours notice to show. Laundry shared in basement. Landlord pays for gas and water. Unit 1 (first floor) is month to month. Unit 2 (upstairs) lease thru 8/2019

Exterior: Brick **Style:** Conversion
Roofing: Composition **Gar/Park:** Detached
Basement: Full **Laundry Facilities:** Laundry Facilities/Common
Heat/Cool: Forced Air, Water Heater - Gas
Water/Sewer: Public Sewer, Public Water
Appliances-Some: Dishwasher, Microwave Oven, Refrigerator, Range/Oven **Info. on File:** Legal Description
Appliances-All:
Showing: Electronic Keybox/Keysafe
Interior Amenities: Unfurnished
Exterior Amenities: Security Lighting
Add'l Amenities:
Financing: Cash, Conventional **Road/Access:** Curbs & Gutters
Possession: Tenant's Rights **Lease Info:** 1 Year
Lot Description: Level **Tenant Pays:** Electric Only

Owner: Arsenal Properties **Phone:** **Also Ref MLS#:**
LO: EXP REALTY, LLC. F05969000/477.014004 Office: 833-835-5566 **F...**
LA: Kate Howard S62279000/475.158627 Cell: 563-940-3383 **Appt:**
List Team: **LA Email:** katehasthekey@gmail.com **Cell:** 563-940-3383
CLA: **CLO:** **LD:** 2/15/2019
OLA: **OLO:** **Cell:** **XD:** 8/15/2019
Co-op Compensation: 2.40 **Dual/Var:** No **List Type:** Exclusive Right to Sell

Original Price: \$159,900 **Selling Agent:** Beth Nolting **Co-Selling**
Sell Team: **Selling Office:** RE/MAX River Cities **Co-Selling Office:**
Sold Price: \$155,000 **Closing Date:** 5/3/2019 **Contract Date:** 3/10/2019 **How Sold:** FHA **DOM:** 23 **Concessions:** 4000.00

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA



MLS #: 4190786 **St:** Sold **Cat:** Residential-Income **LP:** \$155,000
Area: 52 Davenport, SW1/4,S of Kimberly-W of **Type:** Residential Income
Addr: 528 W 6TH Street **Unit #:**
City: Davenport IA **Zip Code:** 52803
Subd: Original Town **Cnty:** Scott

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
2	5	2	1 / 0	0	N	\$675
1	4	2	1 / 0	0	N	\$650
3	5	3	2 / 0	0	N	\$975
			/			
			/			

Total # Units: 3 **Year Built:** 1900
Apx Lot Size: 0 **New Construction:**

Virtual Tour:**Directions:** Gaines, East on 6th Street**ANNUAL OWNER EXPENSES:**

Advertising: \$0
Insurance: \$1,054
Management: \$0
Maintenance: \$0
Garbage: \$0
Electric: \$0
Gas: \$0
Water/Sewer: \$1,480
Taxes: \$2,372.00 / 2016
Other Exp: \$1,311
Other Exp: \$706

Gross Ann Rent Inc: \$26,220
Misc Ann Inc: \$0
Gross Ann Inc: \$26,220

Exemptions: None
 Repair and Maintenance
 Snow/Lawn

Total SqFt: 3668
Total # Parking: 6
Total # Wtr Htrs: 3
Total # Heat Units: 4
Total # Cent Air Units: 0
Total # Gas Meters: 4
Total # Elec Meters: 4
Total # Water Meters: 1
Ann Vacancy Factor: 5.00
Assessed Value:
Manager On-Site: No
Manager Unit #:

Cert of Zoning: **Flood Insurance:** No **Reposessed:** N **Disclosed Short Sale:** **Elem School:**
Parcel ID: G0053-06 **Middle School:** **High School:** Davenport
Legal: Original Town Lot 002 Block 035

Unique living or investing opportunity in the Historic Gold Coast District. This triplex features a fully remodeled 3BR, 2 bath unit with large rooms, Brazilian teak wood floors, high ceilings, concrete countertops, and over-sized windows with river views along with a separate washer & dryer in the unit. There are also two 2 BR, 1 bath apartments on the main level that have also been updated. All apartments are currently full and an investor would be pleased with the cash flow of the property. In addition to aesthetic updates, the house boasts of a newer roof and 3 newer furnaces, new gutters, steel/wood construction exterior staircase, updated electric, new plumbing in upper unit, and more.

48 hour notice for showings – tenant rights – use Showing Time.

Exterior: Stucco, Wood Siding **Style:** Conversion
Roofing: Composition **Gar/Park:** Off-Street Parking
Basement: Full **Laundry Facilities:** Laundry Facilities/Common
Heat/Cool: 2 or More Heating Systems, Gas, Water Heater - Gas, Window Unit
Water/Sewer: Public Sewer, Public Water
Appliances-Some: Refrigerator **Info. on File:** None
Appliances-All: Refrigerator, Range/Oven
Showing: Electronic Keybox/Keysafe, Call Listing Agent, ShowingTime
Interior Amenities: Cable TV Availabe
Exterior Amenities:
Add'l Amenities:
Financing: Cash, Conventional **Road/Access:** Curbs & Gutters
Possession: Tenant's Rights **Lease Info:** Various Terms
Lot Description: Terraced, Wooded **Tenant Pays:** Gas & Electric

Owner: Vector Cooperative **Phone:** F05439000/478.004506 **Also Ref MLS#:**
LO: Mel Foster Co. I74 **Office:** 563-359-4663 **F...** 563-391-1079
LA: Dale Wienke **S63259000** **Cell:** 563-528-0756 **Appt:** 563-528-0756
List Team: **LA Email:** dwienke@melfosterco.com **Cell:** 563-528-0756
CLA: **CLO:** **Cell:** **LD:** 3/22/2018
OLA: **OLO:** **Cell:** **XD:** 9/28/2018
Co-op Compensation: 2.40 **Dual/Var:** No **List Type:** Exclusive Right to Sell

Original Price: \$165,000 **Selling Agent:** Grant McCaulley **Co-Selling**
Sell Team: **Selling Office:** Keller Williams Realty Greater Quad **Co-Selling Office:**
Sold Price: \$135,000 **Closing Date:** 9/7/2018 **Contract Date:** 8/6/2018 **How Sold:** FHA **DOM:** 137 **Concessions:** 0.00

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA



MLS #: 4192062	St: Sold	Cat: Residential-Income	LP: \$114,900
Area: 52	Davenport, SW1/4,S of Kimberly-W of		Type: Residential Income
Addr: 1411 W 17TH Street			
City: Davenport	IA	Unit #:	Zip Code: 52804
Subd: Sturdevant		Cnty: Scott	

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
1	5	2	1 / 0	0	N	\$800
2	5	2	1 / 1	0	N	\$800
			/			
			/			
			/			

Total # Units: 2	Year Built: 1898
Apx Lot Size: 65x150	New Construction:

Virtual Tour:**Directions:** W Locust to Marquette S to 17th West to property.**ANNUAL OWNER EXPENSES:**

Advertising: \$0	Gross Ann Rent Inc: \$19,200	Total SqFt: 2216
Insurance: \$0	Misc Ann Inc: \$0	Total # Parking: 0
Management: \$0	Gross Ann Inc: \$0	Total # Wtr Htrs: 2
Maintenance: \$0		Total # Heat Units: 2
Garbage: \$0		Total # Cent Air Units: 2
Electric: \$0		Total # Gas Meters: 2
Gas: \$0		Total # Elec Meters: 2
Water/Sewer: \$0		Total # Water Meters: 2
Taxes: \$1,742.00 / 2017	Exemptions: 0	Ann Vacancy Factor: 0.00
Other Exp:		Assessed Value:
Other Exp:		Manager On-Site: No
		Manager Unit #:

Cert of Zoning:	Flood Insurance: No	Reposessed: N	Disclosed Short Sale:	Elem School: Davenport
Parcel ID: H007-03		Middle School: Davenport		High School: Davenport
Legal: Sturdevants 2nd Addition				

Exceptional investment property. Lots of updates on main floor unit, including a newer kitchen, updated bath, and freshly painted entry way. 2 Bedroom unit with air-conditioner, washer, dryer, stove, and refrigerator. Newer roof in 2015. Off-street parking and 4 car garage. Plus a fenced yard. Nice! Schedule your showing today.

Contact listing agent for more details.

Exterior:	Asbestos Siding	Style:	2 Story
Roofing:	Composition	Gar/Park:	Detached
Basement:	Full	Laundry Facilities:	Units Hook-Ups
Heat/Cool:	Forced Air, Gas, Central Air		
Water/Sewer:	Public Sewer, Public Water		
Appliances-Some:	Refrigerator, Range/Oven, Other Appliances	Info. on File:	Legal Description
Appliances-All:			
Showing:	Electronic Keybox/Keysafe, Appointment Required, Call Listing Agent		
Interior Amenities:	Garage Door Opener		
Exterior Amenities:	Fenced		
Add'l Amenities:			
Financing:	Cash, Conventional, FHA, VA	Road/Access:	Curbs & Gutters
Possession:	At Closing	Lease Info:	Month-to-Month
Lot Description:	Level, Terraced	Tenant Pays:	Other Tenant Pays

Owner: Zam	Phone:	Also Ref MLS#:
LO: Keller Williams Realty Greater Quad Cities	F05441000/481.011551	F... 5633456522
LA: Rick J Weipert	S37109000/475.136755	Appt: 5633456520
List Team:	LA Email: rickweipert@gmail.com	Cell: 5633202626
CLA:	CLO:	LD: 4/30/2018
OLA:	OLO:	XD: 10/30/2018
Co-op Compensation: 2.40	Dual/Var: No	List Type: Exclusive Right to Sell

Original Price: \$114,900	Selling Agent: Michael Rebitzer	Co-Selling
Sell Team:	Selling Office: Quad Cities Iowa Realty Davenport	Co-Selling Office:
Sold Price: \$107,500	Closing Date: 6/18/2018	Contract Date: 5/11/2018
	How Sold: Conventional	DOM: 11
		Concessions: 0.00

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA



MLS #: 4188464 **St:** Sold **Cat:** Residential-Income **LP:** \$118,500
Area: 52 Davenport, SW1/4,S of Kimberly-W of **Type:** Residential Income
Addr: 1009 W 14TH Street **Unit #:**
City: Davenport IA **Zip Code:** 52804
Subd: Mitchell's **Cnty:** Scott

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
4	4	2	1 / 0	0	N	\$0
4	4	2	1 / 0	0	N	\$0
			/			
			/			
			/			

Total # Units: 2 **Year Built:** 1900
Apx Lot Size: 61x150 **New Construction:**

**Virtual Tour:****Directions:** Marquette to W 14th St**ANNUAL OWNER EXPENSES:**

Advertising: \$0
Insurance: \$0
Management: \$0
Maintenance: \$0
Garbage: \$0
Electric: \$0
Gas: \$0
Water/Sewer: \$0
Taxes: \$1,398.00 / 2016

Gross Ann Rent Inc: \$0
Misc Ann Inc: \$0
Gross Ann Inc: \$0

Exemptions:

Total SqFt: 2644
Total # Parking: 2
Total # Wtr Htrs: 2
Total # Heat Units: 2
Total # Cent Air Units: 0
Total # Gas Meters: 2
Total # Elec Meters: 2
Total # Water Meters: 2
Ann Vacancy Factor:

Assessed Value:

Manager On-Site: No
Manager Unit #:

Cert of Zoning: **Flood Insurance:** No **Reposessed:** N **Disclosed Short Sale:** No
Parcel ID: G0018-27 **Middle School:** Davenport
Legal: Mitchell's 5th Add Lot 008 Block 036

Elem School: Davenport
High School: Davenport

Newly remodeled large up/down duplex. Lots of new including paint, flooring, kitchens, baths, fixtures, electrical and more! Come see today and invest for the future in this ready to go property!

No sign.

Exterior: Vinyl Siding
Roofing: Composition
Basement: Full
Heat/Cool: Forced Air, Gas, No Cooling
Water/Sewer: Public Sewer, Public Water
Appliances-Some: Refrigerator, Range/Oven

Style: 2 Story
Gar/Park: On-Street Parking
Laundry Facilities:

Appliances-All:
Showing: Electronic Keybox/Keysafe, Appointment Required, Call Listing Agent, ShowingTime

Info. on File: Legal Description**Interior Amenities:** Cable TV Availabe**Exterior Amenities:****Add'l Amenities:****Financing:** Cash, Conventional**Road/Access:** Paved**Possession:** At Closing**Lease Info:****Lot Description:** Level**Tenant Pays:** All Utilities

Owner: Morning Tree Inc
LO: Mel Foster Co. Moline
LA: Dave Rossa

Phone:
 478.007560/F03480000 Office: 309-764-2493
 475.106756/S38561000 Office: 309-277-7501

Also Ref MLS#:
F... 309-764-2588
Appt: 309-277-7501

List Team: **LA Email:** drossa@melfosterco.com

Cell: 309-236-9195

CLA: **CLO:** **Cell:** **LD:** 12/11/2017

OLA: **OLO:** **Cell:** **XD:** 5/31/2018

Co-op Compensation: 2.80 **Dual/Var:** No **List Type:** Exclusive Right to Sell

Original Price: \$118,500 **Selling Agent:** Lucky Lang II **Co-Selling**
Sell Team: **Selling Office:** Mel Foster Co. I74 **Co-Selling Office:**
Sold Price: \$110,000 **Closing Date:** 2/13/2018 **Contract Date:** 1/13/2018 **How Sold:** Conventional **DOM:** 33 **Concessions:** 2200.00

This information is deemed reliable, but not guaranteed. Copyright: 2018 QCARA



MLS #: 4188989	St: Sold	Cat: Residential-Income	LP: \$99,900
Area: 52	Davenport, SW1/4,S of Kimberly-W of		Type: Residential Income
Addr: 628 W 16TH Street			
City: Davenport	IA	Unit #:	Zip Code: 52803
Subd: spinks		Cnty: Scott	

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
	8	3	1 / 0	1	N	\$890
890	8	3	1 / 0	1	N	\$890
			/			
			/			
			/			

Total # Units: 2	Year Built: 1900
Apx Lot Size: 54x150	New Construction:

Virtual Tour:**Directions:** Corner of 16th St and Gaines St.**ANNUAL OWNER EXPENSES:**

Advertising: \$0	Gross Ann Rent Inc: \$21,360	Total SqFt: 2543
Insurance: \$0	Misc Ann Inc: \$0	Total # Parking: 2
Management: \$0	Gross Ann Inc: \$19,780	Total # Wtr Htrs: 2
Maintenance: \$0		Total # Heat Units: 2
Garbage: \$0		Total # Cent Air Units: 0
Electric: \$0		Total # Gas Meters: 2
Gas: \$0		Total # Elec Meters: 2
Water/Sewer: \$0		Total # Water Meters: 2
Taxes: \$1,580.00 / 2016	Exemptions: none	Ann Vacancy Factor:
Other Exp:		Assessed Value:
Other Exp:		Manager On-Site: No
		Manager Unit #:

Cert of Zoning:	Flood Insurance: No	Reposessed: N	Disclosed Short Sale: No	Elem School:
Parcel ID: G0013-23		Middle School:		High School: Davenport
Legal: SPINK'S, HENRY 1ST ADD Lot: 001 Block: 003 SPINK'S				

Attention Investors! Great cash flow in this duplex located just blocks from Saint Ambrose University! Each unit has 3 bedrooms/1 Bath. Recently refinished hardwood floors. Current tenants pay all utilities. Each side brings in \$890 per month for an annual gross total income of \$21,360! Great return on investment! 2 car garage. Separate utilities on both units. Most windows installed 2010-2013. Siding recently painted June 2017. New roof with complete tear off April 2017. Entire house was re plumbed June 2017, new water heater in one unit 6/2017. Fresh paint throughout! Don't miss out on this opportunity!

Enter east side of building. separate key for garage. held at office. all measurements approx. Use showing time. 24 hour notice required, both units currently rented. Please note- photos were taken prior to tenants moving in.

Exterior:	Wood Siding	Style:	Side By Side
Roofing:	Composition	Gar/Park:	Detached, Off-Street Parking, On-Street Parking
Basement:	Full	Laundry Facilities:	Laundry Facilities/Privte, Units Hook-Ups
Heat/Cool:	Gravity, No Cooling		
Water/Sewer:	Public Sewer, Public Water		
Appliances-Some:		Info. on File:	Legal Description
Appliances-All:			
Showing:	Electronic Keybox/Keysafe, Appointment Required, Pets, ShowingTime		
Interior Amenities:			
Exterior Amenities:			
Add'l Amenities:			
Financing:	Cash, Conventional	Road/Access:	Curbs & Gutters
Possession:	To Be Agreed, Tenant's Rights	Lease Info:	1 Year, Various Terms
Lot Description:	Level	Tenant Pays:	All Utilities

Owner: PRZ Homes LLC	Phone:	Also Ref MLS#:
LO: Mel Foster Co. I74	F05439000/478.004506	F...
LA: Sara Smith-DeWulf	S60763000/475.125313	Appt:
List Team:	LA Email: ssmith@melfosterco.com	Cell:
CLA: Brian Smith	CLO: Mel Foster Co. I74	LD: 1/9/2018
OLA:	OLO:	XD: 7/9/2018
Co-op Compensation: 2.80	Dual/Var: No	List Type: Exclusive Right to Sell

Original Price: \$99,900	Selling Agent: Ryan Baustian	Co-Selling
Sell Team:	Selling Office: Ruhl&Ruhl REALTORS Bettendorf	Co-Selling Office:
Sold Price: \$100,000	Closing Date: 1/31/2018	Contract Date: 1/10/2018
	How Sold: Conventional	DOM: 1
		Concessions: 0.00

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MLS #:	4179963	St:	Sold	Cat:	Residential-Income	LP:	\$119,900
Area:	52	Davenport, SW1/4,S of Kimberly-W of			Type:	Residential Income	
Addr:	723 MARQUETTE Street				Unit #:		
City:	Davenport			IA	Zip Code:	52802	
Subd:	Mitchell's				Cnty:	Scott	
	Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
		7	4	1 / 1	0	N	\$915
		7	4	1 / 1	0	N	
				/			
				/			
				/			
Total # Units: 2				Year Built: 1890			
Apx Lot Size: 64 x 150				New Construction:			

Virtual Tour:**Directions:** River Dr, North on Marquette**ANNUAL OWNER EXPENSES:**

Advertising: \$0
Insurance: \$0
Management: \$0
Maintenance: \$0
Garbage: \$0
Electric: \$0
Gas: \$0
Water/Sewer: \$0
Taxes: \$1,164.00 / 2015
Other Exp:
Other Exp:

Gross Ann Rent Inc: \$21,600
Misc Ann Inc: \$0
Gross Ann Inc: \$20,000

Exemptions:

Total SqFt: 2798
Total # Parking: 4
Total # Wtr Htrs: 2
Total # Heat Units: 2
Total # Cent Air Units: 2
Total # Gas Meters: 2
Total # Elec Meters: 2
Total # Water Meters: 2
Ann Vacancy Factor:
Assessed Value:
Manager On-Site: No
Manager Unit #:

Cert of Zoning: **Flood Insurance:** No **Reposessed:** N **Disclosed Short Sale:** No
Parcel ID: G0048-07 **Middle School:**
Legal: Michell's 3rd Add Lot 4, Blk 15

Elem School:
High School: Davenport

4 bedroom duplex with great cash flow. All utilities paid by tenants. Completely remodeled in 2008/9, including wiring and plumbing system, windows, siding, roof, HVAC.

Seller is realtor licensed in IA and IL. Same tenant in 723 since 2013, rented for \$915/mo. New tenant in unit 725 rented for \$825. Both on month-to-month lease. Keys to be picked up at office.

Exterior:	Vinyl Siding	Style:	Side By Side
Roofing:	Composition Rolled, Composition	Gar/Park:	Off-Street Parking
Basement:	Full	Laundry Facilities:	Laundry Facilities/Privte, Units Hook-Ups
Heat/Cool:	Forced Air, Gas, Central Air		
Water/Sewer:	Public Sewer, Public Water		
Appliances-Some:		Info. on File:	Tenant Lease(s)
Appliances-All:			
Showing:	Appointment Required, Call Listing Agent, Key in Office, No Sign on Property, ShowingTime		
Interior Amenities:			
Exterior Amenities:			
Add'l Amenities:			
Financing:	Cash, Conventional, FHA	Road/Access:	Curbs & Gutters
Possession:	At Closing, Tenant's Rights	Lease Info:	Various Terms
Lot Description:	Level	Tenant Pays:	All Utilities

Owner: Vooch Properties	Phone:	Also Ref MLS#:
LO: Too Realty	F05682000/471.012334	F... 563-362-2454
LA: Lisa Nauman	S62780000	Appt:
List Team:	LA Email: linauman@toorealty.com	Cell: 563-528-2238
CLA:	CLO:	LD: 2/23/2017
OLA:	OLO:	XD: 6/30/2017
Co-op Compensation: 2.40	Dual/Var: Yes	List Type: Exclusive Right to Sell

Original Price: \$119,900	Selling Agent: David Sodemann	Co-Selling
Sell Team:	Selling Office: RE/MAX Elite Homes QC	Co-Selling Office:
Sold Price: \$106,000	Closing Date: 5/31/2017	Contract Date: 3/30/2017
	How Sold: Conventional	DOM: 35
		Concessions: 0.00

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MLS #: 4185993	St: Sold	Cat: Residential-Income	LP: \$123,900
Area: 54	Davenport, SE1/4,S of Kimberly-E of Brady		Type: Residential Income
Addr: 1708 FARNAM Street	Unit #:		
City: Davenport	IA	Zip Code: 52803	
Subd: Louderback's		Cnty: Scott	

Unit #:	Rms:	BRs:	Baths:	# Cars:	Firepl:	Rent:
1	6	3	1 / 0	0	Y	\$650
2	6	3	1 /	2	Y	\$650
			/			
			/			
			/			

Total # Units: 2	Year Built: 1950
Apx Lot Size: 43.8 x 150	New Construction:

Virtual Tour:**Directions:** E. Locust St. to Farnam, S. on Farnam to property on W. side of street**ANNUAL OWNER EXPENSES:**

Advertising: \$0	Gross Ann Rent Inc: \$15,600
Insurance: \$980	Misc Ann Inc: \$0
Management: \$0	Gross Ann Inc: \$15,600
Maintenance: \$0	
Garbage: \$0	
Electric: \$0	
Gas: \$0	
Water/Sewer: \$0	
Taxes: \$2,548.00 / 2016	Exemptions:
Other Exp:	
Other Exp:	

Total SqFt:	2496
Total # Parking:	4
Total # Wtr Htrs:	2
Total # Heat Units:	2
Total # Cent Air Units:	2
Total # Gas Meters:	2
Total # Elec Meters:	2
Total # Water Meters:	2
Ann Vacancy Factor:	
Assessed Value:	
Manager On-Site:	Yes
Manager Unit #:	0

Cert of Zoning:	Flood Insurance: No	Reposessed: N	Disclosed Short Sale: No	Elem School:
Parcel ID: F0003-04	Middle School:	High School: Davenport Central		
Legal: LOUDERBACK'S 1ST ADD S 35' OF LOT 9 AND N 8.8' OF				

Well maintained brick duplex. A great opportunity to own a low maintenance income property. Rent both units out or live in one and have the other paying for the majority of the mortgage. Newer roof and vinyl replacement windows. Units are practically identical. Each unit consist of 3 bedrooms, nice sized living and dining rooms, kitchen, and full bath. Original hardwoods beneath carpet in both units. Both also have access to basement which is divided into two separate areas that contain mechanicals, laundry, and storage. Upstairs unit has access to walk-up attic storage. Shared fenced backyard leads to two car garage and two parking spaces. Worth checking out!

24 hrs notice required. Tenants rights. No exceptions. Fireplaces are not in use and not warranted. Downstairs tenants just renewed lease for 1 year starting Sept. 1st. Upstairs tenants are month to month and plan to move once property is sold.

Exterior: Brick	Style: 2 Story
Roofing: Composition	Gar/Park: Detached, Extra Storage, Off-Street Parking,
Basement: Full	Laundry Facilities: Laundry Facilities/Privte, Owned Equipment
Heat/Cool: Forced Air, Gas, Central Air, Water Heater - Gas	
Water/Sewer: Public Sewer, Public Water	
Appliances-Some:	Info. on File: None
Appliances-All:	
Showing: Electronic Keybox/Keysafe, Appointment Required, Call Listing Agent, ShowingTime	
Interior Amenities: Garage Door Opener	
Exterior Amenities: Fenced	
Add'l Amenities:	
Financing: Cash, Conventional, FHA, VA	Road/Access: Curbs & Gutters, Paved
Possession: At Closing	Lease Info: Month-to-Month, 1 Year
Lot Description: Level	Tenant Pays: All Utilities

Owner: Desmet	Phone:	Also Ref MLS#:
LO: Ruhl&Ruhl REALTORS Davenport	F04473000/477.010667	F...
LA: Otto Nobis	Office: 563-441-5100	Appt: 563-340-9782
List Team:	S61458000/475.161362	Cell: 563-340-9782
CLA:	LA Email: ottonobis@ruhlhomes.com	LD: 9/5/2017
OLA:	CLO:	Cell:
Co-op Compensation: 2.80	OLA:	XD: 3/30/2018
	Dual/Var: No	List Type: Exclusive Right to Sell

Original Price: \$135,000	Selling Agent: Jo Griffin	Co-Selling
Sell Team:	Selling Office: Ruhl&Ruhl REALTORS Davenport	Co-Selling Office:
Sold Price: \$118,000	Closing Date: 12/1/2017	Contract Date: 10/24/2017
	How Sold: FHA	DOM: 49
		Concessions: 0.00

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OAR Comparable 1



Transaction			
Address	3430 Holiday Court	Date	12/19/2018
City	Bettendorf	Price	\$400,000
Tax ID	842219203	Price Per Unit	\$66,667
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	Mulligan Holdings, LLC	Financing	Cash
Grantee	Asma Hussain	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	4
Sales Record #	2019-1466	Verification Source	Broker, Public Records
Site			
Land SF	12,155	Topography	Level
Shape	Rectangular	Zoning	R-5
Utilities	All City	Land to Building Ratio	1.84
Improvements & Financial Data			
GBA	6,593	EGI	\$50,784
No. of Units	6	EGIM	7.88
Avg Unit Size	1,099	NOI	\$35,235
Condition	Good	Expense Ratio	31.00%
Year Built	1983	Cap Rate	8.81%
Comments			

This is a six-plex apartment building in Bettendorf, IA. There are four two-bedroom units and two one-bedroom units. There is a two-car garage, carports, and off-street parking available. Common laundry is in the building. It was formally marketed on the local MLS for \$405,000 for four days. The financial information was reported by the broker.

OAR Comparable 2



Transaction			
Address	2018 Lillie Avenue	Date	10/5/2018
City	Davenport	Price	\$259,900
Tax ID	B0064-22	Price Per Unit	\$64,975
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	Uhl Properties, LLC	Financing	Cash
Grantee	Mark Lindahl, Deidre Lindahl, and John Dombek	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	4
Sales Record #	2018-50302	Verification Source	Broker (Ryan VanDaele)
Site			
Land SF	7,125	Topography	Sloping
Shape	Rectangular	Zoning	R-MF
Utilities	All City	Land to Building Ratio	1.43
Improvements & Financial Data			
GBA	4,972	EGI	\$33,396
No. of Units	4	EGIM	7.78
Avg Unit Size	1,243	NOI	\$21,478
Condition	Good+	Expense Ratio	36.00%
Year Built	1930	Cap Rate	8.26%
Comments			

This is the sale of a four-plex apartment building along Lillie Avenue, in Davenport, IA. All four of the units are two-bedroom and one-bathroom. The broker reported that there has been over \$110,000 in updates since 2016. The updates include a new roof, five new furnaces with duct work, a new water heater, new gas lines where needed, and updated finishes. The common laundry is owned by the property. Off-street parking is available as well as three garage spaces. The property was fully occupied at the time of the sale. The broker reported the effective gross income. We estimated the expenses based on similar properties from our

OAR Comparable 3



Transaction			
Address	4305 North Ripley Street	Date	4/6/2018
City	Davenport	Price	\$305,500
Tax ID	P1403D26	Price Per Unit	\$50,917
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	Grand Place, LLC	Financing	Cash
Grantee	Calvin Capranos	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	NA
Sales Record #	2018-10465	Verification Source	Appraisal, Broker (Bryan Kress)
Site			
Land SF	12,505	Topography	Level
Shape	Rectangular	Zoning	R-5M
Utilities	All City	Land to Building Ratio	1.87
Improvements & Financial Data			
GBA	6,696	EGI	\$49,005
No. of Units	6	EGIM	6.23
Avg Unit Size	1,116	NOI	\$28,107
Condition	Average+	Expense Ratio	43.00%
Year Built	1970	Cap Rate	9.20%
Comments			

This is the sale of a six-unit apartment complex on North Ripley Street in northwest Davenport, IA. All of the units are two-bedroom and one and one-half bathrooms. The units have updated finishes and appliances. There is adequate off-street parking and on-site laundry available. The current rents, at the time of the sale, were below market. We estimated the OAR using market rents and a 7.50% vacancy rate. The expenses were based on the owner's historical expenses. The original purchase agreement was for \$313,000. The rear parking lot had a heavily damaged area that needed to be addressed. The seller reduced the purchase price

OAR Comparable 4



Transaction			
Address	5619 34th Avenue	Date	11/9/2017
City	Moline	Price	\$240,000
Tax ID	1711402005	Price Per Unit	\$60,000
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	Josef and Chu H. Orsoway	Financing	Cash
Grantee	Seamus46, LLC	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	12
Sales Record #	2017-20136	Verification Source	Rock Island County Assessor, MLS
Site			
Land SF	7,735	Topography	Level
Shape	Rectangular	Zoning	R-6
Utilities	All City	Land to Building Ratio	1.96
Improvements & Financial Data			
GBA	3,952	EGI	\$29,760
No. of Units	4	EGIM	8.06
Avg Unit Size	988	NOI	\$19,278
Condition	Good	Expense Ratio	35.00%
Year Built	1979	Cap Rate	8.03%
Comments			

The is a four-plex on 34th Avenue in Moline, Illinois. All of the units are two-bedroom and one-bathroom. The finishes and appliances appear to be somewhat dated. There are laundry hook-ups in each unit and storage units in the hallways. Off-street parking is available. The property was marketed for 12 days at \$240,000.

DAVID MARK NELSON, MAI

EMPLOYMENT

Various commercial and residential property management positions in Washington DC, Baltimore, MD, Chicago, IL, and Quad City areas from 1985-1992

Associated with Roy R. Fisher (now Nelson Valuations, Inc.) since September of 1992

Awarded Certificate #CG01831 - GENERAL CERTIFIED REAL PROPERTY APPRAISER by the Iowa Real Estate Examining Board, October 17, 1994 (Expires June 30, 2021)

Awarded Certificate #553-001111 - CERTIFIED GENERAL REAL ESTATE APPRAISER by the Illinois Office of the Commissioner, Savings and Residential Finance (Expires September 30, 2019)

Awarded MAI Designation from the Appraisal Institute in April 2018

EDUCATION

High School

1978 Graduated from Sherrard High School, Sherrard, IL

College and Universities

1987 AMERICAN UNIVERSITY, Washington, DC
Real Estate Investment Strategies, Accounting II, and the Applied Experiential Learning Program
1979 AUGUSTANA COLLEGE, Rock Island, IL
1980 Introductory Courses
Numerous Proficiency Exams, including CLEP, ACT PEP, and GRE courses
Graduate Admissions Test - 2011

PROFESSIONAL COURSES

Appraisal Institute

1992 Residential Valuation - Attended course and passed exam
1992 Standards of Professional Practice Parts A and B - Attended courses and passed exams
1993 Appraisal Procedures - Attended course and passed exam
1993 Basic Income Capitalization - Attended course and passed exam
1994 Advanced Income Capitalization - Attended course and passed exam
1994 Highest and Best Use Analysis - Attended course and passed exam
1996 Advanced Cost and Sales Comparison Approach - Attended course and passed exam
1997 Young Appraisers Council, Washington, DC
1997 Standard of Professional Practice, Part C - Attended course and passed exam
1999 Highest and Best Use Analysis Seminar - Attended course
2000 Demonstration Report Seminar - Attended course
2000 Report Writing and Valuation Analysis - Attended course and passed exam
2000 Advanced Applications - Challenged and passed exam
2002 Apartment Appraisal - Attended course and passed exam
2002 Separating Real & Personal Property from Intangible Business Assets - Attended course/passed exam
2003 Demonstration Report Seminar - Attended course
2004 The Technology Assisted Appraiser - Attended course
2005 Market Analysis and the Site to Do Business - Attended Course
2007 Finance Statistics and Valuation Modeling - Online Course and passed exam
2008 Forecasting Revenue - Attended Course
2009 Effective Appraisal Writing - Attended Course
2010 Business Practices and Ethics - Online Course, passed exam
2011 Condemnation Appraising: Principles and Applications
2011 The Value of Communication - Report Writing
2011 Comprehensive Exam of MAI designation - passed all four modules
2011 The Lending World Crisis-What Lenders Need Their Appraisers to Know Today
2011 Separating Real & Personal Property from Intangible Business Assets - course and exam
2012 USPAP - 7 hour update
2012 Capital Markets and New Real Estate Development
2012 Analyzing Tenant Credit Risk and Commercial Lease Analysis
2013 Quantitative Analysis - course and passed exam2014 USPAP - 7 Hour Update
2014 General Review Theory - course and exam
2015 Supervisory/Trainee Course
2015 Real Estate Valuation and Alternative Energy

DAVID MARK NELSON, MAI

Appraisal Institute - Continued

2014 USPAP - 7 Hour Update
2014 General Review Theory - course and exam
2015 Supervisory/Trainee Course
2015 Real Estate Valuation and Alternative Energy
2016 Drone Technology and Its Impact on the Appraisal Industry
2016 Contract or Effective Rent: Finding the Real Rent
2016 Long Term Care
2016 Business Practice and Ethics
2017 USPAP - 7 Hour Update
2018 Evaluating Commercial Leases: The Tenant and the Terms Both Matter
2018 Discounted Cash Flow Analysis
2019 Residential and Commercial Valuation of Solar - Attended courses and passed exams

Real Estate Education Company

1992 Foundations of Real Estate Appraisal - Challenged and passed exam

Institute of Real Estate Management (IREM)

1990 IREM 500 - Problem Solving and Decision-Making for Property Managers - Attended, passed exam
1990 IREM 400 - Managing Real Estate as an Investment - Challenged and passed exam
1988 IREM 301 - Marketing and Management of Residential Property - Challenged and passed exam

Professional Affiliations - past and present

City of Davenport Parks Advisory Committee (member 2006, Chair 2008 - 2016)
Institute of Real Estate Management (IREM) (membership lapsed)
Property Management Association of Washington (PMA) (membership lapsed)
Housing Providers of Takoma Park, MD (Founding President) (membership lapsed)

Testimony

Testified as an expert witness in District Courts of Scott, Des Moines, and Dubuque Counties in Iowa, and Rock Island County in Illinois; Testified in Federal Court in Monmouth County in Illinois, and Linn County in Iowa

Provided appraisals for eminent domain takings in Knox and Rock Island Counties in Illinois, and Clinton, Scott and Des Moines Counties in Iowa

Testified before Compensation Commissions in Scott, Clinton, and Des Moines Counties in Iowa

Appeared before Illinois Property Tax Appeal Board for properties in Rock Island County in Illinois

Appeared before Iowa Property Assessment Appeal Board for properties in Scott, Polk and Pottawattamie Counties in Iowa

Testified and/or provided appraisals for Board of Review hearings in Scott, Des Moines, Johnson, Clinton, Cedar, Polk, Story, Dubuque, Jefferson, Henry, Jackson and Dallas Counties in Iowa

Testified and/or provided appraisals for hearings in front of Assessment Board of Reviews in Rock Island, Whiteside, Henry and Peoria Counties in Illinois

Provided appraisals for expert witness testimony for properties in Douglas County, NE, and Winnebago County, WI for property tax appeals

Recent Testimony

June 2014 - Property at 111 West 2nd Street, Davenport, IA, Midwest One Bank vs. Napam Investments, Inc.
Bankruptcy Court Testimony, Des Moines Federal Court

July 2014 - 6515 Mills Civic Parkway, West Des Moines, IA, Dallas County vs. Kohls
Property Tax Appeal Testimony, District Court

Favorable Supreme Court Decision No. 15-1562 File December 21, 2016

January 2015 - 3205 Brady Street, Davenport, IA, Diwan, LLC vs. Various
Bankruptcy Court, Davenport Federal Court

December 2017 - 6515 Mills Civic Parkway, West Des Moines, IA, Dallas County vs. Kohls
Property Tax Appeal Testimony, District Court

LICENSES



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified General Appraiser.

Certification Number: CG01831 Expires: June 30, 2021

Status: Active

Mr. David M Nelson
Nelson Valuations, Inc. dba Roy R Fisher
2028 East 38th Street, Suite 1
Davenport, Iowa 52807

Tyson McCreight
General Certified Real Property Appraiser
2028 East 38th Street, Suite 1 Davenport, IA

LICENSURE

- Illinois Associate Real Estate Trainee Appraiser, 08/2014
- Iowa General Certified Real Property Appraiser, 05/2019

EXPERIENCE IN FIELD

Commercial & Residential Trainee Appraiser

- 5/2014 – 5/2015 Appraisal One, Inc., Galesburg, IL, Associate Trainee Appraiser
- 5/2015 – Present Roy R. Fisher, Inc., Davenport, IA, General Certified Real Property Appraiser

EXPERIENCE

- Sales Comparison, Income & Cost Approaches
- Commercial, Ag, Residential, Industrial, Vacant Land
- Highest & Best Use
- Depreciation Calculation
- New Construction & Building Components
- Appraisal Reporting
- Mortgage & Housing Markets
- Property Inspection

EDUCATION

Education Providers

- The Appraisal Institute
- McKissock Learning
- Augustana College
- Ashford University – B.A. Business Administration

SUMMARY OF EDUCATION

- QE- 15-Hour National Uniform Standards of Professional Appraisal Practice
- QE- Basic Appraisal Principles
- QE- Basic Appraisal Procedures
- QE- Supervisor-Trainee Course Iowa
- CE- Collateral Underwriting and Future of Appraising Class
- CE- General Appraiser Market Analysis Highest and Best Use
- CE- Statistics, Modeling and Finance
- CE- General Appraiser Sales Comparison Approach
- CE- General Appraiser Site Valuation and Cost Approach
- CE- Expert Witness for Commercial Appraisers
- CE- Commercial Appraisal Review
- CE- Appraisal of Self-Storage Facilities
- CE- Appraisal of Owner-Occupied Commercial Properties
- CE- Complex Properties: The Odd Side of Appraisal
- CE- The Income Approach: An Overview
- CE- Appraisal of REO and Foreclosure Properties

LICENSES



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified General Appraiser.

Certification Number: CG03357 Expires: June 30, 2021

Status: Active

Mr. Tyson Kelly McCreight
Roy R. Fisher
2028 East 38th Street, Suite 1
Davenport, Iowa 52807



City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
7/17/2019

Subject:
Motion awarding the contract for the 2019 Alley Resurfacing project to Tri-City Blacktop Inc of Bettendorf, IA in the amount of \$94,530, CIP #35038. [Wards 3, 4, & 5]

Recommendation:
Pass the Motion.

Background:
On June 12, 2019 an Invitation to Bid was issued and sent to contractors. On July 2, 2019, the Purchasing Division opened and read one responsive and responsible bid. See bid tab attached.

This project is Alley Resurfacing for the alley from 715 N Pine Street to 2104 Glaspell Street and the alley from 2602 Farnam Street to 515 E Columbia Avenue.

Funding for this project is CIP #35038. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:13 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: ALLEY RESURFACING PROGRAM 2019

BID NUMBER: 19-125

OPENING DATE: JULY 2, 2019

GL ACCOUNT NUMBER: CIP 35038 ALLEY REPAIR PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO TRI CITY BLACKTOP
INC OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Tri City Blacktop Inc. of Bettendorf IA	\$94,530

Approved By *Kriste Keller*
Purchasing

Approved By *Nicole Gleason*
Director

Approved By *Brachi Coy*
Budget/CIP

Approved By *Bm*
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Thomas Vesalga 563-326-7783
Wards:

Action / Date
7/17/2019

Subject:
Motion approving a 3-year interdepartmental land lease agreement renewal with Community Planning & Economic Development for FY20 - FY22 at the Davenport Municipal Airport. [Ward 8]

Recommendation:
Pass the Motion.

Background:
The Airport has negotiated a land lease renewal with the Community Planning and Economic Development Department for the property lease at the Airport for 3 years beginning July 1, 2019 and ending June 30, 2022. This leased property is used for the railroad spur extension which supports the Davenport Transload Facility as well as the Sterilite manufacturing plant.

This land lease renewal is a continuation of the current lease agreement which expires June 30, 2019. This lease renewal is valued at \$1,024.64 per year. This lease renewal maintains the land lease rate consistent with current levels. This land lease renewal satisfies the requirements of the Federal Aviation Administration Regulations for Land Lease Agreements for Airports.

ATTACHMENTS:

Type	Description
Backup Material	CPED Land Lease Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:14 PM

DAVENPORT MUNICIPAL AIRPORT



DAVENPORT MUNICIPAL AIRPORT PROPERTY LEASE AGREEMENT

(RAILROAD SPUR EXTENSION)

BETWEEN

DAVENPORT MUNICIPAL AIRPORT

AND

CITY OF DAVENPORT

July 1, 2019 through June 30, 2022

**DAVENPORT MUNICIPAL AIRPORT
PROPERTY LEASE AGREEMENT
(RAILROAD SPUR EXTENSION)
BETWEEN
DAVENPORT MUNICIPAL AIRPORT
AND
CITY OF DAVENPORT
July 1, 2019 through June 30, 2022**

Between the Davenport Municipal Airport and City of Davenport, Iowa

WHEREAS, the City of Davenport, Iowa, hereinafter called the City, owns the Davenport Municipal Airport; and,

WHEREAS, the Davenport Municipal Airport, hereinafter called the Airport, possesses the authority to administer all operations, policies, and procedures of the airport on behalf of the City in accordance with Federal Aviation Administration (FAA) policies and procedures; and,

WHEREAS, the City installed, owns, and allows others to operate on a railroad extension that crosses land owned by the Airport and partially funded by the FAA, and also crosses land owned by others but encumbered by the Airport's aviation easements; and

WHEREAS, the City's and Airport's interests in the one parcel owned in fee and the two areas with aviation easements were acquired with an FAA grant, for the benefit of the Airport; and

WHEREAS, the City, by the construction of, the operating of, and the maintaining of said railroad spur extension, agrees to comply with 49 USC § 47101 – Policies, 49 USC § 47107 - Project Grant Application Approval Conditioned On Assurances About Airport Operations, 49 USC Chapter 471 – Airport Development, and FAA Compliance Manual 5190.6b; and,

WHEREAS, the FAA must approve all changes in the use of these three parcels;

NOW THEREFORE, the City and the Airport agree as follows:

1. **GRANT.** The City shall have use, subject to the conditions of this lease, of 0.74 acres of land owned or controlled by the Davenport Municipal Airport, as shown on Exhibit "A" (hereinafter referred to as the "Premises") which is attached hereto and made a part of this lease.
2. **TERM.** The term of this agreement shall be from July 1, 2019 to June 30, 2022. The term shall automatically extend one (1) year on June 30, 2022, and on June 30 thereafter, unless a subsequent written agreement is executed. This agreement shall immediately terminate upon the execution of a subsequent agreement.
3. **COMPENSATION.** The City shall pay to the Airport \$1024.64 each year for the period July 1, 2019 through June 30, 2022. For each three year period thereafter, the annual payment shall be adjusted by the percent the CPI (all items, all urban consumers, not seasonally adjusted) has changed from the beginning of the previous three (3) year period, unless a higher rent is mutually agreed upon. Each payment shall be due on June 30th of each year of this lease term.

4. **AREA OWNED IN FEE FOR THE AIRPORT.** The City will be allowed to use 0.59 acres for railroad extension purposes only and 0.15 acres for drainage purposes only. These two areas total 0.74 acres, hereafter known as the parcel, which is identified on Exhibit A, attached to and hereby made a part of this agreement, for a term beginning July 1, 2019, and extending for as long as the railroad extension shall be maintained and remain in operation.

Trains, including items being hauled, and any equipment for maintaining the tracks or the parcel shall not exceed a height of twenty three (23) feet above the tracks.

The City shall maintain the parcel and all improvements on the parcel. The City shall remove all trees that begin growing on the parcel. The City shall clean all drainage channels on the parcel to prevent ponding of water on the parcel or on adjacent land.

The City agrees that except for the passage of trains and repair equipment on the railroad extension, there shall remain for aeronautical use, a right-of-way for the free and unobstructed passage of all aircraft (aircraft being defined for the purpose of this instrument as meaning conveyances now known and hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and/or operated in all air space above the natural ground level of the parcel, together with the right to cause in all air space above the natural ground level of the parcel such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused by the operation of aircraft landing or taking off from or operating at or on the Airport. The City does hereby fully waive and release any right, claim, or cause of action whatsoever which they may have or which they may have in the future against the Airport, its successors and assigns due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operations of aircraft landing at or taking off from or operating at or on the Airport.

The City, for themselves, their heirs, successors, and assigns, do hereby covenant and agree that they will not erect, maintain, or allow any buildings, structures, or objects other than ground level railroad tracks and railroad related items less than ten (10) feet high such as signs, fence and control equipment cabinets to remain or be placed on the parcel. This shall also include street crossing gates, lights and signs. Also, no railroad locomotives, railroad engines, cars or equipment shall be parked for any amount of time on the parcel.

The City, for themselves, their heirs, successors, and assigns, hereby further covenant and agree that they will not use or suffer the use of the parcel by any assembly of persons or in such a manner as might attract or bring together an assembly of persons thereon.

The City, for themselves, their heirs, successors, and assigns, hereby further covenant and agree that they will not use or permit or suffer the use of the parcel in such a manner as to interfere with the reasonable use of the Airport for airport purposes. Specifically, City will not use or permit or suffer the use of the parcel in such a manner as to create electrical interference with aircraft, radio, or navigational communication, lighting interference resulting in glare or impaired visibility, or smoke, fume or vapor interference resulting in impaired visibility.

The City, for themselves, their heirs, successors and assigns, hereby further covenant and agree that they will give the Airport the continuing right to enter upon the parcel for the purpose of preventing the construction or erection of any buildings, structures or facilities and removing any trees or other objects, other than those herein expressly allowed, which are not removed within ten (10) days of the date of delivery of written notice to the City.

The City will construct and maintain one entrance from Buttermilk Road to the Airport's remaining

property on the north side of the parcel prior to the completion of the construction of the railroad extension.

At the end of the term, the City shall remove the ballast, ties, steel rails and steel spikes from the parcel at no expense to the Airport.

5. **TWO AREAS HAVING AVIGATION EASEMENTS FOR THE AIRPORT.** The City and Airport will amend two (2) avigation easements to allow a railroad extension on two (2) areas of approximately 0.1 acres and 0.6 acres identified on Exhibit B, attached to and hereby made a part of this agreement for a term beginning July 1, 2010 and extending for as long as the railroad extension shall be maintained and remain in operation. Trains, including items being hauled, and any equipment for maintaining the tracks or the parcels shall not exceed a height twenty three (23) feet above the tracks. Also, no railroad locomotives, railroad engines, cars or equipment shall be parked for any amount of time on the two (2) avigation easement areas. All other conditions of the avigation easements shall remain in effect.

6. **FUTURE RELOCATION COSTS.** The City shall pay for any costs due to the increased runway approach light siting requirements caused by the railroad extension above what would be required to relocate the existing runway approach light system for any runway extension without the rail extension in place.

7. **AIRPORT AND AIRSPACE USAGE.** The Airport, for the use and benefit of the public, shall take any action necessary to protect a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, or taking off from, or operating on or about the airport.

The Airport reserves the right to take any action necessary to protect the aerial approaches and aerial flight paths of the Airport against obstruction, and the right to prevent the City from erecting, or permitting to be erected, any building or other structure on the Airport which in the opinion of the Airport or the FAA, would limit the usefulness of the Airport or constitute a hazard to aircraft. The Airport shall have the right to inspect any part of the premises at any time. The City facilities shall not exceed heights allowed by the FAA.

The Airport reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of the tenant, without interference or hindrance.

8. **AIRPORT'S RIGHT OF MAINTENANCE.** The Airport reserves the right (but shall not be obligated to the City) to maintain and keep in repair the landing area of the airport and all publically owned facilities of the airport together with the right to direct and control all activities of the City in this regard.

9. **AIRPORT'S RIGHT TO IMPROVE.** The Airport reserves the right to further develop or improve the landing area and all publically owned air navigation facilities of the airport as it sees fit regardless of the desires or views of the tenant and without interference or hindrance.

10. **INDEMNIFICATION.** The City agrees to indemnify the Airport and hold the Airport harmless against any and all liability for injuries to persons or damage to property caused by City's negligent use of or occupancy of the subject property or caused by the negligence of any City's employees, officers, agents, guests or invitees; provided, however, that City shall not be liable for any injury, damage, or loss occasioned by the negligence of Airport or its agents or employees and provided further that Airport shall

give to the City prompt and timely notice of any claim made or suit instituted which in any way directly or indirectly, contingent or otherwise, affects or might affect the City, and the City shall have the right to compromise and defend the suit to the extent of its own interest, and the City shall do the same regarding prompt and timely notice.

To the extent permitted by law, the City hereby releases the Airport, its elected and appointed officials, its agents, employees and volunteers and others working on behalf of the Airport, from and against any and all liability or responsibility to the City or anyone claiming through or under the City by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any City liability or workers compensation loss. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the term of this agreement. The City's policies of insurance shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of the City to recover thereunder.

11. **SUBORDINATION.** This agreement shall become subordinate to provisions of any existing or future agreement between the City, the Airport, the State of Iowa, and/or the United States of America or any agency thereof relative to the operation, development, or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

12. **SUBLETTING.** The City shall not assign or sublease any portion of the premises without the written consent of the Airport and the concurrence of the FAA.

13. **APPROVAL.** This Lease Agreement shall supersede all previous leases with the Airport and is subject to the approval of the Federal Aviation Administration.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed in duplicate on this _____ day of _____, 2019.

Community Planning and Economic Development

By: _____

Title: _____

226 W. 4th Street
Davenport, IA 52807

Davenport Municipal Airport

By: _____

Airport Manager
1200 E. 46th Street
Davenport, IA 52807

City of Davenport, Iowa

By: _____

Mayor
226 W. 4th Street
Davenport, IA 52804

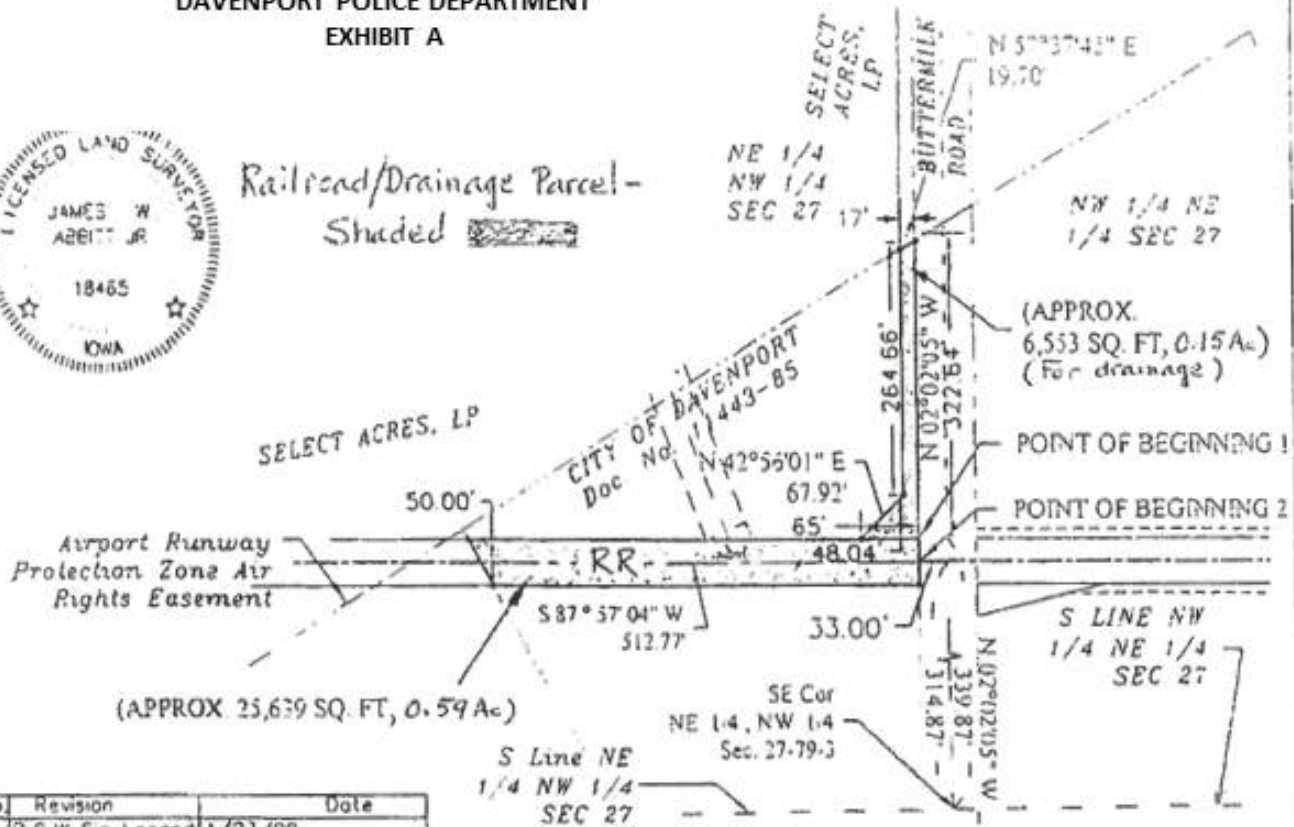
DAVENPORT MUNICIPAL AIRPORT PROPERTY LEASE AGREEMENT

BETWEEN
DAVENPORT MUNICIPAL AIRPORT
AND
DAVENPORT POLICE DEPARTMENT
EXHIBIT A

Prepared by: James W. Abbe, Jr., McClure Engineering, Assoc., Inc.



Railroad/Drainage Parcel -
Shaded



To Division Street
and Slopertown Rd

No.	Revision	Date
1	R.O.W. Sig Legend	1/23/09

PLOTTING SCALE 1" = 100'

DRAWN BY: BAC

CHECKED BY: JWA

DATE: December 2, 2008

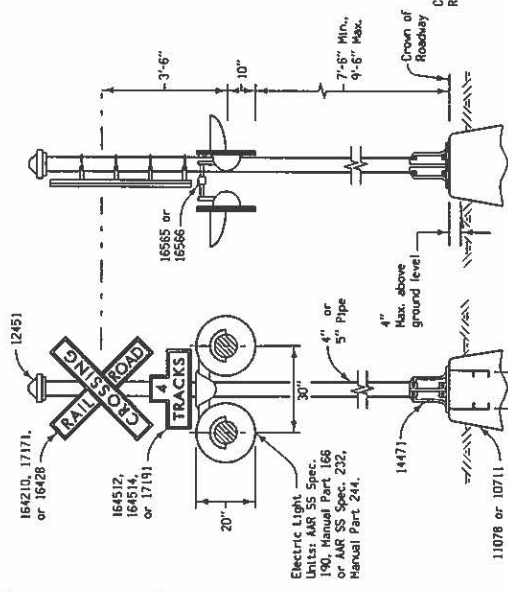
McClure
ENGINEERING ASSOCIATES, INC.
1000 Kennedy Blvd.
Eldridge, IA 52003
Phone: 319-255-1200 Fax: 319-255-1211
www.mcclure-engineering.com

RIGHT OF WAY PLAT
CITY OF DAVENPORT DOC. 11443-85 - ELDRIDGE, IOWA
EASTERN IOWA INDUSTRIAL CENTER RAIL SPUR DAVENPORT, IOWA
FILE NAME: I:\040101\0371\DMC\03027EASEMENTS.DWG JOB NUMBER: 01-11-03-027

BETWEEN
DAVENPORT MUNICIPAL AIRPORT
AND
DAVENPORT POLICE DEPARTMENT
EXHIBIT B

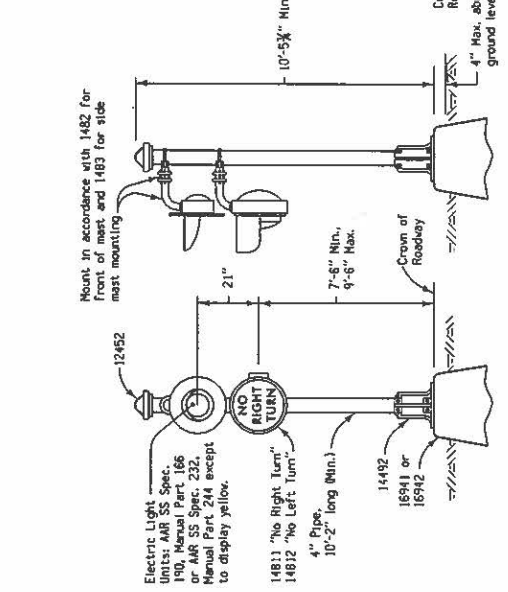


Runway



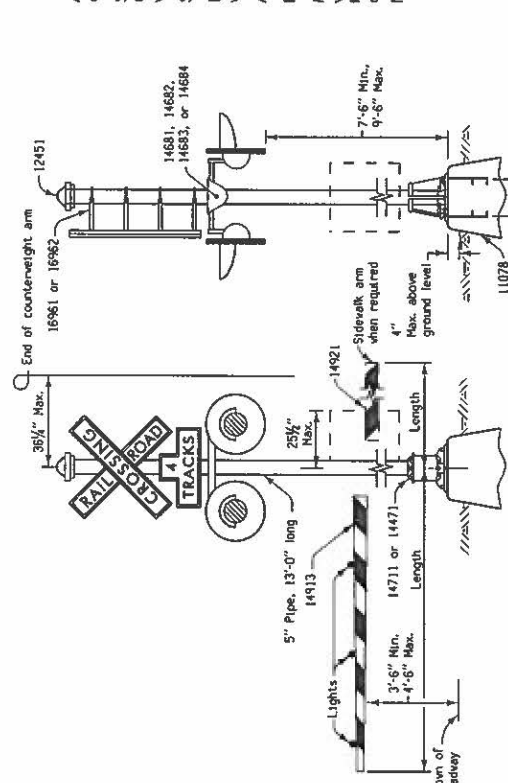
TYPE 'A' FLASHING LIGHT SIGNAL
(AAR SS 1653)

Note: For cantilever span assembly, use AAR SS Drawings 1686 or 1688.

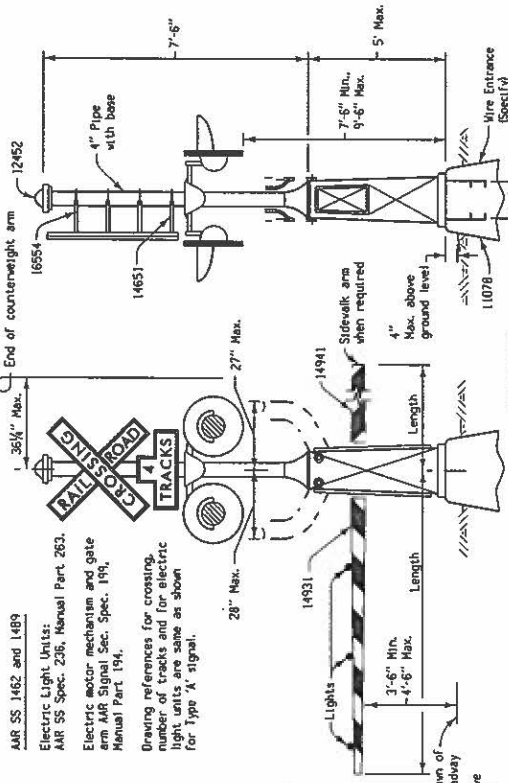


(AAR SS 1488)

"NO RIGHT TURN" OR "NO LEFT TURN" SIGNAL ASSEMBLY



TYPE 'D' FLASHING LIGHT SIGNAL WITH SHORT GATE ARMS
(AAR SS 1489)

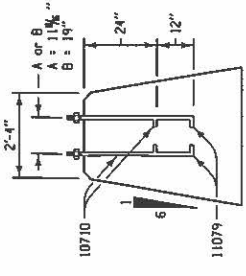


(AAR SS 1462)

TYPE 'D' FLASHING LIGHT SIGNAL WITH EXTENDED GATE ARMS

All drawings of signals are typical and variations in the mounting are permissible (see MUTCD).
Signals furnished under this plan for installation on Federal Grade Crossing projects are subject to the approval of the Federal Highway Administration.
Signals shall be the manufacturer's latest approved design.
Details and dimensions not shown on these plans shall conform with current AAR Signal Section recommended practice.
All types to be provided with bell when required.
Reference numbers are taken from AAR Signal Section Manual.
Minimum lateral clearance is 6 feet from the edge of the roadway shoulder but not less than 12 feet from the edge of the traveled way in rural areas, and 2 feet from the face of the curb in urban areas.
No Welding of the anchor bolts is permitted.

① Where there is no curb, a minimum horizontal clearance of 2 feet from edge of a paved or surfaced shoulder shall be provided with a minimum clearance of 6 feet from the edge of the traveled roadway. Where there is no curb or shoulder, the minimum horizontal clearance shall be 6 feet from the edge of the roadway.
All foundations shall be provided with cable chases of sufficient size to permit easy entrance of cables. Precast concrete bases of equal stability may be used as an alternate to the base shown.



(AAR SS 1107)

CONCRETE BASE

① Approved alternate base design may be used ①

	REVISION	9	104-17-07
	RD-7		
	SHEET 1 of 1		
STANDARD ROAD PLAN			
APPROVED BY: <i>Deanna M. Light</i> DESIGNED BY: DEBBIE W. JOHNS ENGINEER			
RAILROAD CROSSING SIGNALS (General Plan)			

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Thomas Vesalga 563-326-7783
Wards:

Action / Date
7/17/2019

Subject:
Motion approving a 3-year interdepartmental land lease agreement renewal with Davenport Parks & Recreation for FY20 - FY22 at the Davenport Municipal Airport. [Ward 8]

Recommendation:
Pass the Motion.

Background:
The Airport has negotiated a land lease renewal with the Davenport Parks and Recreation Department for the property leased at the Airport for 3 years beginning July 1, 2019 and ending June 30, 2022. The leased property is used for the Davenport Soccer Complex.

This land lease renewal is a continuation of the current lease agreement which expires June 30, 2019. The Davenport Parks and Recreation Department renewal is valued at \$10,827.00 per year. This lease renewal maintains the land lease rate consistent with current levels. This land lease renewal satisfies the requirements of the Federal Aviation Administration Regulation for Land Lease Agreements for Airports.

ATTACHMENTS:

Type	Description
Backup Material	Soccer Complex Land Lease Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:15 PM

DAVENPORT MUNICIPAL AIRPORT



DAVENPORT MUNICIPAL AIRPORT PROPERTY LEASE AGREEMENT

BETWEEN

DAVENPORT MUNICIPAL AIRPORT

AND

**DAVENPORT PARKS AND RECREATION
DEPARTMENT**

July 1, 2019 through June 30, 2022

**DAVENPORT MUNICIPAL AIRPORT
PROPERTY LEASE AGREEMENT
BETWEEN
DAVENPORT MUNICIPAL AIRPORT
AND
DAVENPORT PARKS AND RECREATION DEPARTMENT
July 1, 2019 through June 30, 2022**

Between the Davenport Municipal Airport and City of Davenport, Iowa, Davenport Parks and Recreation Department

WHEREAS, the City of Davenport, Iowa, hereinafter called the City, owns the Davenport Municipal Airport; and,

WHEREAS, the Davenport Municipal Airport, hereinafter called the Airport, possesses the authority to administer all operations, policies, and procedures of the airport on behalf of the City in accordance with Federal Aviation Administration (FAA) policies and procedures; and,

WHEREAS, the Davenport Parks and Recreation Department, hereinafter known as the Parks, leases and operates a Soccer Complex located at 8991 North Division Street, Davenport Municipal Airport, Davenport, Iowa; and,

WHEREAS, Parks have constructed, leases, operate, and maintain a Soccer Complex that is located on land owned and operated by the Airport; and,

WHEREAS, the City's, Park's, and Airport's interests in the forty and 1/10 (40.1) acre parcel owned in fee were acquired with an FAA grant, for the benefit of the Airport; and

WHEREAS, the City and Parks, by the construction of, the operating of, and the maintaining of the Soccer Complex, agree to comply with 49 USC § 47101 – Policies, 49 USC § 47107 - Project Grant Application Approval Conditioned On Assurances About Airport Operations, 49 USC Chapter 471 – Airport Development, and FAA Compliance Manual 5190.6b; and,

WHEREAS, the FAA must approve all changes in the use of this forty and 1/10 (40.1) acre parcel;

NOW THEREFORE, the City, Parks, and the Airport agree as follows:

1. **GRANT.** Parks shall have use, subject to the conditions of this lease, of forty and 1/10 (40.1) acres of land on the Davenport Municipal Airport, as shown on Exhibit "A" (hereinafter referred to as the "Premises") which is attached hereto and made a part of this lease.

2. **TERM.** The term of this agreement shall be from July 1, 2019 to June 30, 2022. The term shall automatically extend one (1) year on June 30, 2022, and on June 30 thereafter, unless a subsequent written agreement is executed. This agreement shall immediately terminate upon the execution of a subsequent agreement.

3. **COMPENSATION.** Parks shall pay to the Airport \$10,827.00 each year calculated at \$270.00 per acre for the period July 1, 2019 through June 30, 2022. For each three year period thereafter,

the annual payment shall be adjusted by the percent the CPI (all items, all urban consumers, not seasonally adjusted) has changed from the beginning of the previous three (3) year period at a minimum. Each payment shall be due on June 30th of each year of this lease term.

4. **USE.** Parks shall use the premises as a Soccer Complex which shall allow for team competitive soccer tournaments, concession and restroom facilities, six (6) utility storage and maintenance buildings, four (4) bleachers, and vehicle parking protected by a four (4) foot perimeter fence.

5. **AIRPORT AND AIRSPACE USEAGE.** The Airport, for the use and benefit of the public, shall take any action necessary to protect a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Premises herein conveyed, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, or taking off from, or operating on or about the airport.

The Airport reserves the right to take any action necessary to protect the aerial approaches and aerial flight paths of the Airport against obstruction, and the right to prevent Parks from erecting, or permitting to be erected, any building or other structure on the Airport which in the opinion of the Airport or the FAA, would limit the usefulness of the Airport or constitute a hazard to aircraft. The Airport shall have the right to inspect any part of the premises at any time. The Parks facilities shall not exceed heights allowed by the FAA.

The Airport reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of the City of Davenport or the Davenport Parks and Recreation Department, without interference or hindrance.

Parks shall receive permission in writing from the Airport prior to the commencement of any improvement project(s) on or to the Premises.

6. **TERMINATION.** Upon termination of this agreement, all buildings and structures located on the Premises shall be removed at no cost to the Airport. Parks will take every measure not to allow any hazardous materials contamination that may or may not be present to infiltrate airport property whether above or below ground.

Upon termination of this agreement, Parks shall coordinate with the Iowa Department of Natural Resources for a final inspection to confirm that levels of hazardous contamination have been removed or otherwise mitigated in accordance with Iowa Department of Natural Resources criteria.

7. **AIRPORT'S RIGHT OF MAINTENANCE.** The Airport reserves the right (but shall not be obligated to Parks) to maintain and keep in repair the landing area of the airport and all publically owned facilities of the airport together with the right to direct and control all activities of Parks in this regard.

8. **AIRPORT'S RIGHT TO IMPROVE.** The Airport reserves the right to further develop or improve the landing area and all publically owned air navigation facilities of the airport as it sees fit regardless of the desires or views of Parks and without interference or hindrance.

9. **INDEMNIFICATION.** Parks agrees to indemnify the Airport and hold the Airport harmless against any and all liability for injuries to persons or damage to property caused by Park's negligent use of or occupancy of the airport or caused by the negligence of any Park's employees, officers, agents, guests or invitees; provided, however, that Parks shall not be liable for any injury, damage, or loss occasioned by the negligence of Airport or its agents or employees and provided further that Airport shall

give to Parks prompt and timely notice of any claim made or suit instituted which in any way directly or indirectly, contingent or otherwise, affects or might affect Parks, and Parks shall have the right to compromise and defend the suit to the extent of its own interest, and Parks shall do the same regarding prompt and timely notice.

To the extent permitted by law, Parks hereby releases the Airport, its elected and appointed officials, its agents, employees and volunteers and others working on behalf of the Airport, from and against any and all liability or responsibility to Parks or anyone claiming through or under Parks by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any Parks liability or workers compensation loss. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the term of this agreement. Park's policies of insurance shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of Parks to recover thereunder.

10. **SUBORDINATION.** This Lease Agreement shall be subordinate to the provisions of any existing or future Lease Agreement(s) between Airport and the United States and/or the State of Iowa relative to the operation, maintenance, or improvement of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. The Airport is free to negotiate and enter into such agreements without hindrance from the City of Davenport or the Davenport Parks and Recreation Department.

11. **SUBLETTING.** The City and/or Parks shall not assign or sublease any portion of the premises without the written consent of the Airport and the concurrence of the FAA.

12. **APPROVAL.** This Lease Agreement shall supersede all previous leases with the Airport and is subject to the approval of the Federal Aviation Administration.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed in

duplicate on this _____ day of _____, 2019.

Davenport Parks and Recreation Department

By: _____

Title: _____

700 W. River Drive
Davenport, IA 52802

Davenport Municipal Airport

By: _____

Airport Manager
1200 E. 46th Street
Davenport, IA 52807

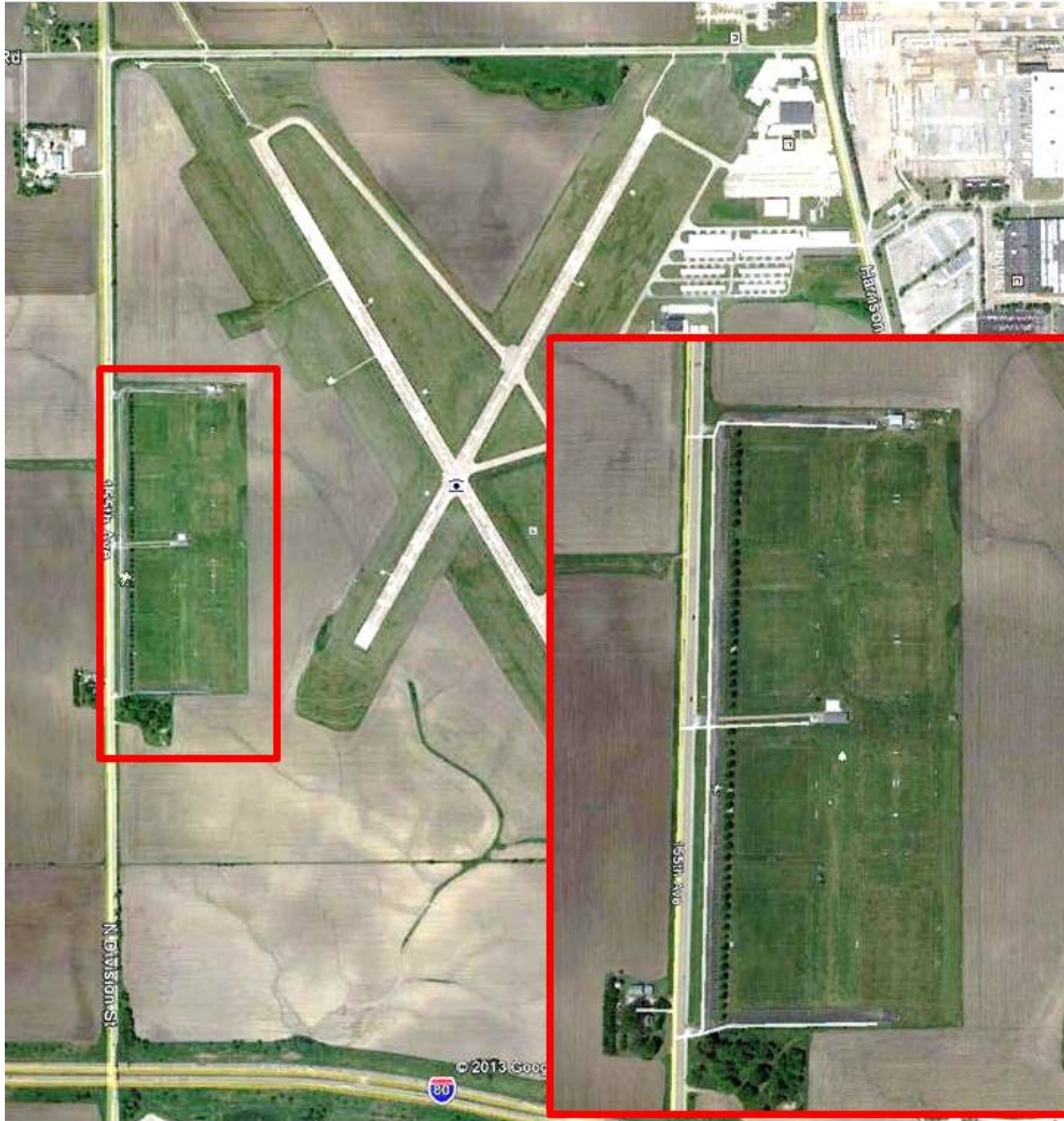
City of Davenport, Iowa

By: _____

Mayor
226 W. 4th Street
Davenport, IA 52804

DAVENPORT MUNICIPAL AIRPORT PROPERTY LEASE AGREEMENT

BETWEEN
DAVENPORT MUNICIPAL AIRPORT
AND
DAVENPORT PARKS AND RECREATION DEPARTMENT
EXHIBIT A



City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
7/17/2019

Subject:
Motion awarding the contract for the Division Street Soccer Complex Parking Lot Resurfacing to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$94,653.20, CIP #64062. [Ward 8]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on June 17, 2019 and sent to contractors. On July 10, 2019, the Purchasing Division opened and read three responsive and responsible bids. Tri City Blacktop Inc of Bettendorf, IA was the lowest (see bid tab attached).

This project involves resurfacing of the Division St Soccer Complex Parking Lot including: new full depth HMA, new 2" HMS resurfacing, pavement marking, topsoil and seeding.

Funding for this project is from the CIP #64062, Soccer Complex Improvements. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:19 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: DIVISION ST SOCCER COMPLEX PARKING LOT
RESURFACING

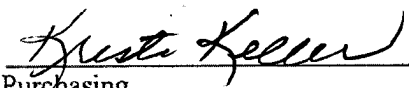
BID NUMBER: 19-128

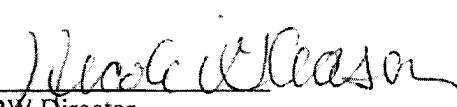
OPENING DATE: JULY 10, 2019

GL ACCOUNT NUMBER: 74076699 530350 64062 SOCCER COMPLEX
IMPROVEMENTS

RECOMMENDATION: AWARD THE CONTRACT TO TRI CITY BLACKTOP
OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Tri City Blacktop Inc. of Bettendorf IA	\$94,653.20
McCarthy Improvement Company of Davenport IA	\$115,677.40
Taylor Ridge Paving & Construction of Andalusia IL	\$124,087.09

Approved By 
Purchasing

Approved By  
Director Parks & Rec PW Director

Approved By  7-10-19
Budget/CIP

Approved By  7-10-2019
Chief Financial Officer

City of Davenport

Agenda Group:

Department: Public Works - Admin

Contact Info: Clay Merritt 563-888-3055

Wards:

Action / Date

7/24/2019

Subject:

Motion approving change order #1 in the amount of \$66,628 for the Skybridge Window Repair project to Precision Builders, Inc of Bettendorf, IA, CIP #23023. [Ward 3]

Recommendation:

Pass the Motion.

Background:

The City of Davenport is in the process of restoring and replacing select windows throughout the Skybridge facility in order to remove rust and corrosion that has accumulated over time. The project will also seal the windows to help mitigate water from entering into the facility from the exterior.

This change order request will clean, scrape, prime, and repaint the upper and lower horizontal steel beams as well as the interior steel handrails and post. The additional work will be funded by remaining project funds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/11/2019 - 12:19 PM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
7/17/2019

Subject:
Resolution authorizing the Mayor to execute the necessary documents to convey City-owned parcels E0014-12 & E0014-13 (Willis and Renee Simmons, Petitioners). [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
Willis and Renee Simmons are interested in purchasing parcels E0014-12 & E0014-13, both along the 1400 Block of Christie St adjacent to the south of 1409 Christie, owned by Willis and Renee Simmons. The Simmons also own 1404 which is across the street of the above mentioned parcels.

There were two other interested parties for these parcels; however, the Petitioners are offering \$200 for parcel E0014-12 and \$400 for parcel E0014-13 both of which are more than the other offers.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Aerial of Parcels to be Sold

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/12/2019 - 11:19 AM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLUTION authorizing the Mayor and City Clerk to execute the necessary documents to convey city owned parcels E0014-12 & E0014-13 to Willis and Renee Simmons

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport owns parcels E0014-12 & E0014-13 described as follows:

- E0014-13 - Lot 23 in Davison and True's Plat Addition to the City of Davenport, Scott County, Iowa subject to all easements.
- E0014-12 - Lot 24 in Davison and True's Plat Addition to the City of Davenport, Scott County, Iowa subject to all easements.

WHEREAS, Community Planning & Economic Development, Natural Resources, Parks & Recreation, and the Davenport Fire Department have no need for these parcels.

WHEREAS, the petitioners have offered more for the two parcels than other interested parties.

WHEREAS, removing this parcel from the mowing contract will reduce operating costs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above city owned parcel of land to the adjacent property.

Approved and adopted this 24th day of July, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian J. Krup, Deputy City Clerk



City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
7/17/2019

Subject:
Resolution setting a Public Hearing to grant an overhead electric easement to MidAmerican Energy. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The E 53rd Street Reconstruction and Widening Project includes a sidewalk along the north side of E 53rd that will require the relocation of MidAmerican Energy electric power poles. The 15 foot overhead electric easement will make this possible.

The Public Hearing is scheduled at the Committee of the Whole Meeting on Wednesday, August 7, 2019 at 5:30 p.m. at City Hall in the Council Chambers.

ATTACHMENTS:

Type	Description
▣ Cover Memo	RESOLUTION for PH
▣ Cover Memo	Plat Exhibit
▣ Cover Memo	Overhead Electric Easement Document

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	7/12/2019 - 11:23 AM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLUTION authorizing the City Council to hold a public hearing for the granting of an overhead electric easement to MidAmerican Energy on city property along the south side of parcels X1223-03 and X1221-25A (1300-1400 Blocks of East 53rd Street).

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the East 53rd Street Reconstruction and Widening Project includes a sidewalk along the north side of East 53rd Street.

WHEREAS, said sidewalk will require the relocation of existing electric power poles.

WHEREAS, the additional 15 foot overhead electric easement will make it possible to relocate the electric power poles.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that that a public hearing should be held August 7th 2019 to allow public to object or comment on the granting of an overhead electric easement to MidAmerican Energy on city property along the south side of parcels X1223-03 and X1221-25A (1300-1400 Blocks of East 53rd Street).

Passed and approved this 24th day of July, 2019.

Approved:

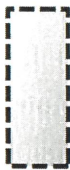
Attest:

Frank Klipsch, Mayor

Brian J. Krup, Deputy City Clerk

EXHIBIT "A"

Legend:



- Easement Area

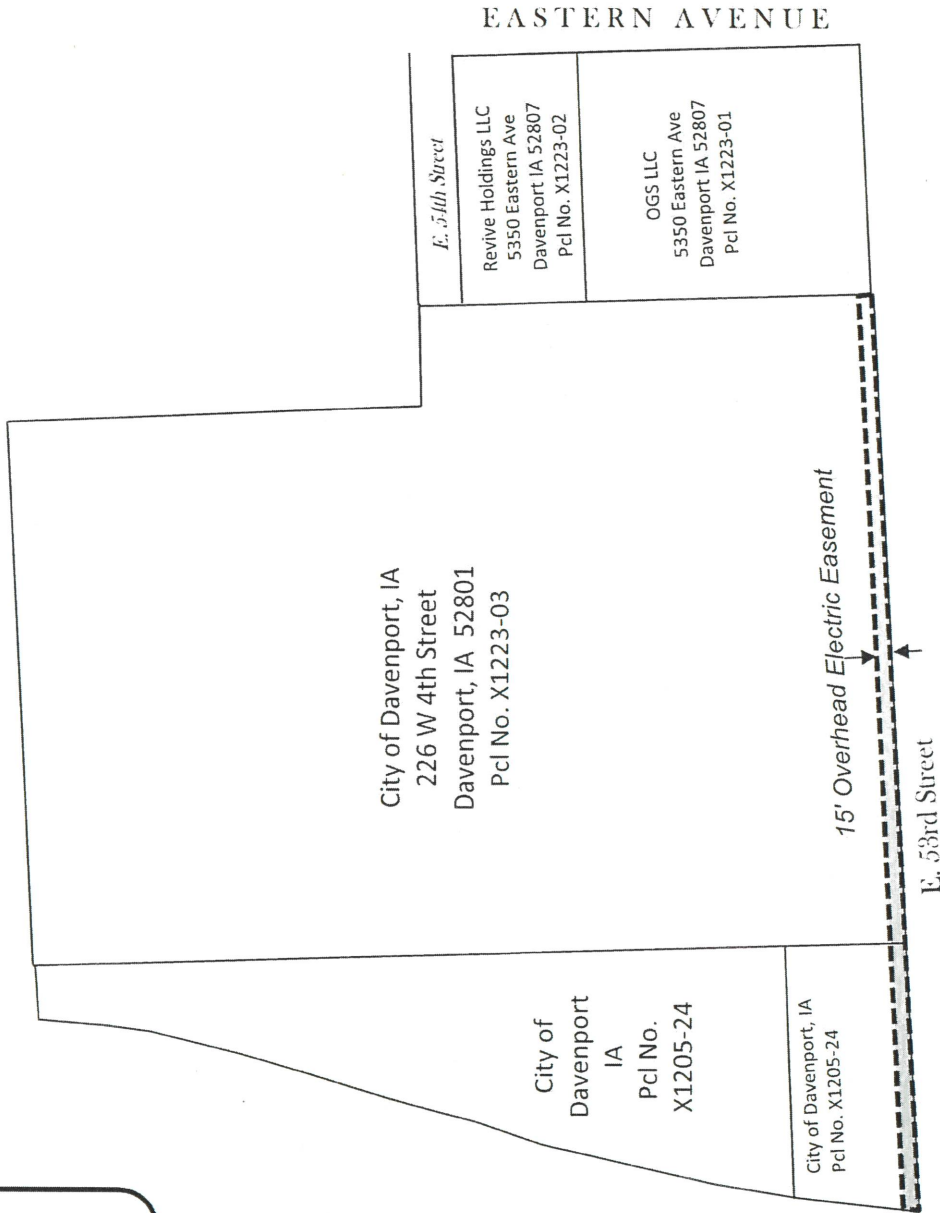
DESCRIPTION OF PROPERTY

CONTAINING EASEMENT AREA:

Part of the NE 1/4 of Section 12,
Township 78 North, Range 3 East of
the 5th Principal Meridian; City of
Davenport, Scott County, Iowa.

EASEMENT DESCRIPTION:

The South Fifteen (15) feet of
Parcel No. X1223-03 and X1221-
25A.



DR # 2743450
Date: June 25, 2019
NE1/4 S12 T78N R3E 5th PM

Scale: Not to Scale
Folder #: 7683

Customer: City of Davenport, Iowa
Address: 1200 E. 46th Street
City: Davenport, Iowa 52807

ROW Agent: DMC
Job Desc: Overhead Electric Distribution Easement

MIDAMERICAN ENERGY COMPANY

Prepared by and return to: Dawn M. Carlson 563.333.8150
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 4350-DV10, Davenport, IA 52808

**MIDAMERICAN ENERGY COMPANY
OVERHEAD ELECTRIC EASEMENT**

Folder No.	<u>7683</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>DR2743450</u>	County of	<u>Scott</u>	
Project No.	<u>A1114</u>	Section	<u>12</u>	
		Township	<u>78</u>	North
		Range	<u>3</u>	East of the 5 th P.M.

1. For and in consideration of the sum of One and no/100-----Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **City of Davenport, Iowa**, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non- exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other necessary poles, wires, guys, guy stubs, anchors, including other reasonably necessary equipment incident thereto (collectively "Facilities") upon, over, along, and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Part of the NE ¼ of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian; City of Davenport, Scott County, Iowa. (Parcel No's. X1223-03 & X1221-25A)

EASEMENT AREA:

An overhead electric easement described as follows:

The South Fifteen (15) feet of Parcel No. X1223-03 and X1221-25A, as shown on Exhibit A, attached, as shown hereto and made a part thereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants, or other objects on the easement area described above, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's right to operate and maintain its Facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Grantor each certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

6. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

7. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

8. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Signatures and Acknowledgments on following page)

Dated this ____ day of _____, 2019.

City of Davenport, Iowa

By: _____

Name Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 2019,

by _____ as _____

of City of Davenport, Iowa.

Signature of Notary Public

EXHIBIT "A"

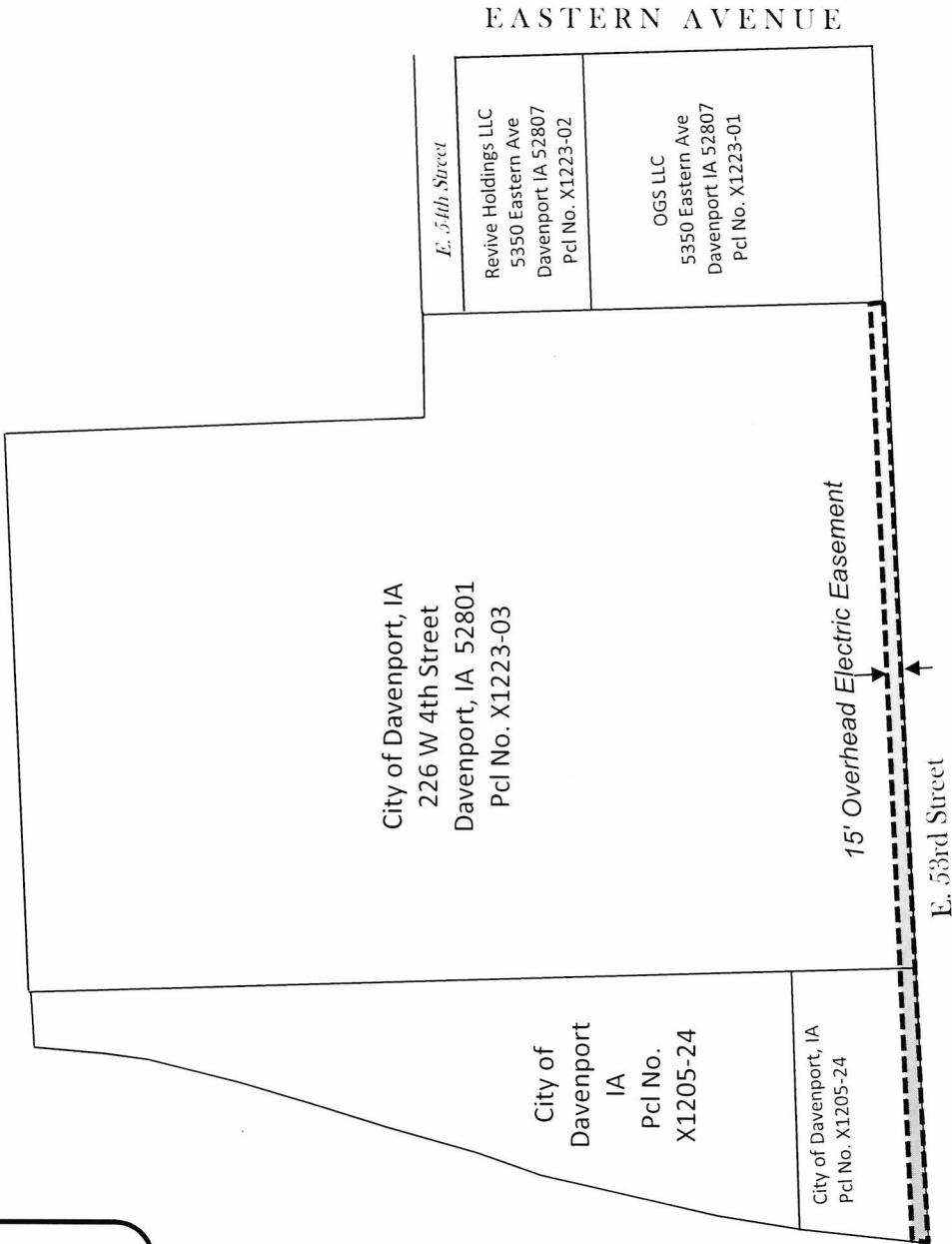
Legend:



- Easement Area

DESCRIPTION OF PROPERTY
CONTAINING EASEMENT AREA:
 Part of the NE 1/4 of Section 12,
 Township 78 North, Range 3 East of
 the 5th Principal Meridian; City of
 Davenport, Scott County, Iowa.

EASEMENT DESCRIPTION:
 The South Fifteen (15) feet of
 Parcel No. X1223-03 and X1221-
 25A.



 MIDAMERICAN ENERGY COMPANY	Customer: City of Davenport, Iowa		
	Address: 1200 E. 46th Street		
	ROW Agent: DMC	City: Davenport, Iowa 52807	
Job Desc: Overhead Electric Distribution Easement			
DR # 2743450		Scale: Not to Scale	
Date: June 25, 2019		Folder #: 7683	
NE1/4 S12 T78N R3E 5th PM			

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Bruce Berger 563-328-6706
Wards:

Action / Date
7/17/2019

Subject:
Resolution awarding a contract for the rehabilitation of 1412 West 14th Street to Reed Construction Co LLC of DeWitt, IA in the amount not-to-exceed \$211,339, CIP #HM200. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
On April 17, 2019, a Request for Proposals was issued to contractors. On May 22, 2019, the Purchasing Division opened three proposals.

Through the City's Urban Homestead program, Community Planning & Economic Development (CPED) utilizes a variety of State and Federal housing and stimulus grants to rehabilitate properties with the intention of selling them to income-eligible households in Davenport. This program, which has been approved by the City Council as part of the City's CDBG five-year comprehensive and one-year annual plans, enables vacant and dilapidated homes to be returned to the tax rolls and improves the look and feel of neighborhoods while providing families with affordable home-ownership opportunities.

Proposals were evaluated by CPED staff on the following criteria: 1) Proposed Price - 15%, 2) Timeline - 20%, 3) References - 15%, 4) Sufficient and Qualified Personnel - 15%, 5) Quality/Detail of Proposal - 25%, 6) Subcontractors - 10%. Reed Construction Co LLC scored the highest on the evaluation. Reed Construction Co LLC has performed satisfactory construction work for the City in the past.

The contract amount of \$211,339 includes a \$15,000 Owner Contingency for changes requested by the City. If the \$15,000 is not used, that amount will not be paid to the contractor, but remain in the CPED funds.

Funding for this contract is from the Housing Rehab - HOME fund, Rehab Grants & Loans, Account #54601044 520258 HM200.

ATTACHMENTS:

Type	Description
□ Cover Memo	FN_RES_1412 W 14th St Rehab
□ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	7/11/2019 - 4:53 PM
Finance Committee	Wright, Brandon	Approved	7/11/2019 - 4:53 PM

City Clerk

Admin, Default

Approved

7/12/2019 - 10:14 AM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the 1412 W 14th Street Rehabilitation project to Reed Construction Co. LLC of DeWitt IA, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the 1412 W 14th Street Rehabilitation project;
and

WHEREAS, Reed Construction Co LLC scored the highest on evaluations and was most responsive and responsible vendor;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the 1412 W 14th Street Rehabilitation project to Reed Construction Co LLC of DeWitt IA; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: 1412 W 14th STREET REHABILITATION

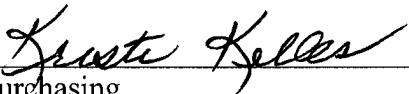
BID NUMBER: RFP 19-102

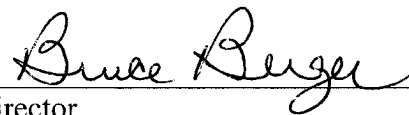
OPENING DATE: MAY 17, 2019

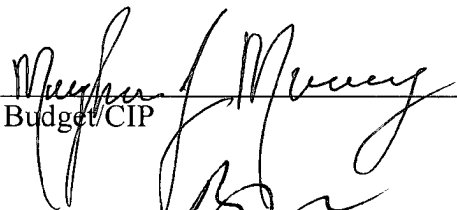
GL ACCOUNT NUMBER: HM200 HOUSING REHAB PROGRAM

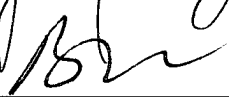
RECOMMENDATION: AWARD THE CONTRACT TO REED CONSTRUCTION
CO LLC OF DEWITT IA FOR A NOT-TO-EXCEED AMOUNT OF \$211,339.

<u>VENDOR NAME</u>	<u>LOCATION</u>
Reed Construction Co LLC	DeWitt IA
River Valley Homes	Bettendorf IA
Olde Town Roofin	Moline IL

Approved By 
Purchasing

Approved By 
Director

Approved By 
Budget/CIP

Approved By 
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Bruce Berger 563-328-6706
Wards:

Action / Date
7/17/2019

Subject:
Resolution awarding a contract for the rehabilitation of 1619 W Pleasant St to River Valley Homes of Bettendorf, IA in the amount of \$222,621, CIP #HM200. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
On April 17, 2019 a Request for Proposals was issued to contractors. On May 22, 2019 the Purchasing Division opened three proposals.

Through the City's Urban Homestead program, the Community Planning and Economic Development Department (CPED) utilizes a variety of State and Federal housing and stimulus grants to rehabilitate properties with the intention of selling them to income-eligible households in Davenport. This program, which has been approved by the City Council as part of the City's CDBG five-year comprehensive and one-year annual plans, enables vacant dilapidated homes to be returned to the tax rolls and improves the look and feel of neighborhoods while providing families with affordable home-ownership opportunities.

Proposals were evaluated by CPED staff on the following criteria: 1) Proposed Price - 15%, 2) Timeline - 20%, 3) References - 15%, 4) Sufficient and Qualified Personnel - 15%, 5) Quality/Detail of Proposal - 25%, 6) Subcontractors - 10%. River Valley Homes scored the highest on the evaluation. River Valley Homes has performed satisfactory construction work for the City in the past.

The contract amount of \$211,339 includes a \$15,000 Owner Contingency for changes requested by the City. If the \$15,000 is not used, that amount will not be paid to the contractor, but remain in the CPED funds.

Funding for this contract is from the Housing Rehab - HOME fund, Rehab Grants & Loans, Account #54601044 520258 HM200.

ATTACHMENTS:

Type	Description
□ Cover Memo	FN_RES_1619 W Pleasant St Rehab
□ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	7/11/2019 - 4:54 PM
Finance Committee	Wright, Brandon	Approved	7/11/2019 - 4:54 PM
City Clerk	Admin, Default	Approved	7/12/2019 - 10:18 AM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the 1619 W Pleasant St Rehabilitation project to River Valley Homes of Bettendorf IA, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the 1619 W Pleasant St Rehabilitation project;
and

WHEREAS, River Valley Homes scored the highest on evaluations and was most responsive and responsible vendor;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the 1619 W Pleasant St Rehabilitation project to River Valley Homes of Bettendorf IA; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: 1619 W PLEASANT STREET REHABILITATION

BID NUMBER: RFP 19-105

OPENING DATE: MAY 17, 2019

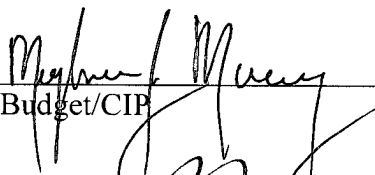
GL ACCOUNT NUMBER: HM200 HOUSING REHAB PROGRAM

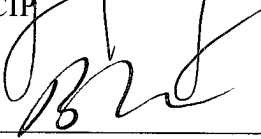
RECOMMENDATION: AWARD THE CONTRACT TO RIVER VALLEY HOMES
OF BETTENDORF IA FOR A NOT-TO-EXCEED AMOUNT OF \$222,621

<u>VENDOR NAME</u>	<u>LOCATION</u>
River Valley Homes	Bettendorf IA
Reed Construction Co LLC	DeWitt IA
Olde Town Roofing	Moline IL

Approved By 
Purchasing

Approved By 
Director

Approved By 
Budget/CIP

Approved By 
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
7/17/2019

Subject:
Resolution approving a contract with the Humane Society of Scott County for animal control services and directing the City Administrator to amend the FY20 Budget by \$128,004 to include the additional contract amount. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport and the Humane Society of Scott County last entered into a new contract in 2015 for the delivery of animal control and shelter services. The initial term of the agreement was three years with two one-year extensions. In April 2019, the Humane Society of Scott County exercised its 90-day cancelation right under the contract, which eliminated the last year extension on that contract. Since that time, the City of Davenport and Humane Society of Scott County have been in negotiations to reach a new contract for the provision of animal control and shelter services. New contract terms were tentatively reached and are recommended for approval by both the Davenport City Council and the Humane Society of Scott County Board.

The attached agreement has a 3-year term with no renewals. The total first-year contract amount is \$350,688, which represents a 57% increase over the previous contract. Because of the larger-than-normal increase in the cost of the contract, a review was performed to determine other cost-effective ways to deliver this service. An alternative delivery-model was available at an annual operating cost of approximately \$425,000, which amount did not include a larger capital purchase with renovations of approximately \$900,000. Under the circumstances, the contract with the Humane Society of Scott County is recommended as the lowest cost option.

The new contract includes new performance and reporting requirements to facilitate improved management of the contract. These changes include an average response time of no less than 60 minutes from the time a call is received and monthly performance review meetings with city staff.

The Humane Society of Scott County contract is paid from the Police Department budget in the General Fund, account 50102510-520245. This resolution also directs the City Administrator to prepare a budget amendment in the amount of \$128,004 for the increased contract amount.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	7/11/2019 - 4:54 PM

Finance Committee
City Clerk

Wright, Brandon
Admin, Default

Approved
Approved

7/11/2019 - 4:54 PM
7/12/2019 - 10:19 AM

Resolution No. _____

Resolution offered by Alderman Matson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract with the Humane Society of Scott County for animal control services and directing the City Administrator to amend the FY 2020 Budget by \$128,004 to include the additional contract amount.

WHEREAS, the City Council and the Humane Society of Scott County have previously entered into contracts whereby the Humane Society of Scott County has provided animal control and shelter services in the City of Davenport; and

WHEREAS, the previous contract with the Humane Society of Scott County will terminate on July 30, 2019; and

WHEREAS, a new contract is desired to effectively and efficiently provide animal control and shelter services; and

WHEREAS, the parties have agreed to new contract terms starting August 2019, which contract is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED, that this resolution approving a contract with the Humane Society of Scott County for animal control services and directing the City Administrator to amend the FY 2020 Budget by \$128,004 to include the additional contract amount is hereby approved by the City Council.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

AGREEMENT

This Agreement, effective this 1st day of August, 2019, between the Humane Society of Scott County, Iowa, a non-profit corporation devoted to the welfare, protection and humane treatment of animals as defined by section 162 Iowa Code, hereafter called "Society" and the City of Davenport, Iowa, a municipal corporation of the State of Iowa, hereafter called "City".

WITNESSETH

In consideration of these mutual covenants the parties agree to the following:

A. SOCIETY'S OBLIGATIONS

(1) Society shall provide an animal shelter for the animal welfare of City which will comply in all respects to Iowa Administrative Code Rules Chapter 21 (Animal Welfare) Department of Agriculture Section 67.2(1) entitled Housing Facilities and Section 67.2(2) entitled Primary Enclosures.

(2) Society shall provide adequate personnel to carry out all the mandates of the Agreement: all ordinances, all ordinances, statutes and Departmental Rules, and also, for certification of registration as an animal welfare shelter by the Iowa Agricultural Department. Society shall provide for the education and training of Animal Control Officers with said training to include customer service and City ordinances. Said Animal Control Officers will respond to calls for assistance from the public 8:00 am to 7:00 pm Monday through Friday, and 8:00 am to 5:00 pm on weekends, and respond to emergency calls through the Davenport Police Department on a 24-hour daily basis.

(3) Society shall provide for the prevention of abandonment and straying of animals within City by accepting all animals brought, either singly or in litters, to its shelter by any person living in the City of Davenport.

(4) Society shall capture all stray or abandoned animals within City for holding in its shelter for the period of time required by pertinent ordinance, statutes or Iowa Administrative Rules for return to its owner upon owner's payment of costs as set by Society and compliance with the Licensure and ordinances of City. However, animals that are sick or diseased with an infectious, contagious, or other untreatable condition which constitute a health hazard to other animals or animals that are suffering by reason of injury may be disposed of by euthanasia within a shorter period of time if approved by an Animal Control Officer or a licensed veterinarian. Animals that are suffering by reason of injury may be disposed of within a shorter period of time by euthanasia without approval by a licensed veterinarian.

(5) Society shall respond to all animal control calls, which includes domestic and orphaned or injured wildlife animals, as soon as possible, with the exception of complaints relative to dead animals in the public right of way. Society shall operate such that average response times for calls for service is no more than 60 minutes from time of call received.

The Animal Control Officer will evaluate all wildlife animal incidents to ensure that any threat to public safety is met. Any wildlife animal incident that is not considered a threat to public safety will be handled at the discretion of the Humane Society at no cost to the City.

(6) Society shall provide the forms, means, procedure and personnel at the shelter for adoption of suitable animals and to require all adopters of animals to comply with City ordinances, State laws and Iowa Administrative rules relating to health and animal welfare.

(7) Society shall issue citations by its Animal Control Officer where violations of licensing, rabies, inoculation, cruelty or other violations of ordinances or statute occur and have its Animal Control Officer attend the trial of the cause and assist therein by providing the documentation of the offense to the prosecuting legal officer. Society shall maintain records of such documentation and incidents.

(8) Society shall provide procedures for the humane euthanasia of sick, diseased and unclaimed City animals according to standards required by the Code of Iowa, Section 162.2(13) relating to euthanasia.

(9) Society shall require the owners of all City animals involved in bite cases to confine said animals as directed by the Scott County, Iowa, County Health Department and in the event of a dead animal involved in a bite case, to take such dead animal to a veterinarian designated by the Scott County Health Department for a head test.

(10) Society shall provide licenses to owners of animals requiring a license by City ordinance upon receipt of the amount specified for the license by law and presentation of current rabies inoculation documents. The Society may retain the license fees, except the fees for special licenses, such as those required for dangerous or vicious dogs, which shall be remitted to City.

(11) Society shall pick up and transport to the shelter animals that have been injured and the owner is not known.

(12) Society shall provide forms and procedures for requiring the spay or neuter of all adopted animals from the shelter and for monitoring compliance.

(13) Society shall perform all functions and things required of City under Iowa Administrative Rules and any amendment thereto relating to animal welfare and all Iowa statutory law excepting those functions performed by the Scott County Board of Health.

(14) Society shall provide the City Council Quarterly Reports as mutually agreed upon on Society's Operations and Finances and allow the City the right to review the Society's annual audit.

(15) Society shall be responsible for creating programs designed to inform and educate the residents of Davenport on City animal ordinances and animal-related issues.

B. CITY'S OBLIGATIONS

(1) City shall make a monthly payment to Society for performance of the covenants herein in the amount of \$28,557 payable on the first day of August 2019 and on the first day of each month thereafter, until this Agreement is terminated or expires by its own terms as provided below. Furthermore, City will pay a 3.00% cost of living increase on an annual basis, effective in July of each year the contract remains active.

(2) In addition to the payment specified in Section B(1), City shall make a monthly payment specifically for Society's normal costs for mowing, snow plowing, vehicle maintenance, and garbage removal. It is understood that Society's annual costs are estimated to be \$10,000. City shall make monthly payments of \$667 which amount represents 80% of Society's total estimated annual costs.

(3) City shall provide the vehicles for transporting City animals. A new vehicle will be provided in year 1 of this Agreement upon turn in of the vehicle currently in use. The Humane Society shall accept title to these vehicles and be responsible for licensing and insuring them in accordance with State law and assume all liability for them.

(4) City shall provide fuel so that the Society can efficiently carry out its obligations hereunder.

(5) City shall provide Society with a good and sufficient crematorium which meets state environmental standards for incineration of euthanized animals, in the event the burial requirement of Section 167.12 Code of Iowa cannot be complied with or to provide up to four hundred twenty-five dollars (\$425.00) per month for the appropriate disposal services.

C. MUTUAL AGREEMENTS

(1) This Agreement shall have a term of two (2) years and eleven (11) months from the first day of August 2019 and shall expire on the 30th day of June 2022. Either party, at its option, may terminate this Agreement by giving six (6) months written notice to the other party. The Parties agree to begin contract negotiations for future Agreements at the start of year 3 of the contract, or July 2021.

(2) That Society and City shall meet together monthly, or as requested by City, for the purpose of reviewing Society's performance on the Agreement. Any performance deficiencies identified by City shall be resolved within reasonable time frames agreed to by the Parties.

(3) That Society will be afforded an opportunity to appear before the City Council for the purpose of making a presentation relating to the Society's goals and plans.

(4) This Agreement is the entire Agreement of the parties with respect to the subject matter hereof and supersedes any and all prior negotiations, correspondence, understandings and agreements among the parties.

(5) This Agreement is not intended and should not be construed to confer any rights or privileges upon any parties who are not party to this Agreement.

(6) This Agreement shall be governed by the laws of the State of Iowa.

ATTEST:

The Humane Society of Scott County

Name:

By _____
HSSC Board President

ATTEST:

City of Davenport, Iowa

Deputy City Clerk

By _____
Mayor Frank Klipsch