









Figure 3. South East View Looking Towards Pedestrian Bridge



Figure 4. Perspective View South East Over Pedestrian Towards FGSD Development



**Examining Local Economic Impact**  
 Attracting investments and new businesses to Bettendorf

<p>\$100M Indoor Water Park Venue</p>	<p>Professional Services/Sports Medicine Provider to Construct a New 115,000 SF Facility</p>	<p>Large, Regional Financial Institution to Construct New Corporate HQ</p>

## Slide 21

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**MMO** [@Johannes, Olivia] as Brent adds to the notes for what each of these are... can you add them to the slide? IDK if best individually or as a legend style.

Mays, Morgan, 2023-09-14T20:43:55.573

**OJO 0** Will do

Johannes, Olivia, 2023-09-14T20:47:26.246



### Case Study Redevelopment of Downtown Bettendorf with New I-74 Bridge

- 44**  
property acquisitions
- 42**  
buildings demolished
- 7**  
years of construction in the  
immediate area



### Overcoming Challenges & Ensuring Success

- Funding sources and financial considerations
- Use of Tax Increment Financing
- Timing of construction – reactive vs proactive

PROJECT DESCRIPTIONS	EST. COSTS
<b>MMO Forest Grove Dr. Reconstruction Phase III (Forest Grove Dr from I-74 to FGB) and Middle Rd from Competition Dr to south of Middle Rd)</b>	
• Design Engineering & ROW Acquisition	\$1,479,000
• Construction	\$117,700,000
• Construction Administration, Inspection & Survey	\$1,015,000
• Misc. On-Call Services (Grant Applications, Corridor Management, Website, Virtual Flyover, etc)	\$129,500
<b>Subtotal</b>	<b>\$119,333,500</b>
<b>MMO Forest Grove Dr. Reconstruction Phase IV (East of Middle Rd and includes FGB Sewer &amp; Competition Dr. Extension)</b>	
• Design Engineering & ROW Acquisition	\$265,000
• Construction	\$5,300,000
• Construction Administration & Survey	\$122,000
• Misc. On-Call Services (FGB Site & Utility Coordination, Corridor Management, Website, etc)	\$165,000
<b>Subtotal</b>	<b>\$5,852,000</b>
<b>Middle Rd, Pedestrian Bridge &amp; Recreational Trail Extensions</b>	
• Design Engineering & ROW Acquisition (Trails)	\$235,000
• Construction (Trails)	\$2,200,000
• Construction Administration & Survey (Trails)	\$110,000
• Design Engineering & ROW Acquisition (Pedestrian Bridge)	\$950,000
• Construction (Pedestrian Bridge)	\$8,000,000
• Construction Administration, Inspection & Survey (Pedestrian Bridge)	\$850,000
<b>Subtotal</b>	<b>\$10,345,000</b>
<b>Grand Totals</b>	<b>\$32,579,500</b>

### Overcoming Challenges & Ensuring Success

- Identifying and managing potential risks to business owners
- Community engagement and stakeholder involvement

## Slide 28

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**MB0** Video would not play for me  
Morlok, Brent, 2023-09-14T20:10:14.932

**OJO 0** You should be able to click the video and press ALT+P.  
Alternatively, it will play automatically in full screen.  
Johannes, Olivia, 2023-09-14T20:42:35.925

## Slide 29

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**MM0** We want to talk about the hard numbers for budget. Possibly  
adding the CIP budget summary here, cleaned up  
Mays, Morgan, 2023-09-14T21:25:55.136

## Slide 30

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**MM0** Detour images  
Fast-tracked Competition Drive project to improve access during  
longer detours  
Continued City outreach (website, facebook posts, etc.)  
Mays, Morgan, 2023-09-14T21:28:00.088

