

QUAD CITIES REGION

OPPORTUNITY ZONE PROSPECTUS



QUAD CITIES
CHAMBER

QuadCitiesChamber.com

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ABOUT THE QUAD CITIES REGION

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ZONE INFORMATION

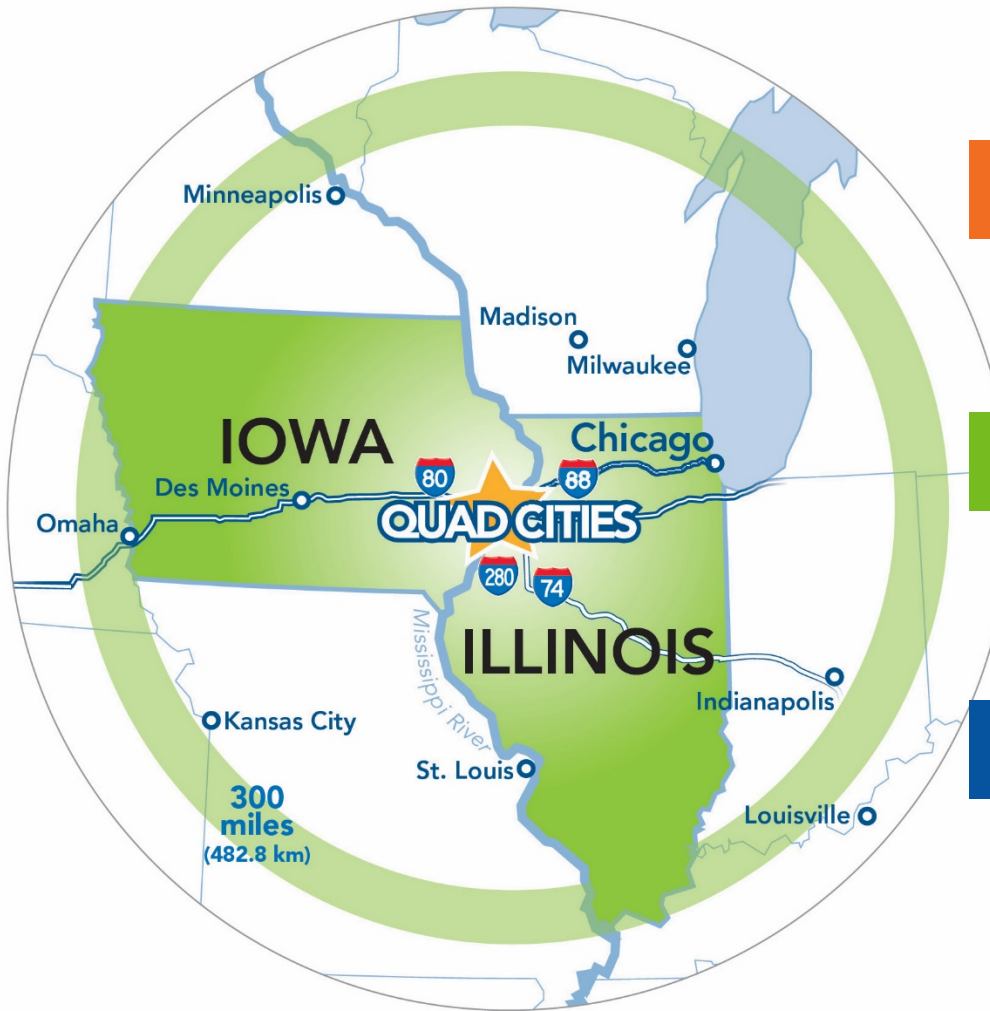
Davenport IA Opportunity Zones.....10

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CONTACT US



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Introduce local, regional and national investors to the Quad Cities region

2

Promote investable projects and potential projects

3

Organize stakeholders around a unified vision of growth for the region



Opportunity Zone tax incentives established under Section 1400Z of the Internal Revenue Code allow investors to defer, reduce and eliminate capital gains that are reinvested in qualified opportunity funds that hold at least 90% of fund assets in business or property located in designated "Opportunity Zones."

- **TEMPORARY DEFERRAL** – Investors may defer recognition of capital gains that are reinvested into a qualified opportunity fund until the earlier of the time that the qualified opportunity zone fund investment is sold or Dec. 31, 2026.
- **STEP-UP IN BASIS** – Investors that hold their qualified opportunity fund investment for at least five years receive a 10% reduction in the original capital gain tax obligation; at seven years, the investor receives an additional 5% reduction in the original capital gain tax obligation.
- **PERMANENT EXEMPTION** – Investors that hold their qualified opportunity fund investment for 10 years will not have to pay any capital gain tax on the appreciation of the investment.

For more information, please visit:

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

The Quad Cities region is a bi-state, six-county region in eastern Iowa and western Illinois where the Mississippi River and Interstate 80 intersect.

With a population of nearly 475,000, businesses and people alike continue to locate, grow and thrive in the Quad Cities region because of our competitive business costs and advantages, as well as the idyllic Midwestern lifestyle.



The region has experienced a 5.2% increase in economic strength over the past five years.

Manufacturing, logistics, corporate office, defense and agricultural innovation sectors have attracted \$1.3 billion in total capital investment, plus the creation of 5,500 new jobs.

QUAD CITIES BY THE NUMBERS

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Welcome to the Quad Cities region – a cool, creative, connected and prosperous bi-state community on the banks of the mighty Mississippi River.

Encompassing six counties in Iowa and Illinois, the Quad Cities region offers something for everyone, including:



An overall cost of living that is lower than the national average

Diverse cultural festivals and events



Competitively priced housing options, including lofts, historic and new construction in urban, suburban and rural settings

Two award-winning local health care systems and within one hour of a nationally recognized university research hospital



Innovative and superior K-12 schools, colleges and universities



Average commute time of

19
minutes

Top-notch parks, outdoor recreational and scenic spaces, with hundreds of miles of trails for hiking, biking and walking



Innovative, creative food landscape with restaurants, food trucks, craft breweries, distilleries & vineyards

Award-winning museums & learning centers



Robust arts, culture, theater, sports and entertainment scenes



QUAD CITIES BY THE NUMBERS

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When you locate to the Quad Cities region, you are met with an advantageous business environment enjoyed by 30,000 existing companies, plus systems of support that aid in the longevity of your operation.


 Region
population:
474,385

Cost of
living
index: 
89.8

743,000
 Laborshed

#3
metro in the
nation for
industry diversity

Metro population
holding post-
secondary
degree or higher:
 **39.8%**

GDP growth:
4.1%


**Fortune 500 & 1000
Companies:**

John Deere and + 150 others on
Fortune's 500 and 1000 lists that
have a presence in our region



40 
higher education
institutions within a
90-mile radius with
40,000 graduates/year

 **30,000**
businesses, including
35+ international
companies

Access to 37
million people
in less than one
day's drive 

MAJOR EMPLOYERS IN THE QUAD CITIES

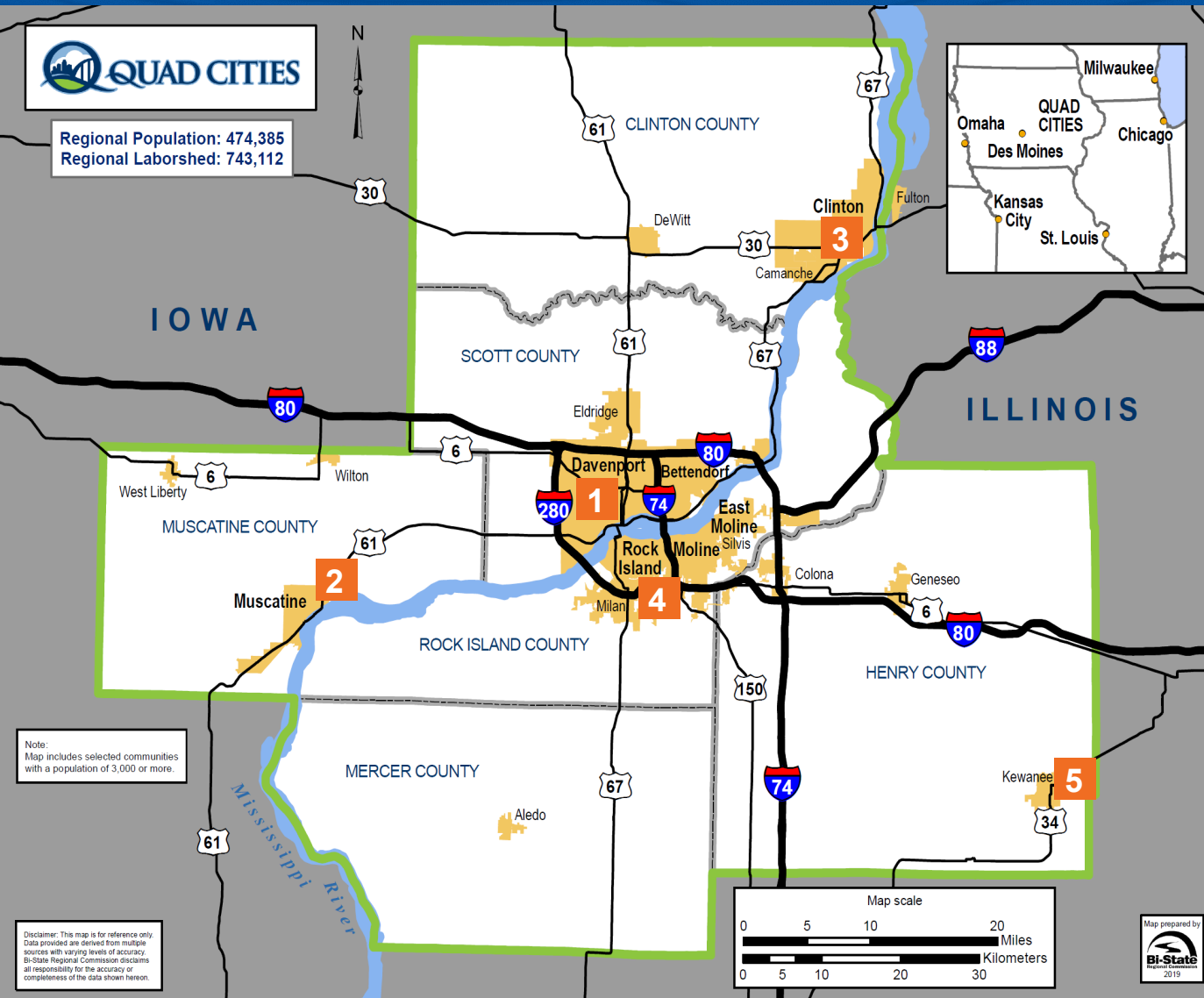
8

BUSINESS	EMPLOYEES	INDUSTRY
JOHN DEERE	7,240	Agricultural Innovation
ROCK ISLAND ARSENAL	6,163	Defense Manufacturing
GENESIS HEALTH SYSTEM	5,173	Healthcare
HY-VEE	4,568	Grocery
UNITYPOINT HEALTH - TRINITY	3,954	Healthcare
HNI CORPORATION/THE HON COMPANY/ALLSTEEL	3,200	Office Furniture Manufacturing
WALMART	2,821	Warehouse Clubs and Supercenters
ARCONIC	2,500	Aerospace and Defense Aluminum
TYSON FRESH MEATS	2,400	Food Processing
OSCAR MAYER/KRAFT HEINZ	1,600	Food Processing
ISLE CASINO HOTEL BETTENDORF	1,250	Casino, Hotel, Entertainment
TRI-CITY ELECTRIC CO.	1,200	Electrical Contractor
WEST LIBERTY FOODS	1,200	Food Processing
XPAC	1,000	Supply Chain Management and Logistics
KENT CORPORATION	950	Food Processing
MERCY MEDICAL CENTER	950	Healthcare
MIDAMERICAN ENERGY COMPANY	845	Utility/Energy Delivery
EXELON NUCLEAR – QC GENERATING STATION	800	Utility/Energy Delivery
COBHAM MISSION SYSTEMS	750	Defense and Aerospace Manufacturing
NESTLE PURINA PETCARE COMPANY	685	Pet Food Maker
CUSTOM-PAK INC.	675	Durable Good Manufacturing
ALORICA	650	Global Customer Service
VON MAUR	640	Retail Headquarters & Distribution Center
UNITED PARCEL SERVICE	640	International & Domestic Package Shipping
GREAT DANE TRAILERS	600	Truck Trailer Manufacturing
ARCHER DANIELS MIDLAND (ADM)	600	Food Processing
GROUP O	526	Third Party Logistics
SEARS MANUFACTURING	520	Durable Good Manufacturing
JUMER'S CASINO AND HOTEL	482	Casino, Hotel, Entertainment
RHYTHM CITY CASINO	466	Casino, Hotel, Entertainment
MODERN WOODMEN OF AMERICA	435	Insurance

The Quad Cities region's major, private-sector employers provide jobs, careers and employment opportunities for residents in our six counties. These employers span multiple industries and continue to grow as integral institutions in our area.

OPPORTUNITY ZONE AREAS

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The Quad Cities region has ten Opportunity Zones located in five communities with industrial, commercial and residential investment opportunities.

- 1** Davenport, Iowa
- 2** Muscatine, Iowa
- 3** Clinton, Iowa
- 4** Rock Island, Illinois
- 5** Kewanee, Illinois

DAVENPORT, IA

OPPORTUNITY ZONES



DAVENPORT AT A GLANCE

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OVER

\$260M

spent in the Opportunity Zone area in the last five years

assessed value within the Davenport Opportunity Zones

INCREASED BY

145%



between 2008 and 2018



PROJECTED

\$84M+

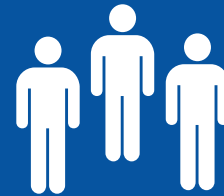
to be spent in the next 18 months



4%

increase in population from 2010 (98,325) to 2017 (102,268)

Downtown daytime population:

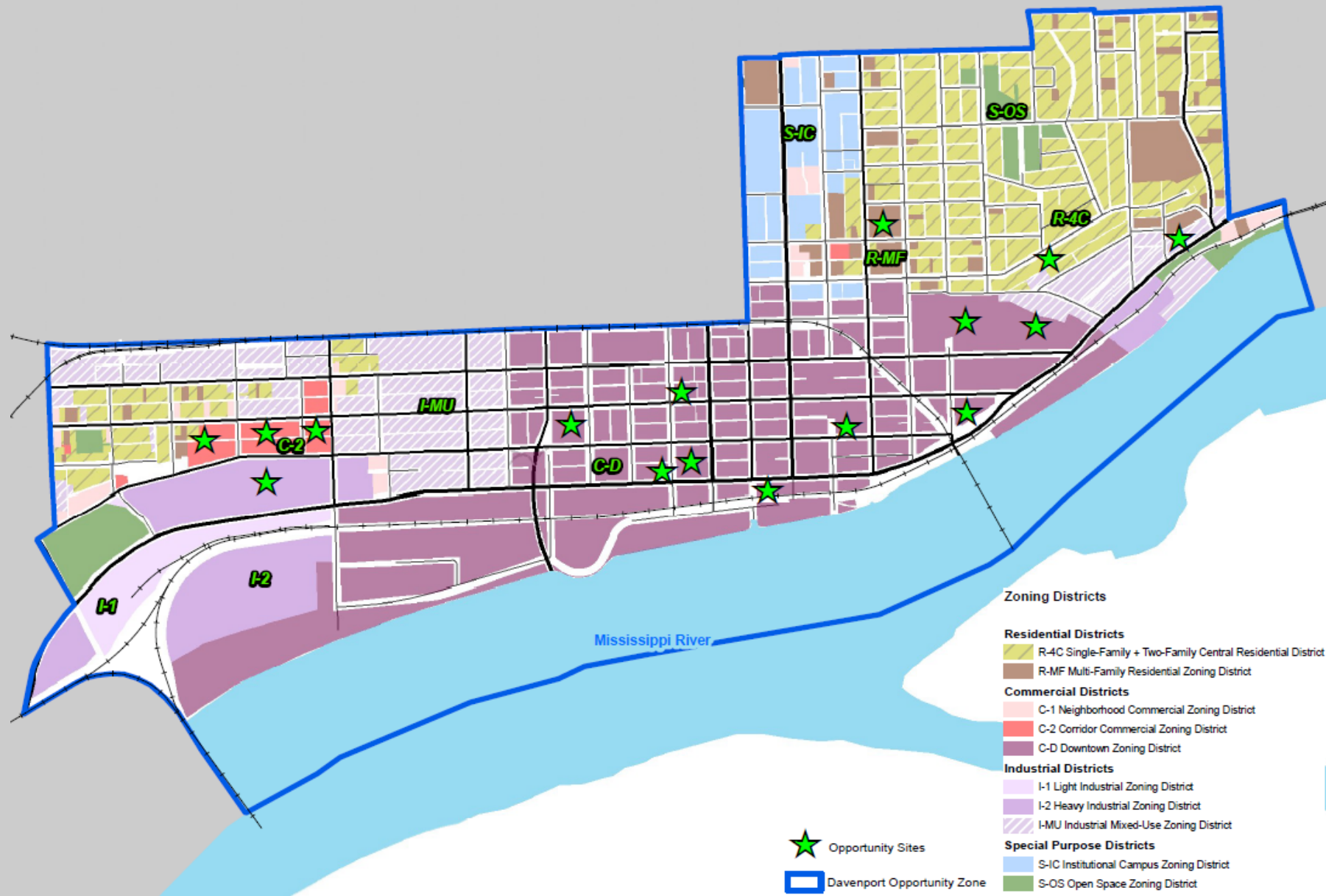


6,908

3.8%

Unemployment rate – as of August 2019





C-D

The **C-D Downtown Zoning District** is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports and entertainment, and a vibrant, pedestrian-friendly, mixed-use environment.

I-2

The **I-2 Heavy Industrial Zoning District** is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. The I-2 district accommodates the most intense uses as outdoor storage and activities.

I-MU

The purpose of the **I-MU Industrial Mixed-Use Zoning District** is to provide for a mix of light industrial uses as well as compatible commercial uses such as recreation, entertainment and retail establishments to promote the reuse of older, character-giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher-density residential is also permitted in the I-MU District.

R-4C

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.

R-MF

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.



MANUFACTURING

Sterilite, Kraft, Nestle Purina, Sears Manufacturing, John Deere, Cobham Mission Systems, Phoenix Closures, MA Ford, RA Jones, PB Leiner



HEALTHCARE

Genesis Health System



EDUCATION

St. Ambrose University, Palmer College of Chiropractic, Eastern Iowa Community Colleges, University of Iowa Outreach



STERILITE CORPORATION | City's contribution through TIF is estimated to be \$17.7 million over 15 years

- New to the region, Sterilite Corporation finalized construction of their 2.5 million square-foot manufacturing and distribution center facility in Davenport. They opened for production in April 2018.
- Sterilite currently has 140 full-time employees and will create a total of 500 jobs over a five-year period.
- New facility is located adjacent to the Eastern Iowa Industrial Center and resulted in the annexation of approximately 160 acres into the City of Davenport. The building is the largest single building in Davenport and is currently assessed at \$54 million



KRAFT HEINZ FOODS | City's contribution through TIF estimated to be \$10 million over 15 years

- Kraft Heinz added an additional 50,000 square feet in 2019 to their new food production facility built in 2017, bringing the total square footage to 380,000. The facility is currently assessed at \$40.9M. The \$200+ million facility is located in the Eastern Iowa Industrial Center.
- At full capacity the production facility will employ 745 full-time employees, which is 270 more jobs than originally projected.



COBHAM

- Manufacturer of aerospace and defense critical control systems, Cobham is investing \$68 million in their existing facility and adding 150 jobs to bring total jobs to 900 in 2019.



JEWELL GROUP

- Manufacturing company located in the Iowa Research Technology and Commerce Park
- Initial private investment of \$7.5 million (55,000 sq ft) and approximate \$3 million (21,000 sq ft) expansion in 2018



7G DISTRIBUTING

- New beverage distribution facility in the Eastern Iowa Industrial Center completed in 2018
- \$10 million project located on 17 acres

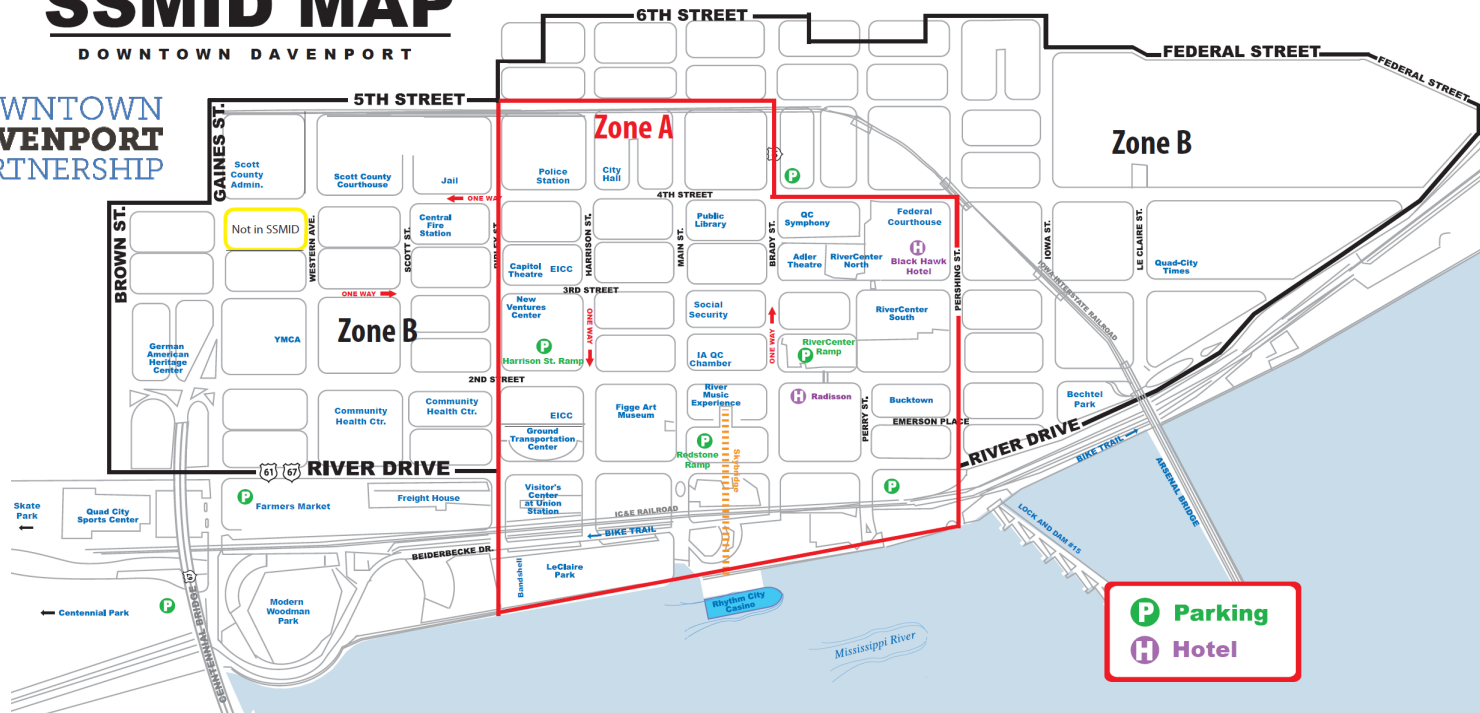


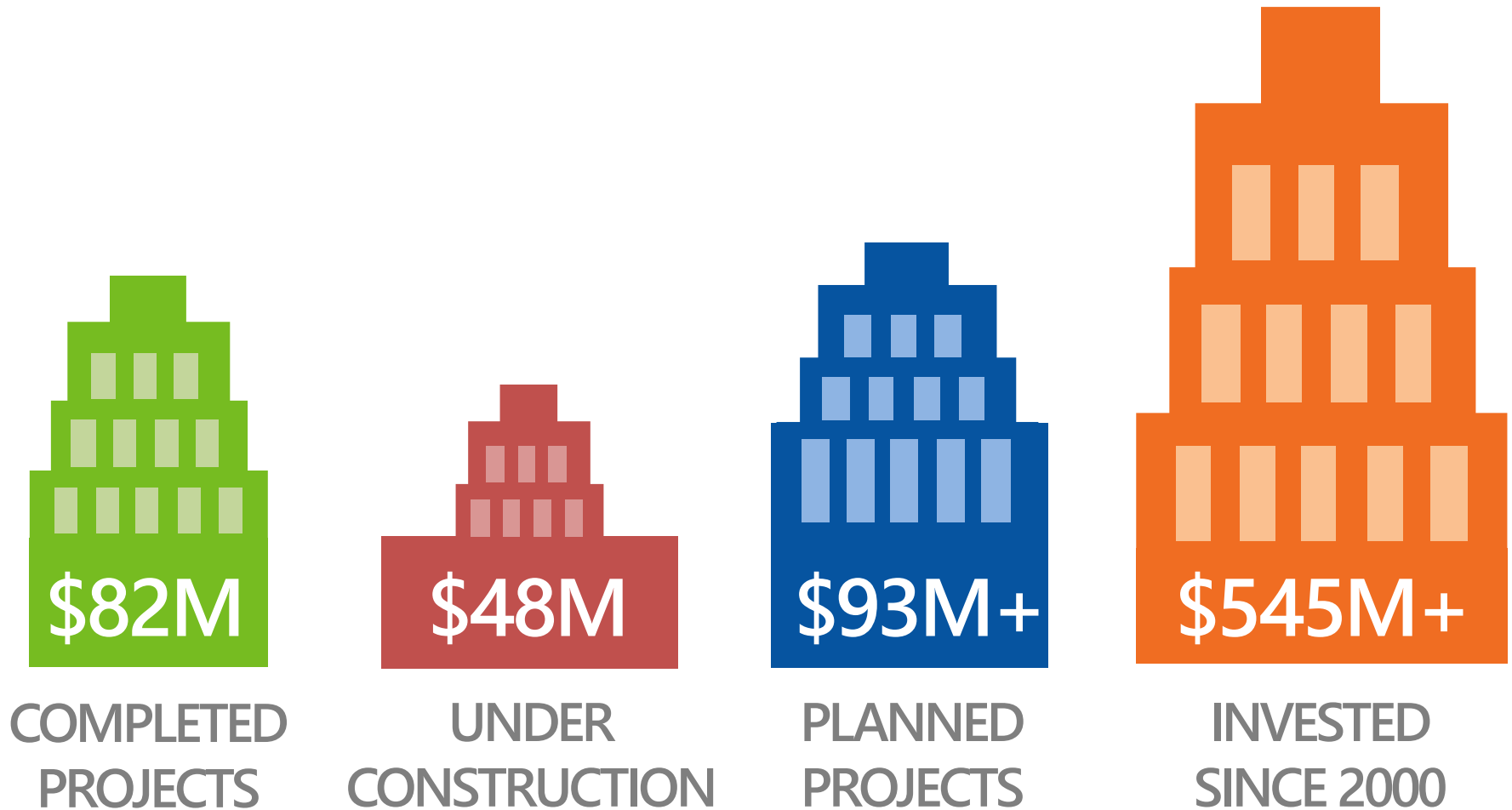
Downtown Business Improvement District (SSMID)

As administrators of the Self Supporting Municipal Improvement District (SSMID), the Downtown Davenport Partnership provides leadership and advocacy for downtown economic development, planning, cultural vitality, events, marketing and clean-and-safe initiatives. DDP leverages your investment for additional growth downtown.

SSMID MAP

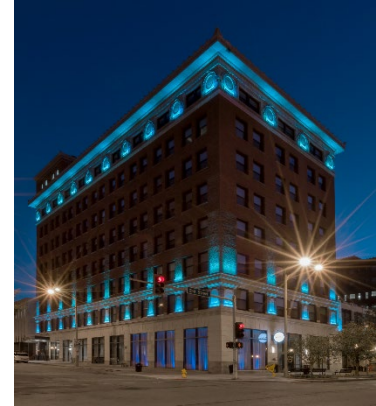
DOWNTOWN DAVENPORT







EASTERN IOWA COMMUNITY COLLEGES (EICC) completed a \$32 million redevelopment of their downtown Urban Campus.



CITY SQUARE recently completed a \$60 million half-block, historic renovation including: hotel, residential, office and retail space.



8 MAJOR PROJECTS completed in downtown Davenport in 2017-18. This includes a virtual reality and **e-sports center**, five restaurant/coffee shops, two gyms, a salon, an events center and multiple apartment buildings.

DOWNTOWN INVESTMENT 2017-2018

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City Square Current Hotel/ Center Bldg.	\$33M	215 Main
EICC Urban Campus	\$32M	131 W. 3rd
Pershing Hills Lofts	\$15M	511 Pershing
Armored Gardens/Triple Crown Whiskey Bar & Raccoon Motel	\$1M	315 Pershing
Stardust Event Center	\$300K	218 Iowa
Adler Theater Marquee	\$340K	136 3rd
Rubys & Panini & Friends Building	\$700K	429 E. 3rd
The Livery Apts.	\$1.1M	427 Brady

TOTAL INVESTMENT: \$82 MILLION



All local, state and federal incentives available within the Opportunity Zone:

- Urban Revitalization Tax Exemption program (URTE)
- Federal Historic Tax Credits
- Iowa Historic Tax Credits
- Tax Increment Financing
- Low Income Housing Tax Credits
- Workforce Housing Tax Credits
- Brownfield/Grayfield Tax Credits
- Community Development Block Grant (CDBG) Funds
- HOME Funds
- Other state incentives



Additional SSMID incentives:

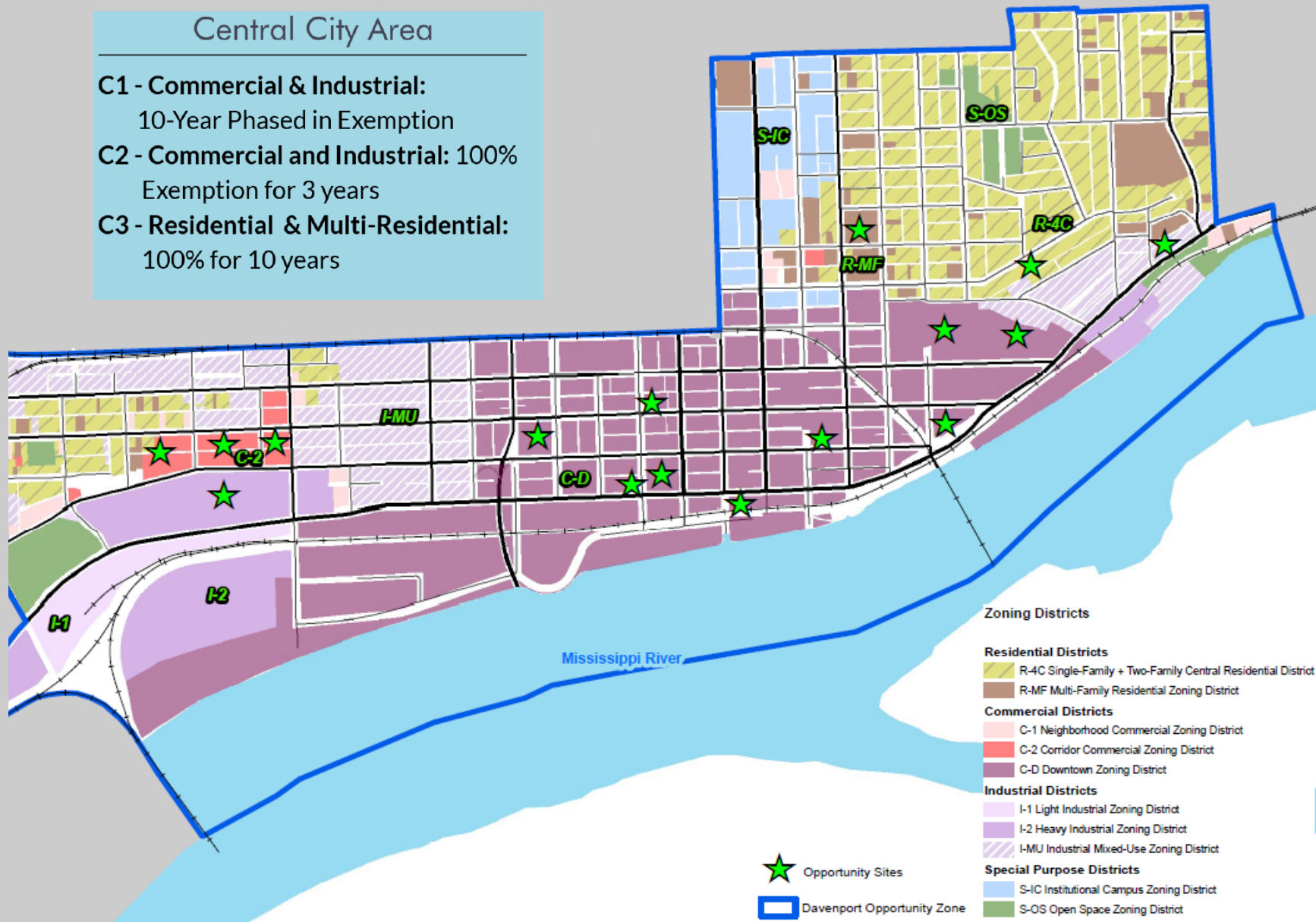
- Facade improvement grants
- Commercial interior grants

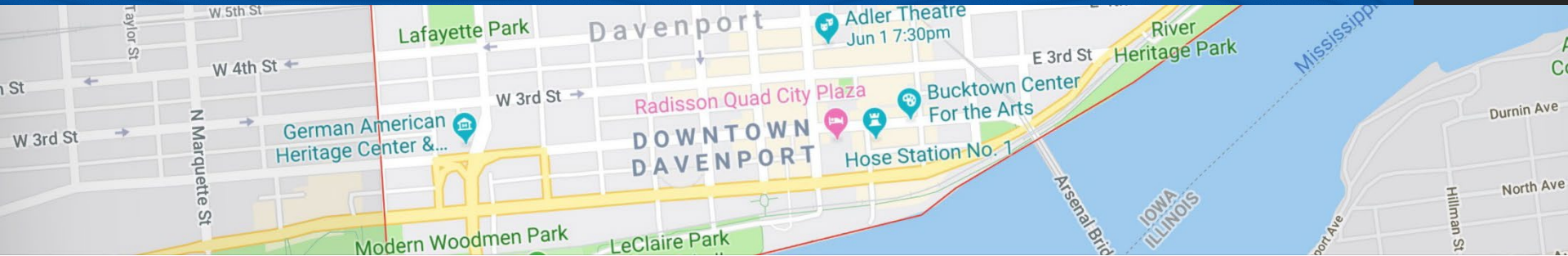
POTENTIAL URTE INCENTIVES

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Central City Area

- C1 - Commercial & Industrial:**
10-Year Phased in Exemption
- C2 - Commercial and Industrial:** 100%
Exemption for 3 years
- C3 - Residential & Multi-Residential:**
100% for 10 years





- River Center Green Space (p. 23)
- Mississippi River Riverfront/
River Vision (p. 24)
- New YMCA Development Site (p. 25)
- YMCA Commercial Development Site (p. 26)
- Old YMCA Property (p. 27)
- Riverwatch Place (p. 28)
- 400 River Condos/Commercial Site (p. 29)
- Kraft Heinz Facility and Parking Lots (p. 30)
- Ground Transportation Site (p. 32)
- Wonder Bread Facility (p. 33)
- Kahl Building and Capitol Theatre (p. 34)
- 6th St. Green Space Neighborhood (p. 35)
- Wells Fargo Bank Drive Thru
and Parking Ramp (p. 36)

RIVER CENTER GREEN SPACE 201 E. 2ND ST.

Ownership Detail:
City of Davenport

The Opportunity:

- Mixed-use
- Retail
- Entertainment
- Housing
- Zoned C-D

The Assets:

- Substantial property tax incentives
- 0.54 acres
- Close to shops, breweries, restaurants, nightlife.
- Next to 100,000 sq ft event center



POTENTIAL SITES

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RIVERFRONT/ RIVER VISION 125 S. PERRY ST.

In process of major public riverfront development project with opportunities for private investment

- Zoned C-D
- World-class river view



NEW YMCA DEVELOPMENT SITE 644 E. 4TH ST.

Ownership Detail:
YMCA

The Opportunity:

- Excellent opportunity for private investment
- Fall 2019 construction to begin
- \$20 million total project cost
- Zoned C-D

The Assets:

- Shovel-ready
- Adjacent commercial site
- 10,000+ membership
- 70,000 sq ft state-of-the-art facility
- Rooftop group exercise setting with river views



YMCA COMMERCIAL DEVELOPMENT SITE 644 E. 4TH ST.

Ownership Detail:
YMCA

The Opportunity:

- Multi-residential
- Commercial
- Retail
- Entertainment
- Zoned C-D

The Assets:

- Steps away from brand new state-of-the-art YMCA facility with 10,000+ membership
- Substantial property tax incentives
- Largest available greenspace, shovel-ready property in the downtown area
- Approximately 5 acres



OLD YMCA PROPERTY 606 W. 2ND ST.

Ownership Detail:
YMCA

The Opportunity:

- Excellent opportunity for demo and redevelopment
- Multi-unit housing
- Multi-unit office space, retail, restaurant
- Zoned C-D

The Assets:

- 1.50 acres
- Downtown location
- 2 blocks north of nationally awarded Modern Woodmen baseball park, farmers market, Mississippi River and parks



RIVERWATCH PLACE 227 LECLAIRE ST.

Ownership Detail:

Riverwatch LLC

The Opportunity:

- Mixed-use
- Multi-unit housing
- Entertainment
- Retail/office space
- Zoned C-D

The Assets:

- Shovel-ready
- Significant tax incentives
- 1.74 acres
- River views
- Conveniently located next to Rock Island Arsenal with employment of 6,100+
- Desirable downtown location



400 RIVER DR. CONDOS/COMMERCIAL 400 W. RIVER DR.

Ownership Detail:

Davenport Development Group LLC

The Opportunity:

- Design-ready
- Proposed high-end, market-rate residential housing
- Mixed-use
- Commercial
- Retail
- Entertainment
- Zoned C-D

The Assets:

- Steps away from downtown year-round farmers market with a weekly average of 10,500 visitors
- Desirable downtown location
- Adjacent to nationally awarded Modern Woodmen baseball park

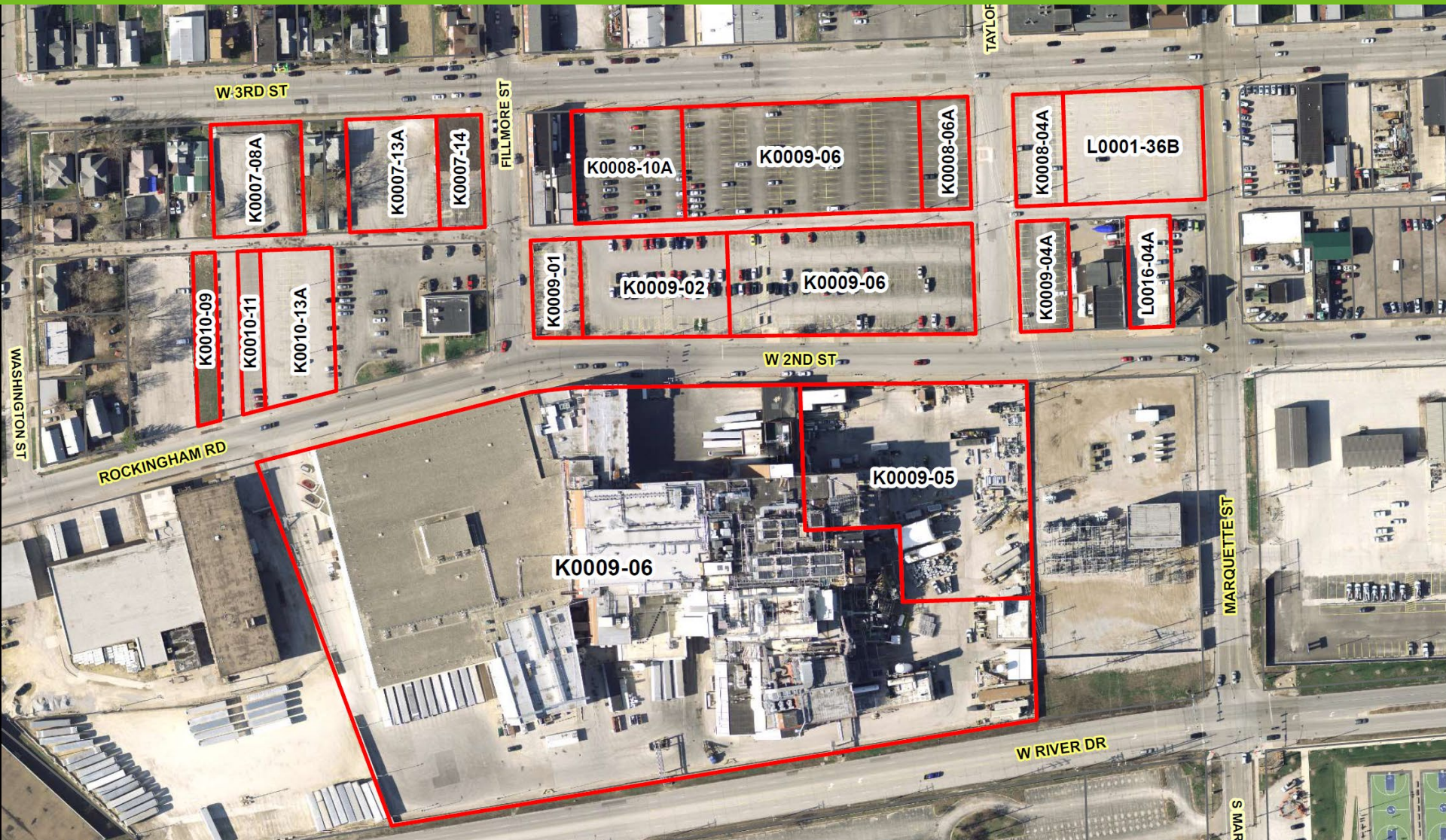
Quad Cities Region Opportunity Zones



POTENTIAL SITES

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KRAFT HEINZ PARCEL MAP



KRAFT HEINZ FACILITY AND PARKING LOTS 1337 W. 2ND ST. AND SURROUNDING AREA

Ownership Detail:
Kraft Heinz

FACILITY

The Opportunity:

- Commercial & Industrial
- Zoned I-2

The Assets:

- Approximate 12-acre site
- Allocation of \$3 million from State of Iowa Economic Development Authority already approved
- Close to downtown vicinity
- Close to downtown year-round farmers market with a weekly average of 10,500 visitors
- Close to nationally awarded Modern Woodmen baseball park

PARKING LOTS

The Opportunity:

- Multi-unit housing
- Commercial
- Large mixed-use site (restaurants, retail, nightlife, boutique hotel)
- Zoned I-2

The Assets:

- 6-acre parking lot(s)
- Allocation of \$3 million from State of Iowa Economic Development Authority already approved
- Close to downtown vicinity
- Close to downtown year-round farmers market with a weekly average of 10,500 visitors
- Close to nationally awarded Modern Woodmen baseball park

GROUND TRANSPORTATION SITE 300 W. RIVER DR.

Ownership Detail:

City of Davenport/
Eastern Iowa Community Colleges

The Opportunity:

- Opportunity for demo and redevelopment
- Multi-unit housing
- Commercial
- Hotel
- Zoned C-D

The Assets:

- 2.35 acres
- Excellent downtown location
- Close to downtown year-round farmers market with a weekly average of 10,500 visitors
- Close to nationally awarded Modern Woodmen baseball park



WONDER BREAD FACILITY 1034 E. RIVER DR.

Ownership Details:

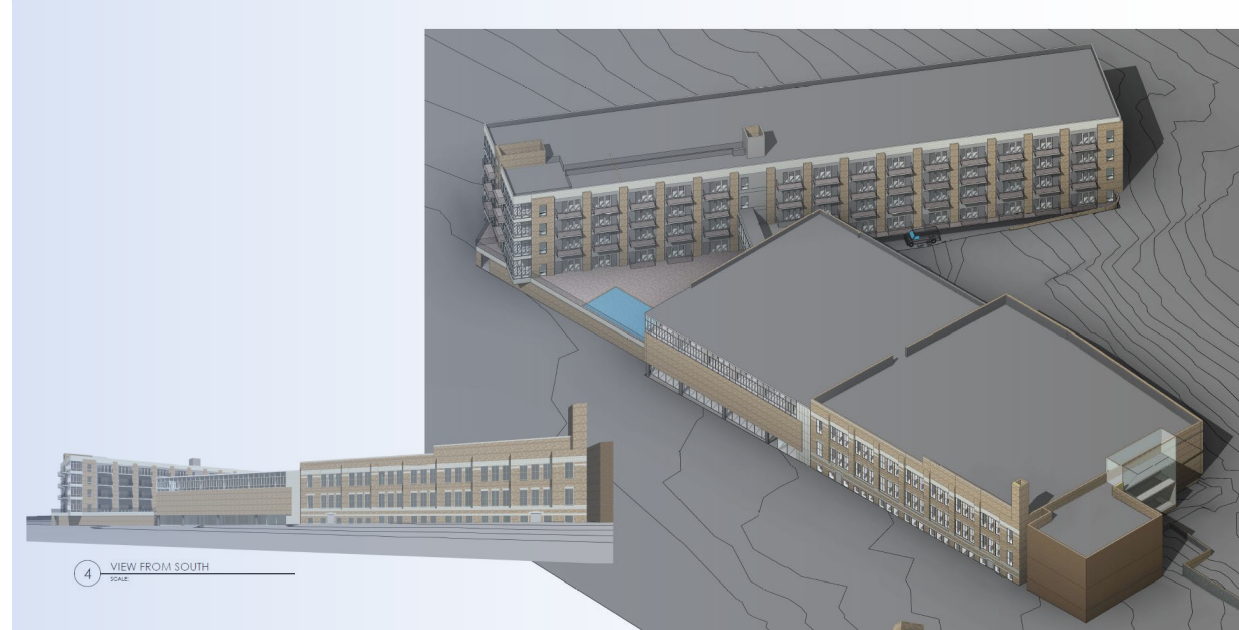
Continental Lofts LLC

The Opportunity:

- High-end, multi-unit housing development
- Commercial
- Zoned I-MU

The Assets:

- 2 acres
- River view
- Conveniently located between downtown area and the historic Village of East Davenport district



KAHL BUILDING AND CAPITOL THEATRE 326 W. 3RD ST.

Ownership Details:

New Kahl LLC

The Opportunity:

- Multi-unit housing
- Theatre venue
- Restaurant
- Nightlife
- Boutique hotel
- Zoned C-D

The Assets:

- .55 acres
- 128,062 sq ft building
- Excellent downtown location



6TH ST. GREEN SPACE NEIGHBORHOOD

Ownership Details:
City of Davenport

The Opportunity:

- Multi-unit housing
- Single-family housing
- Shovel-ready
- Zoned R-4C

The Assets:

- 1.5 acres
- Next to recently completed city-funded revitalization development
- River views
- Conveniently located between downtown area and the historic Village of East Davenport district
- Directly north of planned \$20 million YMCA state-of-the-art-facility



WELLS FARGO BANK DRIVE THRU AND PARKING RAMP 128 W. 3RD ST.

Ownership Details:

Financial District Properties

2 Designed and Planned Multi-Unit Housing Projects:

- Demo and construction of 22 new units at former Wells Fargo Bank drive-thru
- New construction of 35 units directly above existing parking structure
- Excellent downtown locations



3
A0 3D View 2



2
A0 3D View 1





MUSCATINE, IA

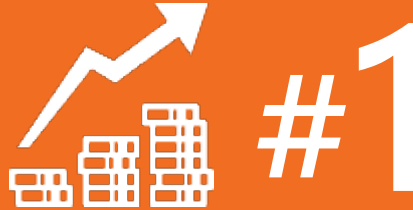
OPPORTUNITY ZONES

MUSCATINE AT A GLANCE

38

\$545M

In public & private
investment in the
past five years



strongest micropolitan
economy 3 of 5 years
(2014-2018) (Policom)



1M

square feet new
commercial
and industrial
space in the
past five years

14%



increase in labor
population (2011-2017)

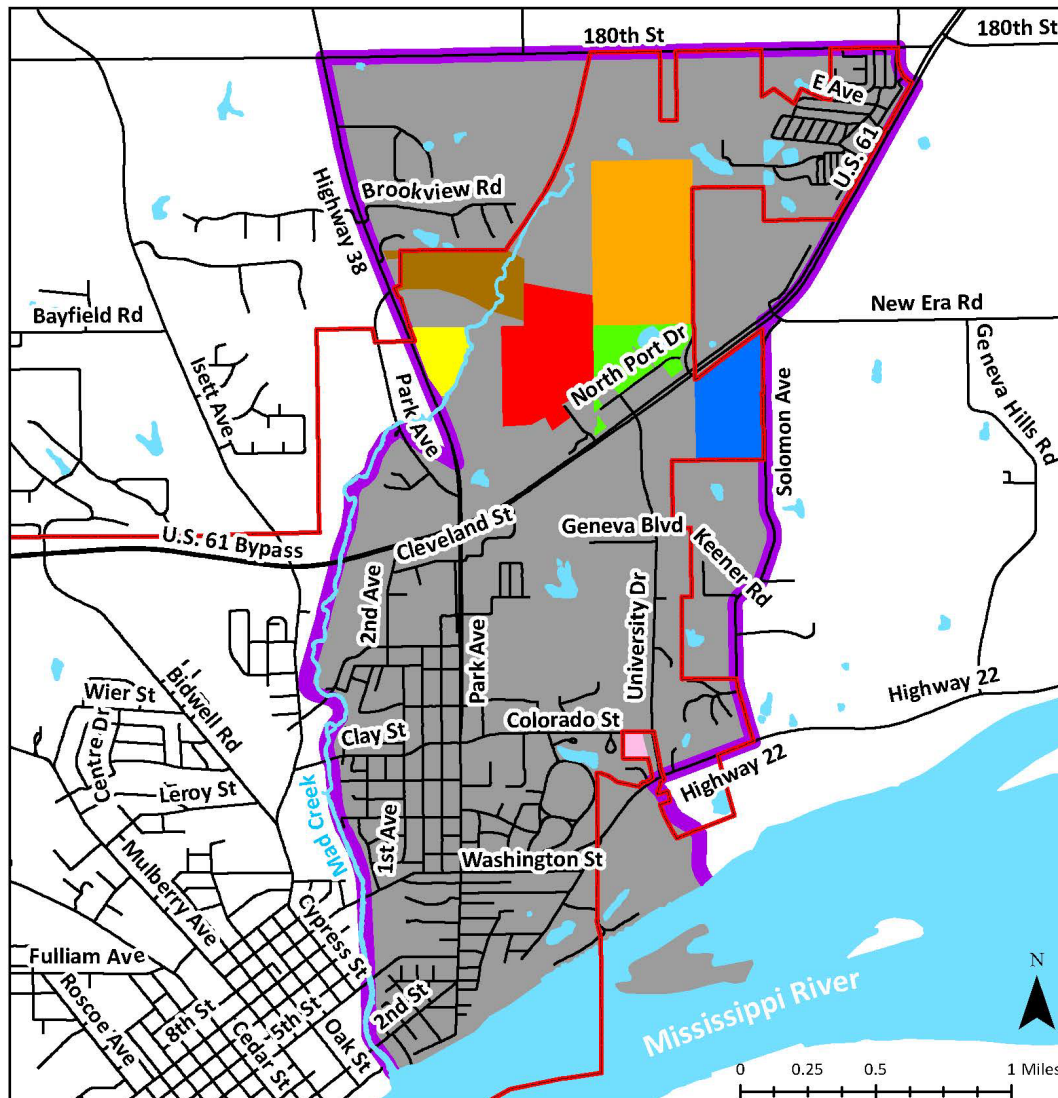
Demand of
58



new housing
units annually

MUSCATINE OPPORTUNITY ZONE AREA

39



- City Limits
- Opportunity Zone Boundary
- SECO
- Henning
- Kliendolph
- Bermel
- Northport
- BCFM

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, Asst. Com. Director
Date: November 8, 2019



Opportunity Zone (Muscatine East)



MANUFACTURING

HNI Corporation, SSAB Steel, Musco Sports Lighting,
The Raymond Corporation



FOOD & BIOTECHNOLOGY

Kraft Heinz, Grain Processing Corporation, Bayer U.S. – Crop Science



HEALTHCARE

UnityPoint Health – Trinity



EDUCATION

Muscatine Community College, Muscatine Community School District



MERRILL HOTEL & CONFERENCE CENTER | City's contribution through TIF

- The #1 hotel in the State of Iowa opened in 2018
- \$41 million investment



HNI CORPORATION | City's contribution through TIF

- 140,000 sq ft expansion for manufacturing at Highway 61 Campus
- New corporate headquarters as well as additional investments and improvements at various HNI facilities in Muscatine
- \$55 million investment



BAYER CROP SCIENCE MUSCATINE | County's contribution property tax exemption

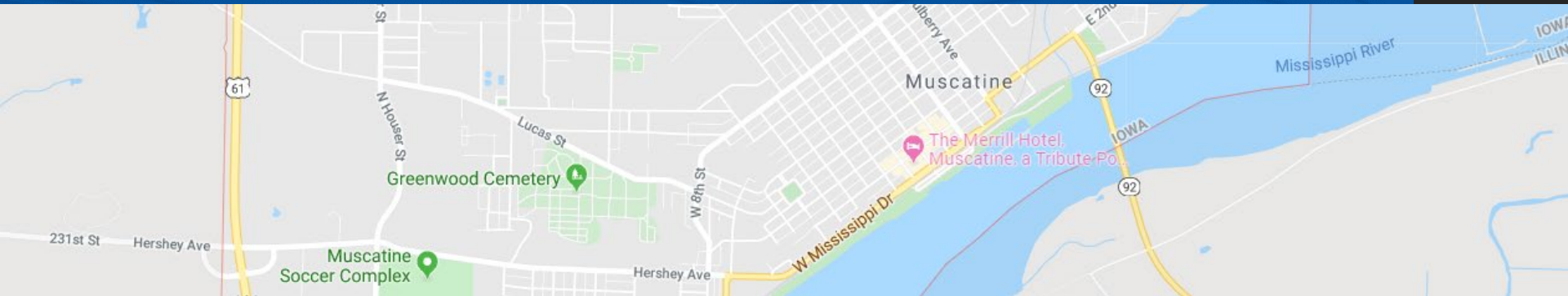
- \$50 million investment and expansion to Muscatine facility

MISSISSIPPI DRIVE RECONSTRUCTION | City investment

- \$13 million reconstruction of the main corridor through downtown Muscatine

FIBER TO THE HOME PROJECT | Municipal utility investment

- \$19 million investment by Muscatine Power & Water to fully connect every home and business to high-speed communication fiber



Potential sites with the Muscatine Opportunity Zone:

- BCF&M Site (p. 43)
- North Port Site (p. 44)
- Hawkeye Site (p. 45)
- Carver Corner Site (p. 46)
- Kleindolph Site (p. 47)
- Bermel Site (p. 48)
- Henning Site (p. 49)
- Heckman Site (p. 50)
- SECO Site (p. 51)

All local, state and federal incentives available within the Opportunity Zone:

- Tax Increment Financing
- Tax Abatement
- New Market Tax Credits
- Low Income Housing Tax Credits
- Workforce Housing Tax Credits
- Local Small Business Forgivable Loan Program
- Local Special Economic Development Grants
- Other state incentives

BCF&M SITE 3504 OAKVIEW DRIVE

Ownership Details:
BCF&M

The Opportunity:

- Residential
- Commercial
- Mixed-use

The Assets:

- Zoned light industrial



NORTH PORT 3400 NORTH PORT DRIVE

Ownership Details:

VMI – North Port Commons LLC

The Opportunity:

- Residential
- Commercial
- Mixed-use

The Assets:

- Zoned mixed-use



HAWKEYE 900 E 2ND STREET

Ownership Details:
City of Muscatine

The Opportunity:

- Residential
- Commercial
- Mixed-use

The Assets:

- Zoned heavy industrial



CARVER CORNER 1200 HERSHEY AVENUE

Ownership Details:
City of Muscatine

The Opportunity:

- Residential
- Commercial
- Mixed-use

The Assets:

- Zoned light industrial



KLEINDOLPH 350 COLORADO STREET

Ownership Details:

Robert Kleindolph

The Opportunity:

- Residential
- Multi-Family

The Assets:

- Zoned residential – Multi-Family



BERMEL SITE 1907 SAVANNAH AVENUE

Ownership Details:

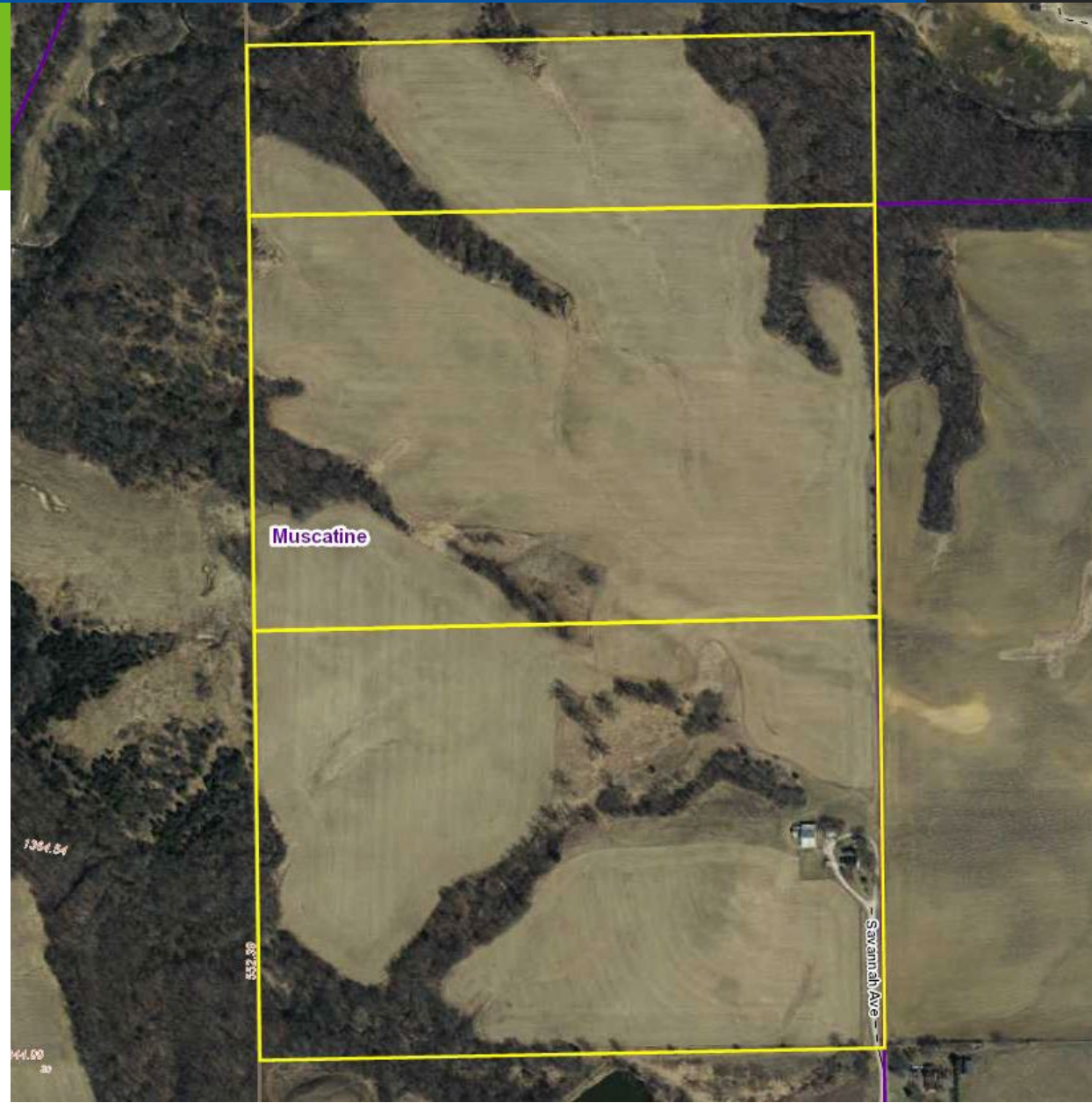
Frank Bermel

The Opportunity:

- Residential
- Mixed-use

The Assets:

- 140 acres
- Located ¼ mile from four-lane Highway 61
- Zoned residential
- Located in Future Grow Zone of Muscatine



HENNING SITE 1918 SOLOMON AVENUE

Ownership Details:

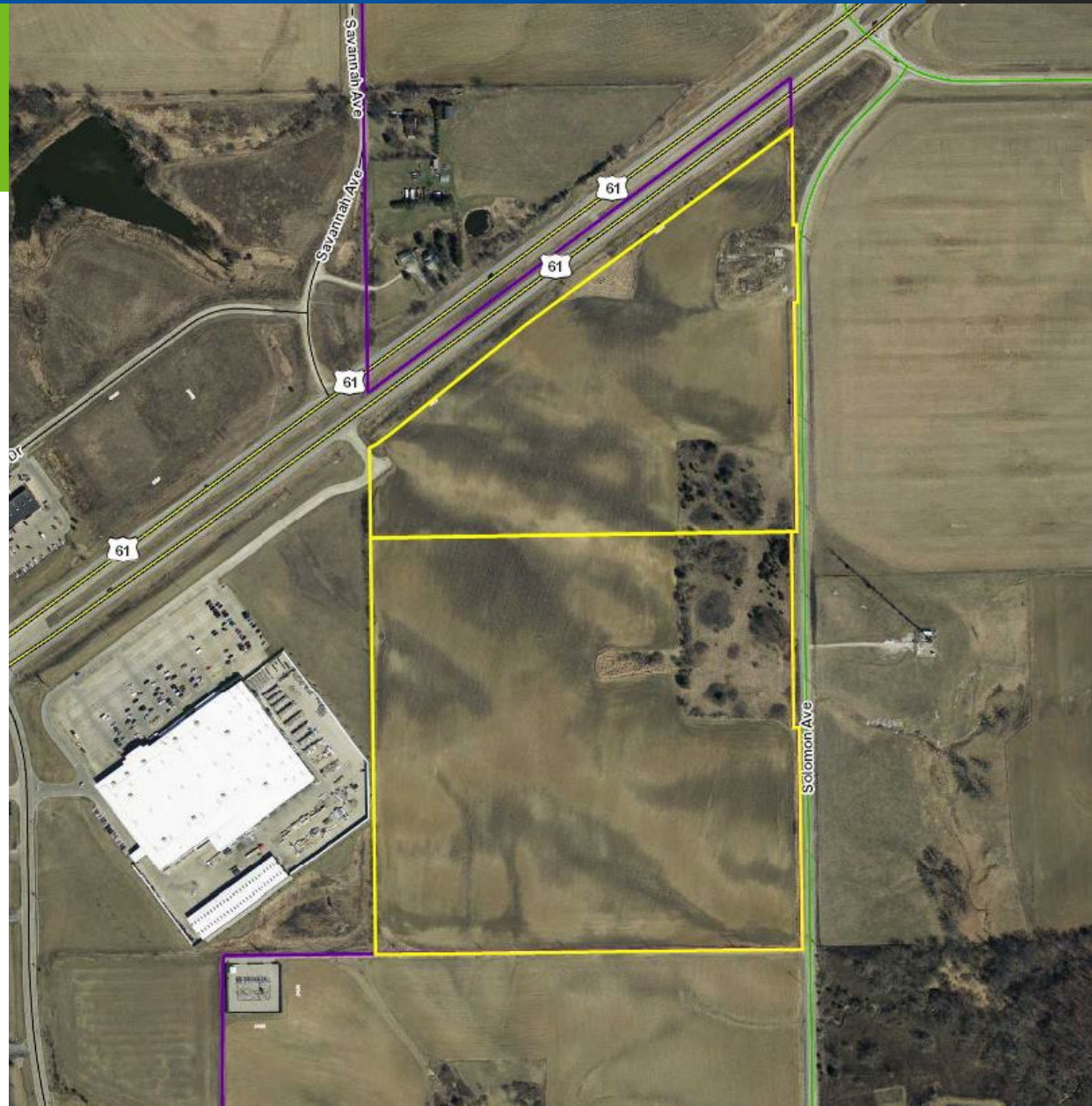
Jerry Henning

The Opportunity:

- Light industrial
- Commercial
- Warehousing/distribution

The Assets:

- 62 acres
- Direct access to four-lane Highway 61
- Zoned agricultural



HECKMAN SITE 3903 HIGHWAY 38

Ownership Details:

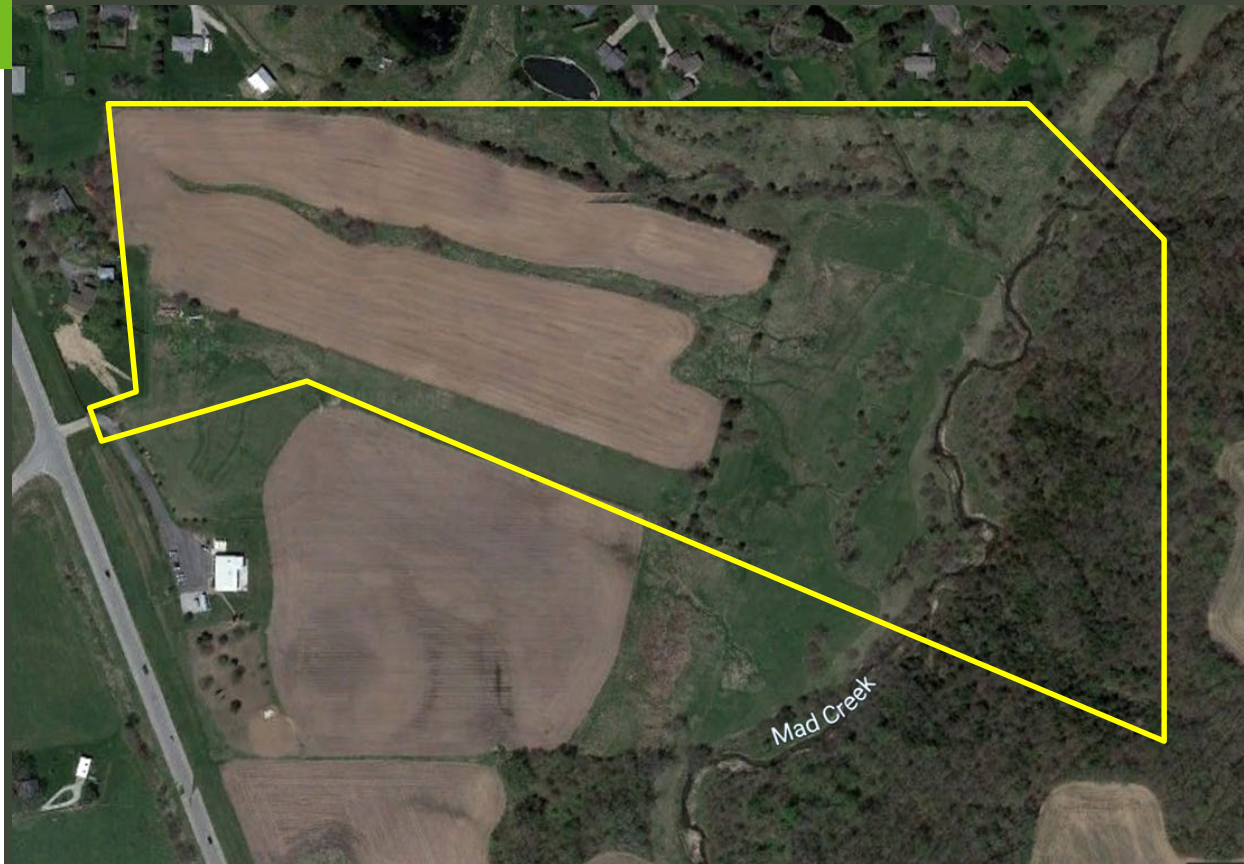
Heckman Farm Partnership

The Opportunity:

- Commercial
- Warehousing/distribution
- Residential

The Assets:

- 55 acres
- Direct access to Highway 38
- Zoned light industrial
- Located in Future Grow Zone of Muscatine



SECO SITE 3709 HIGHWAY 38

Ownership Details:

SECO Investment Company

The Opportunity:

- Light industrial
- Commercial
- Warehousing/distribution

The Assets:

- 23 acres
- Direct access to Highway 38
- Zoned light industrial
- Located in Future Grow Zone of Muscatine



ROCK ISLAND, IL

OPPORTUNITY ZONES




OVER 
\$1.3M

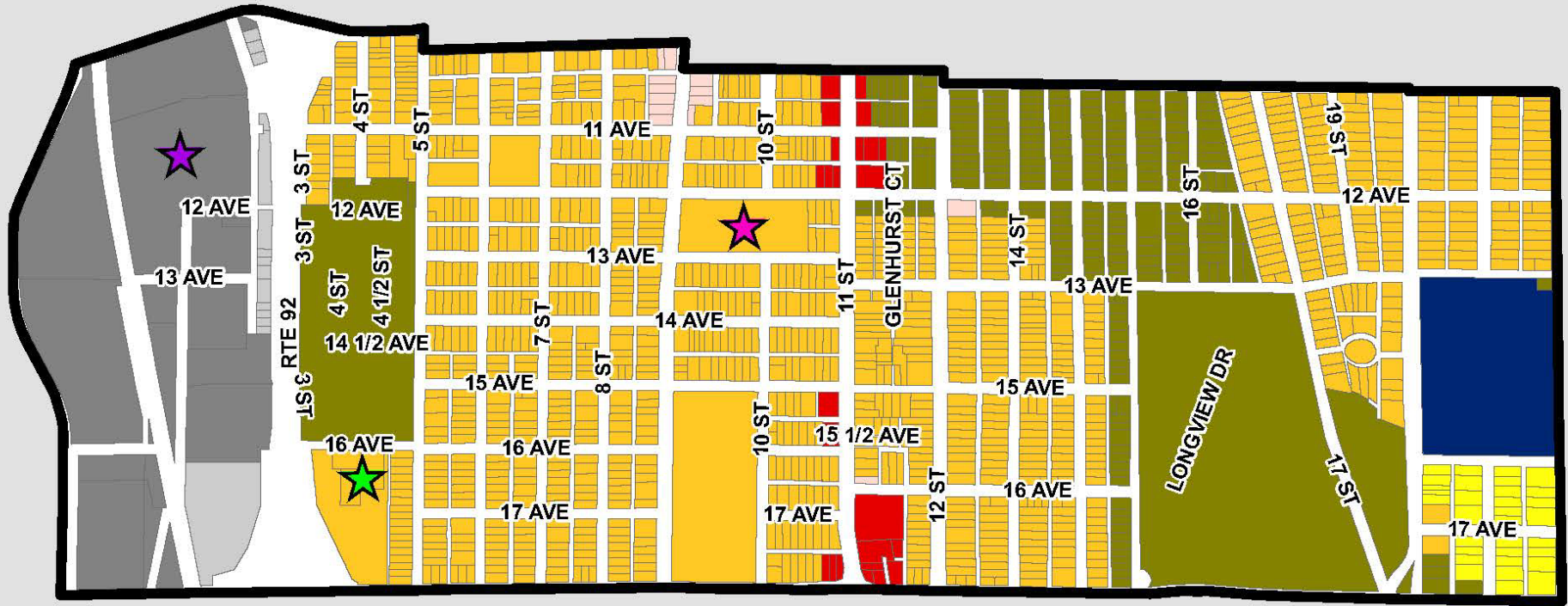
in infrastructure
improvements
over the
past five years

 Residential
population
of Rock Island
Opportunity Zones:
4,172

\$12M 
rehabilitation project of
230 income-restricted
rental housing units is
 underway

Over
\$220,000
invested through
5 different grant
programs in  Opportunity Zones

 **18%**
population increase
in Opportunity
Zones (2012-2017)



Projects Identified Within Rock Island Opportunity Zones and Zoning Districts

-  Franklin Field
-  Norcross Site
-  Skip-a-Long Daycare
-  Opportunity Zone
-  B1 - Neighborhood Business District
-  B3 - Community Business District
-  I1 - Light Industrial District
-  I2 - Heavy Industrial District
-  PUD - Planned Unit Development
-  R2 - One Family Residence District
-  R3 - One and Two Family Residence District
-  R4 - One to Six Family Residence District



0 250 500 1,000 1,500 Feet



Date Prepared: 9/9/2019

Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

R-2

One-Family Residences

R-3

One- and Two-Family Residences

R-4

One-to Six-Family Residences

Residential districts (R-1 through R-7) are established in order to protect public health, and promote public safety, convenience, comfort, morals, prosperity and welfare.

B-1

The **Neighborhood Business District** is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of a fully developed neighborhood.

B-3

The **Community Business District** is intended to provide for major businesses that serve a significant segment of the population.

I-1

The **Light Industrial District** is intended to provide for the development of most types of industry with regulations designed to protect adjacent properties.

I-2

The **General Industrial District** is intended to provide for large scale manufacturing facilities not otherwise permitted, which have potential significant external impacts to adjacent properties.



MANUFACTURING

Rock Island Arsenal, Honeywell Safety Products, Agrisolutions, Hill & Valley Premium Bakery, Green Thumb Industries



INSURANCE

Modern Woodmen of America, Royal Neighbors of America, Illinois Casualty Company



EDUCATION

Augustana College, Rock Island-Milan School District



HEALTHCARE

UnityPoint Health – Trinity



GREEN THUMB INDUSTRIES | City's contribution through tax rebates

- Expansion of existing facilities
- \$17 million investment
- 120 new jobs



AGRSOLUTIONS | City's contribution through property tax rebates

- Expanding into an existing facility
- \$3 million investment
- 100 new jobs



McLAUGHLIN BODY COMPANY | City's contribution through TIF

- \$7 million investment
- 100+ new jobs



MILLENNIA | City's contribution through TIF

- Approximately \$12 million investment into rehabilitation of 230 existing income restricted rental housing units



Potential sites within the Rock Island Opportunity Zone:

- Norcross Site (p. 59)
- Franklin School Site (p. 60)
- Skip-a-Long Daycare Facility (p. 61)

All local, state and federal incentives available within the Opportunity Zone:

- Community Development Block Grant Funds
- HUB Zone
- New Market Tax Credit-Eligible Area
- Other state incentives

NORCROSS SITE 1136 2ND STREET

Ownership Details:

Rock Island Realty, LLC

The Opportunity:

- Excellent opportunity for demolition and redevelopment

The Assets:

- 10.3 acres
- High visibility along State Route 92
- Zoned I-2
- Located near downtown Rock Island, Centennial Bridge and Interstate 280



FRANKLIN FIELD 9TH STREET AND 12TH AVENUE

Ownership Details:

Rock Island-Milan School District

The Opportunity:

- Mixed-use
- Neighborhood business and service development
- Multi-unit office space, retail, restaurant
- Mixed-income, multi-family housing

The Assets:

- High visibility on 9th & 11th St.
- Zoned R-3
- 3.75 acres



SKIP-A-LONG DAYCARE 1609 4TH STREET

Ownership Details:

Skip-a-Long Daycare Center and City of Rock Island

The Opportunity:

- Opportunity for demolition and/or redevelopment of well-established early education facility serving families in the Opportunity Zone
- Social Impact Investment, Education, Zoned R-3

The Assets:

- 5.5 acres
- Across the street from income restricted rental housing units
- Easily accessible by public transit
- Highly visible along State Route 92

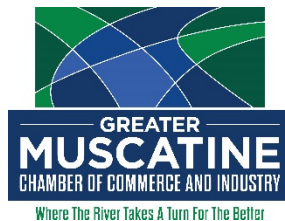




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Quad Cities Chamber is your one-stop organization for all economic development and Opportunity Zone inquiries

For additional details or questions about Opportunity Zones or other economic development opportunities, please contact:

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