



REQUEST FOR DEVELOPMENT PROPOSALS  
FOR CITY-OWNED REAL PROPERTY  
AT 709 – 713 S.W. 3<sup>rd</sup> STREET

RFP Issued by:  
City of Aledo – Economic Development  
120 N. College Ave.  
Aledo, IL 61231  
[www.aledoil.org](http://www.aledoil.org)  
Contact:  
Tarah Sipes at [tsipes@aledoil.org](mailto:tsipes@aledoil.org)

## INTRODUCTION

The City of Aledo, Illinois, requests proposals from buyers interested in acquiring by purchase real estate located within the Aledo Central Area Redevelopment Project Area which consists of two vacant parcels. These parcels benefit from the Route 17 corridor traffic, located near the downtown area, and are highly visible.

The City's development goals for the site include:

1. Maximizing the site's development potential and contributing to the Route 17 corridor with a well-designed development that will bring employees and visitors to the area.
2. The City would like to see the site developed with a retail aspect.

Said real estate is legally described as follows (the "Subject Property"):

Lots 5 and 6 in Fractional Block 84 in College Addition to the Original Town, now City of Aledo, AND, All that part of the South 50 feet of that portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington & Quincy Railroad Company) 100.0 foot wide Alpha to Aledo, Illinois Branch Line right of way, now discontinued, being 50.0 feet wide on each side of said Railroad Company's Main Track centerline, as originally located and constructed upon, over and across South Half Southwest Quarter of Section 17, Township 14 North, Range 3 West, Fourth Principal Meridian, Mercer County, Illinois; bounded on the Easterly side by the Southerly projection of the East line of Fractional Block 84, College Addition to the Town of Aledo, Illinois, and bounded on the Westerly side by the Southerly projection of the West line of Fractional Block 84, College Addition to the Town of Aledo, Illinois, according to the recorded plat thereof; ALL in the County of Mercer and State of Illinois.  
PINs: 10-10-17-354-005 and 10-10-17-354-010

Brief Description of the Properties:

The properties are vacant and are zoned C for commercial. The zoning is intended to provide for the development of retail and residential services. In addition, the property is located in the Tax Incremental Financing (TIF) District along the Route 17 corridor which is a major artery through Aledo with retail and commercial uses for similar properties along the corridor.

All utility hookups, including sewer, gas, and water are existing. The City of Aledo is the current property owner and very motivated to see the land developed. Due to the location of the lots within a TIF district, the City is **not** obligated to sell the land for 80% of the appraised property value which allows the City to assist the Developer in purchase price incentives for property by issuing a Request for Proposals.

The two lots are also adjacent to an additional vacant lot to complete the block which is currently for sale. Ronald Moffitt is the property owner of the adjacent lot, 702 SW 2<sup>nd</sup> Ave. which is approximately 50 x 120 and listed for \$30,000.

Utilities:

- A. Ameren Illinois is the electric carrier and the supplier is open to the developer.
- B. The City of Aledo supplies the water, sewer, and gas utilities.

The City is in the position to provide incentive rates on City utilities and discuss possible agreements to facilitate development of the properties.

- C. Viola Home Telephone Company completed the installation of fiber cable along the Route 17 corridor which is available to properties located in the corridor.

All interested parties should submit proposals to the Aledo City Clerk, and all such proposals should identify the terms and conditions of the proposed purchase of the Subject Property, any TIF incentives sought by the buyer, and the proposed use(s) of the Subject Property by the buyer.

For further information, please contact Tarah Sipes, Economic Development Coordinator, or Jarod Dale, City Clerk, at (309) 582-7241.

COMMUNITY DATA

A. Demographics

2016 Total Population – 3,684  
2016 Total Households – 1,593  
2016 Total Labor Force – 1,706  
2016 Median Income - \$41,648

B. Education

Mercer County Family YMCA Children’s School  
Apollo Elementary School  
Mercer County Intermediate School  
Mercer County High School  
L’Abris Academy  
High Roads Advantage

C. Labor

**Top Local Employers**

Company	City	Description of Operations	Employee Count
General Grind & Machine	Aledo, IL	Manufacturing	326
Genesis Medical Center	Aledo, IL	Healthcare	142
Wal-Mart	Aledo, IL	Retail	93
Meminger Metal Finishing	Aledo, IL	Manufacturing	48
Aledo Health & Rehab Center	Aledo, IL	Healthcare	60
Mercer County Family YMCA	Aledo, IL	Recreation	68
Apollo Elementary School	Aledo, IL	Education	64

*Source: Infogroup, Reference USA, & individual employers, October 2016.*

**Recent or Anticipated Expansions, New Companies, Closings**

Company	Recent Activity	Date (Year)	Affected Employment
MMF2	Expansion	2017	5
Cardinal Chrome	New	2018	10 new
Big River Resources	Expansion	2013	Unknown

### **Leading Area Recruiting/Placement Firms**

The Sedona Group  
612 Valley View Drive  
Moline, IL 61265  
Mr. Rick John, President (309) 797-9785

Chenhall's Staffing Services  
510 North Brady Street  
Davenport, IA 52801  
Mr. Bob Hickman (563) 322-1769

Kelly Services  
100 E. Kimberly Road  
Davenport, IA 52806  
(563) 388-9933

### **D. Quality of Life**

#### **HEALTHCARE SERVICES**

The City of Aledo enjoys the convenience of having a local hospital which also provides critical access care. In addition, Aledo has proximity (within 60 50 miles) to the Quad City area medical facilities. The University of Iowa Medical Center in Iowa City, the world's largest university-owned research hospital, also provides access to a nationally rated medical complex.

#### **Medical Amenities**

Hospitals	1
# of beds	22
DO's and MD's	15
Dentists	3

Chiropractors	3
Express Care Centers	1
Ambulatory Surgery Centers	1

### **Entertainment and Recreational Amenities**

Number of Parks	8
Baseball Diamond Complex	1
YMCA	1
Golf Courses - Public	1
Golf Course - Private	1

## **ADDITIONAL REGIONAL RECREATIONAL OFFERINGS (40 Mile radius)**

### Major Festivals and Events

### Zoos

- Fejervary Park Zoo, Davenport, features plants and animals native to the upper Mississippi Valley region.
- Niabi Zoological Park, Coal Valley, take a train ride through the park to see more than 400 animals representing over 150 species.

### Parks

- Central Park, Aledo, IL, Located in the heart of the Downtown Aledo Historic District, Central Park boasts a band shell that hosts a variety of community activities. Events from Community Band concerts to the high school Homecoming pep assembly take place on the stage.
- Big River State Forest, Keithsburg, IL, 2,900 acres of prairie woodland that contains the area's oldest pine plantation. The forest is a great place for recreation. Facilities exist for picnicking, boating, fishing, hiking, horseback riding, and hunting, 15 miles of scenic roadway invite visitors to wind through the forest.
- Sturgeon Bay Campground, New Boston, IL boasts modern and primitive camping, fishing lakes and swimming area.
- Loud Thunder Forest Preserve, Andalusia, 1,600 acres of modern and primitive camping; great fishing.
- Black Hawk State Historic Site, Rock Island, 205 acres of rolling woodlands, 4 miles of hiking trails, including 100 acres of preserved nature.
- Ben Butterworth Memorial Parkway located along river drive in Moline features a scenic view of the Mississippi along a paved bike trail. It is just one section of the great RiverWay trails in the Quad Cities.

### Sports

- Quad City Golf Courses include 21 public and 9 private courses that offer opportunities for every level player at attractive prices among the lowest in the country. John Deere Classic is a major tournament on the PGA tour, held at The TPC at Deere Run.
- Quad City Mallards, a member of the Colonial Hockey League.
- The River Bandits, Class A baseball affiliate of the Houston Astros. Modern Woodmen Park is located along the banks of the Mississippi River.
- Quad Cities Times Bix 7 attracts over 19,000 runners and walkers of all ages, including the best of the world class runners. For the past 10 years, the Bix has been rated as one of the premier races in the United States.
- Quad Cities Criterium bicycle races, Village of East Davenport, considered one of the top European-style street races in the U.S., draws world-class professional racers.
- Quad City Downs, East Moline, off-track betting on thoroughbred and harness racing.

### **River Boats**

- Jumer's Casino features Las Vegas style casino action
- Rhythm City Casino and Hotel, Davenport, Las Vegas style casino space
- Isle of Capri Casino and Hotel, Bettendorf, Las Vegas style casino space
- Celebration Belle, Moline, offers dinner, lunch, Sunday champagne brunch, moonlight cruises, sightseeing and all day cruises. Good food and a variety of entertainment.

### **Major Festivals and Events**

- Rhubarb Fest, Downtown Aledo, IL, The first Friday and Saturday in June find all things rhubarb in Historic Downtown Aledo. The festival, first held in 1991, draws thousands of visitors to the “Rhubarb Capital of Illinois” to sample some of the best rhubarb concoctions around.
- Antique Days, Downtown Aledo, IL, The last Saturday in August brings good, old-fashioned fun to Aledo. Activities include antique appraisals, vendors, car show, and BBQ cook-off.
- Oktoberfest, Central Park, Aledo, IL, Come celebrate autumn with live music, traditional foods and beverages on the last Saturday in September.
- John Deere Classic, Tournament Players Club course, TPC at Deere Run in Silvis designed by D. A. Weibring, three-time winner of the Quad City Classic. July 2017 marked the 47 year this PGA Golf Tournament has been held in the Quad Cities. The purse has grown over the years to \$2.6 million and receives CBS National TV coverage.

- Bix Weekend, Davenport, a celebration of Davenport's famous cornetist, Bix Beiderbecke that includes the Bix Beiderbecke Memorial Jazz Festival, the Firststar Bix Street Festival and the Quad City Times Bix 7, one of the premier road races in the country.
- Beaux-Arts & Crafts Fairs, Davenport, held in the spring and fall on the green behind the Davenport Museum of Art. Artists and crafts person from throughout the Midwest display pottery, jewelry, paintings, etc.
- Ride the River; a scenic 20-mile bike ride through the Quad Cities highlighted by a boat ride across the Mighty Mississippi. Family members of all ages participate.
- Quad City Air Show, Davenport, major air show includes wing walkers, stunt pilots, old airplane displays and performances by military aircraft demonstration teams, such as the Blue Angels.
- RiverFest, Moline, features a variety of musical entertainment, a Kids' Fair, water ski shows, fireworks and more.
- Mississippi River Blues Fest, Davenport, draws some of the biggest names in Blues entertainment as well as myriad food and specialty vendors from across the region.
- Venetian Lighted Boat Parade - boats festooned with elaborate lights parade up and down the Mississippi riverfront for spectators in both Iowa and Illinois.
- Riverfront Pops Concert, Davenport, outdoor concert by the Quad Cities Symphony Orchestra with a finale featuring 1812 Overture complete with cannons and fireworks.
- Festival of Trees, RiverCenter, Davenport, one of the three largest Christmas tree festivals in the U.S. includes giant helium balloon parade, gala black tie ball, children's events, music, art and craft items for sale and a Christmas concert.
- Civil War Muster & Mercantile Exposition, Davenport, approximately 500 Civil War buffs, soldiers of both the Blue and Gray, re-create actual battles of the war. Authentic 19th century their skills, ladies don their Victorian gowns and everyone enjoys the military ball.
- The Messiah, Centennial Hall, Augustana College, Rock Island, a Quad City tradition! The Handel Oratorio Society and the Augustana College Symphony Orchestra and Choir perform this classic choral work by Handel.
- Rock Island County Fair, held in mid-July, adds a touch of Midwest nostalgia to the good-old summertime in the form of rodeos demolition derbies, stock car races and musical entertainment.
- Mercer County Fair, held every July in Aledo, offers festival-goers access to a rural country setting and all the things associated with a down-home country ceremony. Quad City Marathon, sponsored by the Quad Cities Sports Commission, is held the last Sunday of September, attracting some 3,000 runners. The Marathon, two-person and five-person relays, 5K and kids run begin and end at the Mark of the Quad Cities in Moline. The 26.2-mile Marathon winds through five cities in two states, crossing the Mississippi River twice.



- IMAX 3D. The 270-seat "stadium" deck theatre, the first in the state of Iowa, is located between the Putnam Museum of History and Natural Science and the Davenport Museum of Art on the brow of "Museum Hill". The theatre, featuring a giant five-story high screen and multi-speaker digital sound system, present educational and entertaining large-format films appealing to all audiences. A 320-foot long glass enclosed concourse with a ramping system connecting the theatre, Putnam and DMA buildings allows visitors a spectacular view of the Mississippi River Valley below.
- Arsenal Island - home to the Rock Island Arsenal, one of the largest U.S. Army factories in the country, the Arsenal Museum, the Colonel Davenport Home, the Lock & Dam No. 15 Visitor Center and the National and Confederate cemeteries.
- John Deere Administration Center, Moline, designed by the late Eero Saarinen, the world headquarters of John Deere organization showcases current and historic John Deere products as well as the Girard Mural, comprised of more than 2,000 historical items from 1837-1918.
- The Deere-Wiman Estate and Butterworth Center, Moline, a scenic overlook on the Mississippi was chosen by Charles Deere for his new home in 1873. Head of the firm started by his father, he included such amenities as an Art Deco enclosed swimming pool, underground tunnels connecting various out buildings and a series of formal gardens. Across the street, another home of grandiose proportions was built in the late 1800's by William Butterworth, successor to Charles Deere as president of Deere & Company. Mr. Butterworth incorporated many of the same features into his home. An organ with 26 ranks of pipes fills the bi-level living room with music on special occasions and a greenhouse and formal outdoor gardens surround this impressive home.
- The Quad City Botanical Center, Rock Island, features a conservatory on the leading edge of design with planting islands and reflecting ponds that hold more than 250 different tropical plants and hundreds of flowers that change with each season.
- The Great River Trail travels the scenic Mississippi River shorelines in the Iowa and Illinois Quad Cities where one can discover the wonders of this great river, its quaint towns, including breathtaking backwaters and bluffs.
- Vander Veer Park Conservatory, Davenport, features a glorious Rose Garden with over 1,800 roses. Inside one can access year-round, seasonal presentations including Christmas and Easter displays.
- Longview Park Conservatory, Flower Garden and Greenhouse Complex, Rock Island, offers year-round viewing of beautiful and educational botanical displays.
- Nahant Marsh is one of the last urban wetlands of its size on the upper Mississippi River. Encompassing about 500 acres of high quality wetland offering amazing bird watching opportunities, and a look at the past when primordial wetlands dotted the river landscape. Nearly 400 birds, plants, mammals, reptiles and amphibians reside in the area. Take the boardwalk through the marsh, and marvel at this wild habitat.

- Cordova Dragway Park, Cordova, offers summertime drag racing events, including the International Hot Rod Association's June Summer Nationals and the World Series of Drag Racing every August.

## ECONOMIC DEVELOPMENT INCENTIVES

This property is located within Aledo's Tax Increment Financing (TIF) District and projects on the site have the potential to qualify for various TIF incentives. Each TIF project is subject to City Council approval, but previous agreements have included:

- Forgivable and non-forgivable loans
- Long-term development agreement
- Infrastructure improvement funding
- Land cost write down or free land

Additional City of Aledo incentives could include:

- Utility rate and tax incentives
- Waiver of municipal fees, charges, and levies
- Fast-track permit processing

For further information, please contact Tarah Sipes, Economic Development Coordinator, or Jarod Dale, City Clerk at (309) 582-7241.