



# NEWS

A PUBLICATION OF THE BETTENDORF DEVELOPMENT CORPORATION — JUNE 2008

## CELEBRATE OUR SUCCESSES AND SHARE OUR DREAMS ON THE FIRST DAY OF SUMMER AT RIVERSEDGE

### OUR FIRST EVER DEVELOPER APPRECIATION EVENT

Friday, June 20, 2008

18th & State Streets

4:00—6:00 p.m. (Program at 5:00)

Please join the BDC in celebrating the visionary efforts of Leaders in our Community who have devoted their dollars, intellect, determination and resources to molding our future.

Bettendorf has a lot to be thankful for in terms of economic growth and prosperity. Examples are an 11.2% population growth rate from 1990 to 2000 and the most commercial growth in assessed value ever created in a calendar year for 2006 @ \$43.5 Million. Each year brings a new milestone!

There are many reasons. Our excellent schools, great public service, and quality infrastructure. However, it is business men and women, the developers, that have made our Community grow so successfully. Without their ability, vision, determination and investment, we would not be experiencing the results that we continue to see year after year. Truly these individuals are the catalyst for our "Premier City".

To thank these dedicated individuals, BDC Committee Chairman Pat Eikenberry, along with members Ken Vandersnick, Mike Sharp, Alan Frankel, Bob Lundin, Steve VanDyke and Sherry Hohenadel are planning a celebration to say "We Appreciate You" to those who have given so much. We hope you will join us for a GREAT time!

Food and beverages compliments of the Bettendorf Development Corporation. (Casual Attire — Outside. Rain Location Bettendorf City Hall)



# New Leadership and Structure for the Bettendorf Development Corporation

At the March meeting of the Bettendorf Development Corporation, outgoing President David Graham of MidAmerican Energy was recognized for his years of service to the BDC. Following handshakes and well wishes, a new slate of officers was presented to the Board of Directors and unanimously approved. Stepping up to the plate are: Rob Fick, Mel Foster Companies, President; Kent Pilcher, Estes Construction, Vice President; John DeDoncker, The National Bank, Vice Presi-

dent; Bill Patterson, RSM McGladrey, Secretary; John Sherrick, Sitrick & Associates, Treasurer; Bob Gallagher, Sr., Gallagher Law Officers, General Counsel.

The Board also adopted an updated work plan and new committee structure. In an effort to make the BDC even more productive, newly elected BDC Chairman Rob Fick has put in place ten (10) working committees. Some committees are short-lived while others could take as long as

ten (10) years to complete their mission due to the goals being multi-phased and intricate in nature.

The following matrix gives the names of the committees, the chairmen and membership as well as the goals of the committee. It is still quite early in the transformation, but members are very involved, attendance is high, results are already visible and BDC Members are psyched for a promising year!

<b>BETTENDORF DEVELOPMENT CORPORATION - 2008 WORKPLAN</b>	
<b>COMMITTEES &amp; GOALS</b>	<b>CHAIR &amp; MEMBERS VOLUNTEERING</b>
<b>SHOPKO - JOEVAN REDEVELOPMENT</b>	Downing - Chair
Support the developer through the site plan and TIF request process.	Sharp & Eikenberry
<b>CUMBERLAND SQUARE FAÇADE IMPROVEMENT</b>	Sharp - Chair
Support developer and business owners during façade improvement process.	Downing
Assist in finding a productive and attractive use for the former Eagles Building.	
<b>SPEC BUILDING CONSTRUCTION</b>	Ehrmann - Chair
Assemble investors to acquire property, construct infrastructure and building.	Downing, Sharp, Frankel & Koellner
<b>I-80 &amp; MIDDLE ROAD DEVELOPMENT</b>	Sherrick - Chair
Assemble investors to acquire, grade and clean up property and construct infrastructure.	Graham, Gallagher, Eikenberry, Fick & Earnhardt
Establish joint venture with adjoining property owners for marketing purposes.	
<b>DEVELOPER APPRECIATION EVENT</b>	Eikenberry - Chair
Plan type and location of event, develop list of invitees and determine award recipients.	Lundin, Vandersnick, Sharp & Frankel
<b>ECONOMIC DEVELOPMENT SUMMIT</b>	Gallagher - Chair
Develop future community growth potentials involving the City, Chamber, BDC and Public.	Sorensen & Eikenberry
<b>MEMBERSHIP DRIVE</b>	Vandersnick - Chair
Develop multi-media presentation for outreach to prospective partners.	
<b>INTERN MARKET RESEARCH</b>	Patterson - Chair
Determine list of companies with best potential for location in Bettendorf.	Sherrick
<b>FUNDRAISING CAMPAIGN</b>	Eikenberry - Chair
Develop / implement BDC outreach campaign for Bettendorf - QCA community investors.	Vandersnick, Graham & Richardson
<b>MARKETING AND SALES</b>	Van Dyke - Staff
Develop / distribute print, video and Internet marketing materials.	
Contact / visit potential targeted sector companies and site selection consultants.	

# Welcome New BDC Members

A hearty welcome to the following new BDC Members.

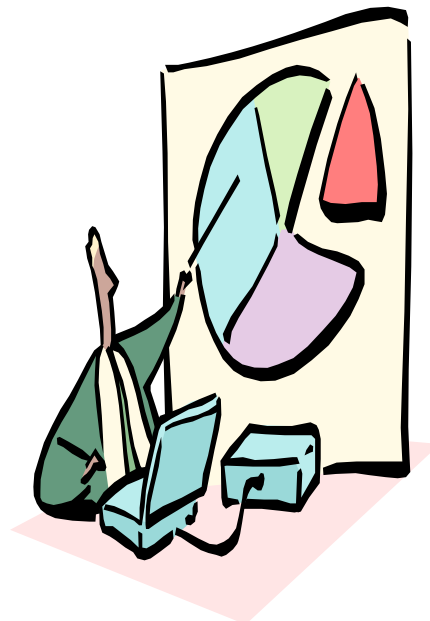
John DeDoncker, The National Bank, Brock Earnhardt, Iowa American Water Company, Kevin Koellner, Build-To-Suit, Nancy Mulcahey, Quad City Development Group, Kent Pilcher, Estes Construction, Jim Richardson, U.S. Bank, Steve Sorenson, RSM McGladrey, Inc., Tim Stecker, Quad City Bank & Trust, Dave Tallman, Shive-Hattery, Inc.



**THANKS for your dedication and support!**

## Market Research Intern

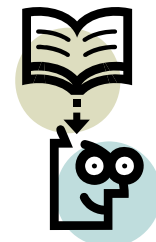
This Summer the BDC will hire intern Brad Cook, an MBA Student from St. Ambrose University, for a market research project. The central theme of the study will be to identify companies that have the potential to create value-added jobs in Bettendorf and the Quad City Area. Steps in the process will include: 1) Reconfirming the growth potential of the targeted economic sectors; 2) Screening for high growth companies within those targeted sectors through the use of on-line stock screening websites and news clipping services; and 3) Compiling a complete background information synopsis of the companies identified, including persons to be contacted.



A warm BDC welcome to Brad.

Mark Hunt, of the Bi-State Regional Commission, has agreed to assist with the effort and BDC Members Bill Patterson and John Sherrick have volunteered to monitor the project until its conclusion this Fall. A full report will be presented to the BDC at that time.

Once complete, the results will be used in our outreach sales campaign.



## OLDEST BETTENDORF BUSINESS—MCGINNIS

### MCGINNIS (CHAMBERS-SASS) FUNERAL HOME

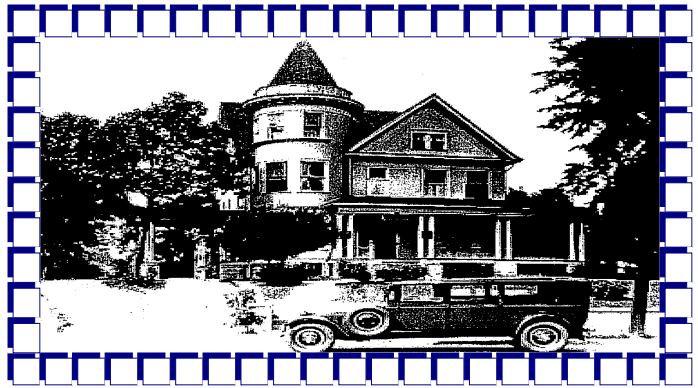
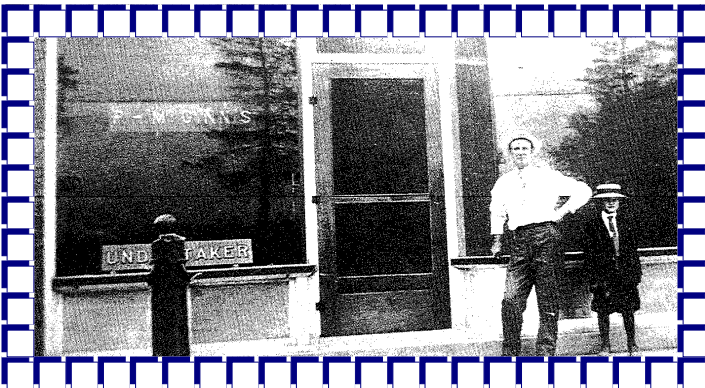
Founded by Preston H. McGinnis, of Princeton, Iowa, was McGinnis Funeral Home. Mr. McGinnis was one of the early Scott County undertakers and was well-known throughout the region. In the early 1900's, the McGinnis Family moved to Bettendorf and established their funeral home in a downtown storefront location. In 1923 they relocated to their present location along the banks of the Mississippi River.

Finley McGinnis, along with his brothers and sisters, operated the funeral home for nearly 60 years; they retired in 1979.

The location at 644 River Drive was built in 1892-93 by Captain August E. Reimers. The house is reminiscent of the Queen Anne architectural style common in homes at this time. Captain Reimers, who had served in the Civil War, was later a steamboat pilot. The Reimers Family resided in the house until 1923 when the McGinnis family acquired it.

Today the funeral home is owned and operated by the Chambers Family. David Chambers, his wife, Donna, and their children Christy and Jon, are continuing a long and proud history of service in our Community.

Thank you, Chambers Family, for many years of loyalty and devotion to the Citizens of our Community.



*" Make new friends, but keep the old. One is silver and the other gold."*



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Comments and Suggestions are Always Welcome!