

**Memorandum  
Community Economic Development Department**



**To:** Randall Tweet, Interim City Manager  
**Subject:** Property Purchase Inquiry  
**Date:** May 10, 2017

---

**Applicant Information**

Name/Address: Casey's Retail Company  
P.O. Box 3001  
One Convenience Blvd.  
Ankeny, IA 50021

Proposed Use: Casey's General Store Mini Truck Stop

**City Property Information:**

Address: Northwest Corner of IL 92 and Andalusia Road

Lot Size: 873837.440937 Square Feet

Zoning: B4

**Background:**

The Economic Development Manager approached Casey's about placing a General Store at this location to fill the food and fuel desert of the southwest part of Rock Island. Casey's has agreed to purchase the property for these purposes.

**Review and Analysis:**

Using the *Guidelines for the Disposition of City-Owned Real Estate*, staff considers the following factors to determine whether a property should be sold.

**1. The property is not currently being used by a City department nor does it have a municipal function.**

The property is not currently being used by a City department nor does it have a municipal function.

**2. The property is vacant and/or has no foreseeable use by the City.**

The subject lot is presently vacant. It has been used for agricultural purposes in the recent past

**3. The property is a non-performing or under-performing asset and value can be generated by its sale.**

The property is presently not generating property or sales taxes. The future addition of a Casey's General Store Mini Truck Stop at this location would increase the assessed value of the property therefore future value would be added. Additionally, the store would generate a significant amount of retail sales tax.

**4. Economic development opportunities can be generated by selling the property.**

This project is 100% driven by economic development.

**5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non income generating property or one that doesn't provide a public benefit.**

The sale of this lot would eliminate the City's maintenance obligations to the site.

**6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.**

The building of a Casey's General Store Mini Truck Stop complies with the Comprehensive Plan and other relevant plans.

**7. The sale of the property will result in returning the property to the tax rolls.**

Selling the property to Casey's will return the property to the tax rolls and increase the assessed value after the property is developed.

Using the *Guidelines for the Disposition of City-Owned Real Estate*, staff considers the following information to determine whether or not the applicant is eligible to purchase surplus City-owned real estate.

**1. The applicant must present a reasonable and appropriate proposal for use of the property.**

The applicant has submitted a conceptual rendering of the anticipated look of the development but no final renderings will be commenced until after the purchase occurs. The usage is reasonable and appropriate for the property.

**2. The applicant must present documentation proving they have the financial ability to purchase and maintain the property, and financial ability to complete their proposed project. Failure to provide proof of adequate financing may be used as an immediate denial of a sale.**

The applicant has not yet provided, nor been asked to provide, documentation regarding proof of adequate financing for the purchase of the site. However, Casey's General Stores has operations in numerous states so there is no anticipation of the finances not being available for the purchase and development.

**3. The applicant is not delinquent on their property taxes (if applicable) and has no outstanding special assessments.**

There are no known delinquent property taxes owed to the County Treasurer by the applicant.

**4. The applicant is in good standing with the City of Rock Island, with no outstanding zoning, health, nuisance, building, or other municipal code violations on any properties owned in the City of Rock Island within the past 5 years.**

There are currently no outstanding code violations against the applicant.

- 5. The applicant has not owned property in the City any time within the past 5 years that the City has acquired by means of property tax foreclosure.**

There are no known properties owned previously by the applicant.

**RECOMMENDATION:**

The City Council sells the aforementioned property and direct CED staff to complete the negotiations with the applicant and prepare a purchase agreement for future City Council action.

**Submitted by:** Bret Gardella, Economic Development Manager  
Chandler Poole, Community & Economic Development Director

---

**Approved by:** Randall Tweet, Interim City Manager

# Location Map

