



The City of Davenport offers a 25/75 residential and 50/50 commercial cost-share program for alley resurfacing and reconstruction. Under the program, residents and commercial entities adjacent to a common alley in poor condition can request the alley be resurfaced or reconstructed and split the costs with the City.

Requires less than a 51% opt out rate by affected property owners, and the City must agree that the repair is needed.

Once resurfacing/reconstruction is complete, properties are invoiced for a percentage of the work based on lot size. Property owners may pay the bill within 60 days or have the cost assessed to the property, allowing property owners to spread the cost of resurfacing/reconstruction over time. Funding under the program is on a first-come, first-served basis. Eligible project applications that exceed available funds will be rolled into the following program year.



Eligibility

Alley must -

- Be located in the public right-of-way (no private alleys) within Davenport City limits.
- Be deemed in need of resurfacing by city engineering staff.
- Be a whole block. Under extenuating circumstances an exception for partial alley reconstruction/resurfacing may be made if damage to the alley is in an isolated area and City Engineering staff recommend partial reconstruction/resurfacing.
- Have less than 51% of adjacent property owners opt out of participation.
- Be approved by Council.

Applications for this program are accepted June 15 to July 15 annually.

Questions?

Contact - 563.326.7923



Cost Share Program Process

Know the process takes a minimum of 18 to 24 months to complete, longer if funding is not available. Approved alleys are budgeted for in one fiscal year, and construction begins in the following fiscal year.

1. Before you submit an application, talk to your neighbors to see if there is any interest. To move to step 5, 30% of affected property owners must agree to sign the petition. To move to step 8, funding must be available and the project must have less than a 51% opt out rate by adjacent property owners.
2. Submit Alley Cost Share Program Application Request at www.davenportiowa.com/alleycostshare.
3. City staff evaluates the condition of the alley and determines if the alley qualifies for the Cost Share Program. A letter will be sent with a determination.
 - ◆ Eligible alleys will be provided an Alley Cost Share Program Petition along with estimated rehabilitation costs for circulation.
 - ◆ Alleys determined to be ineligible based on condition or other circumstances will receive notification of ineligibility.
4. Circulate petition to property owners located adjacent to the alley on the block rehabilitation is requested for. Submit completed petition back to the City between June 15 and August 1. Applications must have 30% of affected property owners sign the petition. Applications without 30% interest will be returned to the applicant.
5. City staff develops a cost estimate for the work and sends Cost and Special Assessment Estimates to all affected property owners associated with the eligible alley via certified mail between June 15 and August 1.
6. Property owners wishing to opt out of the program must opt out of the program between July 15 and September 15.
7. Applications are reviewed for majority of affected property owner approval. Certified letters are sent to all affected property owners indicating next steps in the program between September 15 and September 30.
 - ◆ Met approval rating and next steps, or
 - ◆ Application did not receive majority approval and denial of application, or
 - ◆ The application met the approval rating, however, there was not enough funding available, that the project will be retained on the list, and the project will re-enter the process at step 3 in the following year.
8. Approved applications are then placed on Council agendas for various approvals needed to perform the rehabilitation. This occurs at various stages between November and March.
9. After the City's next fiscal year budget is adopted by Council resolution in March, bids are let for the project and construction is completed between June and November of that year.
10. Upon completion, the City invoices the property owners for their share of the project. Property owners have 30 days to pay the City. If unpaid after 60 days, the bill will be assessed back to the property. An assessment of less than \$500 will need to be paid in the same calendar year. Assessments greater than \$500 can be split over ten years with the then applicable interest rate per Council resolution. Properties being assessed the cost will receive information from the County Assessor's office when the assessment to the property is made.