

# Quad-City Times

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### PROTECTING NATURE



JOHN SCHULTZ PHOTOS, JSCHULTZ@QCTIMES.COM

Shive-Hattery project manager Marti Ahlgren and property owner Marijo Anderson sit at a picnic table overlooking the Mississippi River on the Anderson farm on May 7, just south of Princeton. The site should soon be certified as a green business park.

# Greener pastures

Anderson 400 aims to bring major corporation to region

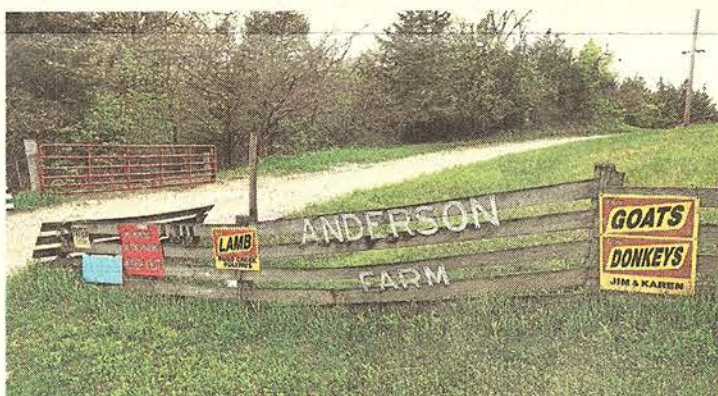
JENNIFER DEWITT  
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PRINCETON, Iowa — From atop one of the highest points of the Anderson 400 near here, Marijo Anderson not only can see the entire Mississippi River valley but has a clear vision of the family farm's future as a business park.

After a rigorous process that began nearly three years ago, the Anderson 400 Green Business Park is on the verge of becoming Iowa's second certified green business park.

"With a green business park all this has to stay... it protects the natural beauty," Anderson said as she looked over the rolling hills and pasture of the 400-acre farm. "We want to return this to the best and highest use."

For Anderson, who is the driving force behind the project with her husband, Paul, the real finish line will be when a major corporation selects the site's park-like setting to build a new environmentally-friendly development that lives up to the project's mantra "Restored, Productive,



The entrance to the Anderson farm on May 7 south of Princeton, Iowa, and home to 400 acres to be turned into a green business park.

Sustainable and Shared."

Preparing the site for a new chapter has been a maze of political steps and governmental approvals for Anderson, who began the journey at Scott County to rezone 350 acres of the property out of Ag Preservation. She soon learned of Iowa's site certification program and the green park designation from Debi Durham, director of the Iowa Economic Development Authority, or IEDA. The project then became part of Round Two of the state's three-step certification process, which eventually led to a months-long process to annex the ground into Princeton and zone it as a Green Business Park, a brand new Iowa

zoning category that their project helped create.

"The green site certification was a God wink," Anderson said, adding the program's environmentally sustainable requirements matched up to the family's goals.

In a certified green business park, the commercial development must adhere to certain criteria including creating an environmental buffer, which will protect the farm's two existing creek beds and various ecosystems. It also will keep a buyer from removing the hilly terrain. Green parks also require other eco-friendly specifications including building to LEED

(Leadership in Energy and Environmental Design) standards, constructing trails for bike and pedestrians as well as exterior lighting standards.

The state's first green business park certification was awarded to the Woodward Eco Business Park last August. The green certification — a program Iowa launched in 2015 — will tell any prospects that the site is shovel-ready, meaning there won't be much red tape for a company ready to build.

"We're not waiting (to market it.) We never have been waiting," Anderson said.

The site already is listed through the Quad-City First website on LOIS, a national online location-analysis tool. Once it is certified, the state will begin marketing it. Dan Schneckloth, a Realtor with Mel Foster Co., also is marketing the site for the Andersons.

"My vision has always been for one buyer, one corporation," Anderson said, adding she plans to aggressively market it to Fortune 500 companies. However, among the planning documents is a site proposal for multiple buyers and developments.

To earn the designation, the

Please see **ANDERSON**, Page A2

## Alabama governor bans most abortions

KIM CHANDLER AND BLAKE PATERSON  
Associated Press

MONTGOMERY, Ala. — Alabama's Republican governor signed the most stringent abortion legislation in the nation Wednesday, making performing an abortion a felony in nearly all cases.

"To the bill's many supporters, this legislation stands as a powerful testament to Alabamians' deeply held belief that every life is precious and that every life is a sacred gift from God," Republican Gov. Kay Ivey said in a statement.

The bill's sponsors want to give conservatives on the U.S. Supreme Court a chance to gut

abortion rights nationwide, but Democrats and abortion rights advocates criticized the bill as a slap in the face to women voters.



Ivey

"It just completely disregards women and the value of women and their voice. We have once again silenced women on a very personal issue," said Sen. Linda Coleman-Madison, a Birmingham Democrat.

Coleman-Madison said she hopes the measure awakens a "sleeping giant" of women voters in the state.

But Republican pollster Chris Kratzer noted that there is no congressional district and likely no legislative district with enough swing voters to put Republicans at serious risk in the state.

"The people who are outraged about this are not the people who are electing these guys, generally

Please see **ABORTION**, Page A6

### DAVENPORT

## Aldermen fast-track flood-related ordinances

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Davenport aldermen on Wednesday fast-tracked an amendment to city code that gives the city's finance director expanded purchasing authority in the event of a public emergency, as the city looks toward recovering from the most disastrous flood in recent memory.

For the new law to kick in, the mayor first has to declare a public emergency. At that point, the city's finance director is given the ability to spend on emergency needs — defined as materials, supplies, equipment or services — without going through

Please see **COUNCIL**, Page A2

### RACE TO 2020

## 'Our house is on fire'

Presidential candidate Jay Inslee tours flood-damaged businesses

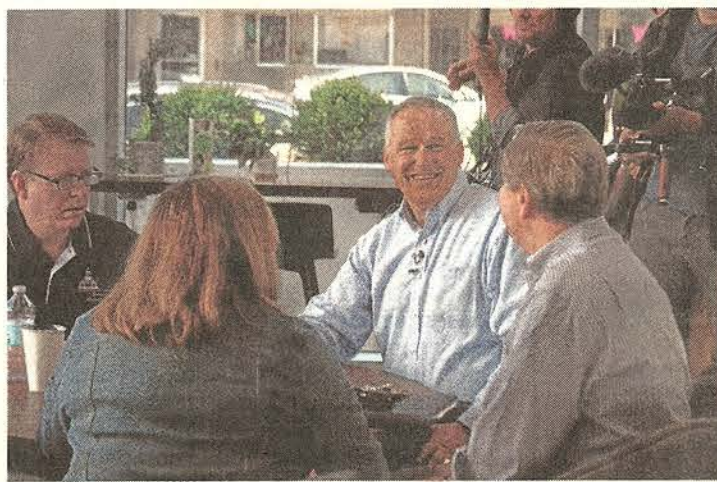
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As he campaigns to be a Democratic president centered on addressing the "climate crisis," Washington Gov. Jay Inslee says he's "hoppin' mad" to see Davenport business owners affected by flooding from the Mississippi

River while President Donald Trump questions the science behind climate change.

The governor was in town Wednesday morning to tour the damage left in the wake of a historic flood that spilled through downtown two weeks ago after the city's temporary flood barriers broke. Since then, nearly all downtown businesses have felt some form of hardship as many doors have remained closed,

Please see **INSLEE**, Page A2



BILL LUKITSCH, BLUKITSCH@QCTIMES.COM

Washington Gov. Jay Inslee, a candidate for president, meets with local officials at Coffee Envie in Davenport.

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**At the movies**  
Check out Linda Cook's reviews of the movies playing in the Q-C area  
qctimes.com/linda



**AT THE MOVIES**

**'The Sun is Also a Star'**

**Rated:** PG-13 for some suggestive content and language  
**Translation:** Some strong language, some crude sexual references, teen kisses, family conflict, theme of deportation of immigrants  
**Recommendation:** Middle school-Adults  
**Family discussion:** Daniel's father says that Daniel should do what is best for the community. What do you think is best for the community in that context? Can you fall in love by asking each other questions? Was there a time where what you thought was something going wrong turned out to be right? Can tragedy be funny?  
**If you like this, try:** "Before Sunrise," "Nick and Nora's Infinite Playlist," and "Everything Everything"

**'John Wick Chapter 3: Parabellum'**

**Rated:** R for pervasive strong violence, and some language  
**Translation:** Constant peril, action, and mayhem with many, many characters injured and killed, chases, guns, knives, explosions, violence to and from animals, hand-to-hand combat, some strong language, alcohol  
**Recommendation:** Mature teens-Adults  
**Family discussion:** Whose side is Winston on? How are the stunts in the film staged differently from other films? Is it possible to come up with a set of rules for people who by nature and profession break rules all the time?  
**If you like this, try:** The other John Wick films, "Shoot 'em Up," and the upcoming television series set in the assassin hotel, "The Continental"

**'A Dog's Journey'**

**Rated:** PG for thematic content, some peril and rude humor  
**Translation:** Sad deaths of humans and animals, potty humor, car accident, serious illness, drinking and drunkenness, neglectful parent  
**Recommendation:** 10-Adults  
**Family discussion:** What convinced C.J. that her grandfather was right about Bailey? Why was it hard for her to acknowledge her feelings about Trent? Is there an animal that has been special to you?  
**If you like this, try:** "A Dog's Purpose" and "A Dog's Way Home"

Find Nell Minow's reviews at [moviemom.com](http://moviemom.com). Email: [moviemom@moviemom.com](mailto:moviemom@moviemom.com) Movie Mom is a registered trademark of Nell Minow.

**BIRTHDAYS**

May 16: Jazz drummer **Billy Cobham** is 75. Actor **Danny Trejo** is 75. Actor **Pierce Brosnan** is 66. Actress **Debra Winger** is 64. Actress **Mare Winningham** is 60. Violinist **Boyd Tinsley** of The Dave Matthews Band is 55. Bassist **Krist Novoselic** (Nirvana) is 54. Singer **Janet Jackson** is 53.

Actor-singer **Scott Reeves** ("Nashville," "General Hospital") is 53. Actor **Brian F. O'Byrne** ("Million Dollar Baby") is 52. Singer **Ralph Tresvant** is 51. Actor **David Boreanaz** ("Bones," "Buffy the Vampire Slayer") is 50. Political correspondent **Tucker Carlson** is 50.



**CORRECTIONS**

The Quad-City Times strives for accuracy and regrets all errors. If you notice inaccurate information, please call 563-383-2375 and ask for the section where the error occurred. All corrections will appear here.

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**Anderson**

From A1

Andersons have worked diligently with their architecture engineering firm Shive-Hattery, which provided the expertise and skill set to complete dozens of required studies to create a certification manual. The 62-pound document — large enough to fill a two-volume binder that Anderson carries along in her travels — includes topographical maps, property assessments, land surveys, various agencies' approvals and letters, as well as other site documentation.

"Any time you get a green site there's a lot of studies you have to do," said Marti Ahlgren, a project manager with Shive-Hattery.

She said the certification process required everything from archaeological and historical studies to a wetlands inventory, soil surveys, endangered species reports, other environmental studies, land covenants and more.

"The Andersons have just done so much of the due diligence," Ahlgren said. "The idea is to eliminate the surprises for the buyer."

Marijo Anderson said the work "probably saved two years of studies and expense for a potential buyer."

The process took the Andersons deep into the history of their property, a timberland 120 years ago. The review also revealed a historical significance to an old red clay tile hog house built circa 1915. The architecture is an example of German carpentry and concrete construction.

"When it was full of hogs, Paul was not thinking it was so unique," Anderson joked of her husband, who farmed the ground nearly 20 years with his father until he and Marijo Anderson moved to Ohio.

Algren said there is no requirement to keep the building, but the Andersons have decided to spare it from demolition in case the new buyer wants to incorporate it in the business park. All the other build-

ings will be demolished, including a building found to have begun life as a house built by a LeClaire riverboat captain for his daughter.

For the six Anderson siblings, the memories are strong of growing up on the farm with their parents, Harold and Margaret Anderson, who died in November 2014 and March 2013, respectively.

Today, the front 50 acres of the Anderson 400 are owned by Paul and Marijo Anderson, of Solon, Iowa. He now is a homebuilder and developer. She was a project management consultant in the health care field for 30 years. The remaining 350 acres are owned by the Anderson Family Trust, which represents Paul Anderson and his five sisters.

One of the sisters, Krista Anderson Link, of Minneapolis, recalls how all six kids "each had our jobs on the farm."

"We had to bail hay, walk the bean fields pulling weeds. We trucked all over the hills growing up. We'd get on our horses in the morning and not come back until supper time."

Link, now a nurse, is thrilled that others will see the farm's beauty. "It will be wonderful if the dream comes true and we're able to restore it and sustain it," she said, crediting her sister-in-law's hard work.

Marijo Anderson said the site could have easily been converted into a housing development with high-end houses. "But then only 30 people would get to enjoy these vistas."

The project drew inspiration from other business parks elsewhere in the country, including Ohio and Texas. She recalled how when she and her husband lived in Dublin, Ohio, they regularly would attend concerts under the stars, days in the park and other activities on the Chemical Abstracts Services' world headquarters in Columbus, north of the Ohio State campus.

"I truly can see that (land) someday being used as a business park, but on the weekends people could



THOMAS GEYER, QUAD-CITY TIMES

Marijo Anderson, right, explains to the Princeton City Council the process of having Iowa certify "The Anderson 400" as a green commercial development and its importance to the city during the city council meeting March 2018. She is flanked by her sister-in-law Amy Andersen.

**Park offers new options for developers**

The Anderson 400 Green Business Park will provide Quad-City and Iowa economic development leaders with a new tool to recruit businesses.

Just outside Princeton, Iowa, the 400-acre farm is in the final step of a three-step process to earn the state's green business park certification. The new certification is an offshoot of the industrial site certification offered by the Iowa Economic Development Authority, or IEDA.

Liz Murray Tallman, chief economic development officer of Quad-Cities First, an arm of the Quad-Cities Chamber, said the project will be a new type of regional asset to market to site consultants and companies.

"The Anderson project will help improve the Quad-Cities' competitive position in the world of site selection by having a one-of-a-kind certified site in its marketing tool box," she wrote in a letter of support for the Anderson 400 certification.

In fact, she said the Eastern Iowa Industrial Center in Davenport would not have landed the new Kraft Heinz plant had it not been for the state's certification indicating it was shovel-ready.

come out and bring their bikes and go on the trails and enjoy the beauty the farm always had," said Link,

Amy Kuhlers, the program manager, said the state has certified a total of 25 sites since the program began in 2014 and has six new sites in some stage of certification, including the Anderson 400.

Of the certified sites, 24 are certified industrial sites and one has sold all its available property.

The Princeton property is the only one in the pipeline seeking green park certification, which is the only program of its kind nationwide, she said. The Woodward Eco Business Park was the first certified green park in Iowa.

While both certifications show developers the site is shovel-ready, Kuhlers said the green park certification focuses on sustainable, green building and retaining natural features that could be seen as impediments. For example, if a wetlands exists on an industrial site, she said it is considered undevelopable. But on a green site it becomes part of the landscape.

Kuhlers said the Andersons also are the first family to seek certification for a development. "We welcome anyone willing to go through the due diligence, but typically it is an economic development group or a city," she added.

her sister-in-law. "I know my Mom and Dad would be very proud and happy to see this."

**Council**

From A1

the city's regular procurement process.

Council members approved the city code amendment on a 9-0 vote.

Generally, city purchasing policy follows a standard bidding process in which contracts are put out for public notice and contractors submit cost estimates. Contracts are typically awarded to the lowest responsible bidder, although other special considerations are taken into account, such as allow-

ances for contractors based in the city.

City officials say the amendment aims to speed up purchasing when the situation calls for it. Once an emergency is finished, the expanded purchasing authority could be pulled by the mayor or the city council.

"Essentially what this does is it facilitates that flood response purchasing mechanism, updates the code so that it kind of reflects today's current operating environment so that we can kind of more quickly move through that purchasing process," said Brandon Wright, Davenport's finance director and assistant city administrator. "So it essentially does that (and) makes sure that we are accountable to the city council for that."

Another provision establishes an "operating emergency" for which no mayoral declaration is required. Under that portion of the city code, the finance director is authorized to spend as much as \$100,000 on a single purchase that's needed to address a "bona fide operating emergency." The city council is required to be notified of any such purchases at the next immediate meeting un-

der the new law. Last month, Davenport was ravaged by Mississippi River flooding after a temporary flood barrier broke, spilling waist-high water into the heart of downtown. Scott County has since been added to the list of Iowa counties under presidential disaster declaration, opening the door for federal emergency aid.

Another flood-related item that advanced is a waiver for city permit fees for businesses that experienced flooding damage. That is expected to pass during the council's meeting next week.

**Inslee**

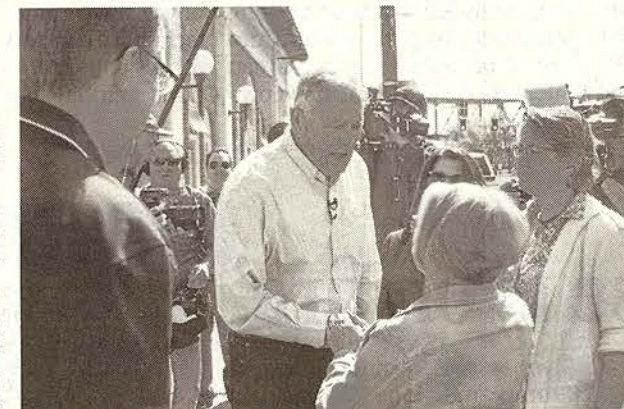
From A1

access to the downtown has been limited and some shops are leaving for good.

Considering the Davenport situation, Inslee said there is a "scientific reality" threatening the city's residents, and at the same time "we got a guy in the White House ... telling us that the climate crisis is a Chinese hoax."

"What a bunch of baloney," Inslee said, adding: "This is a president who is not helping these people one iota. He hasn't helped them on the disaster, and he hasn't helped them before the disaster to end the climate crisis. And it makes me hoppin' mad, as you can tell."

Among the flooding victims who met with Inslee on Tuesday was Marie Gleason of Dress for Success Quad Cities, a non-profit that connects area women with professional clothes and coaching to help them advance in the workforce. Busi-



BILL LUKITSCH, BLUKITSCH@QCTIMES.COM

Washington Gov. Jay Inslee, a candidate for president, meets with a board member from Dress for Success Quad Cities, a local non-profit that was impacted by downtown Davenport flooding.

ness owners say they recently learned that they'll have to find a new place to set up shop permanently because of the severe damage to their downtown building.

"Thank you for coming here to highlight our challenges with this. This flood has been devastating for us," Gleason said, adding that her staff had to be rescued by boat when the flood barriers broke.

Other businesses on the tour were The Half Nelson, a

new restaurant that was supposed to open the day of the massive flooding event, and Front Street Brewery, which was still being gutted when the governor came through.

Inslee said the outcome in Davenport stands as an example of why climate change needs to be addressed through federal policy that tackles problems on the front end. He pointed to recent environmental studies that have shown increases in flood

duration and precipitation locally as a cause for concern.

"When your house just keeps burning down every season, when it gets worse by the decades, you don't just get buckets," Inslee said. "You get something to prevent the fires in the first place. And our house is on fire."

Inslee also referred to his goals of eliminating coal by 2030 and getting the nation's electrical grid off of fossil fuels as "ambitious," calling on other candidates in the Democratic field to follow his lead. And he's compared the need to address the climate change to the full mobilization of the U.S. to defeat fascism in World War II, saying other policy proposals that're out there are simply "half-measures" that will not get the job done.

"We got to be in a full-throated war with the climate crisis," Inslee said. "So far my plan is the only one that will do that. Others might be well-intentioned, but intentions are not good enough to win this war."