



MOLINE CITY COUNCIL AGENDA

Tuesday, June 18, 2013

6:30 p.m.

(immediately following the Committee-of-the-Whole meeting)

City Hall

Council Chambers – 2nd Floor

619 16th Street

Moline, IL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING – 6:45 P.M.

Enterprise Zone Expansion – Holiday Inn Express

CONSENT AGENDA

All items under the consent agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussions of these items unless a council member so requests, in which event the item will be removed from the consent agenda and considered as the first item after approval of the consent agenda.

COUNCIL MEMBER	PRESENT	ABSENT
Knaack		
Parker		
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Raes		

APPROVAL OF MINUTES

Committee-of-the-Whole and Council meeting minutes of June 11, 2013.

SECOND READING ORDINANCES

1. Council Bill/General Ordinance 3015-2013

An Ordinance amending the Council Bill/Ordinance No. 3005-2013, which amended the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated thereto as Section 35-3103, by inserting a corrected legal description for the Valley View Preliminary Planned Unit Development (PUD) District. (*Menards Inc. and Sam's Real estate Trust, 44th Avenue at 65th Street.*)

EXPLANATION: Council Bill/Ordinance No. 3005-2013 was approved by the City Council on April 23, 2013, and it has been discovered that the legal description incorrectly describes the territory for the amended Preliminary Planned Unit Development (PUD) District at Valley View. This Ordinance will correct the legal description for the territory.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: Record by owner

2. Council Bill/General Ordinance 4022-2013

A Special Ordinance closing certain streets more particularly described herein to vehicular traffic and authorizing the use of public right-of-way in conjunction with the Antique Car Show scheduled for Saturday, June 29, 2013.

EXPLANATION: This is a yearly event and has been reviewed and approved by the Special Event Committee.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

3. Council Bill/General Ordinance 4023-2013

A Special Ordinance declaring the property at 1325 17th Street as surplus and authorizing the Mayor and City Clerk to execute an Agreement for Sale of Real Estate and do all things necessary to convey the City-owned property at 1325 17th Street, Moline, to Ronald R. Hanson.

EXPLANATION: The City acquired this property in September 2004 via quit claim deed from the prior owners after they failed to demolish or rehabilitate the fire-damaged house and garage on the property. As authorized by Council Bill 1254-2004, the City demolished the fire-damaged structures located on the property for \$750.00. This lot does not meet the minimum lot requirements under the Moline Code of Ordinances; therefore nothing can be built on this lot. The neighboring property owner, Ronald R. Hanson, has indicated a willingness to acquire the property. The City has no future plans for this unbuildable lot. The sale of this property will lower the City’s property maintenance expenses and increase the property tax base in the future.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: Law Department to Record Deed

RESOLUTIONS

4. Council Bill/Resolution 1090-2013

A Resolution authorizing the Mayor and City Clerk to execute a contract with Miller Trucking & Excavating for Project No. 1178, 2013 Seal Coat Upgrade Program, in the amount of \$828,903.25.

EXPLANATION: Bids were solicited with Miller Trucking & Excavating submitting the lowest responsible and responsive bid.

FISCAL IMPACT: Funds are budgeted and available as follows:

ACCOUNT	BUDGETED	AS-BID	
Utility Tax	395,000.00	342,465.25	510-9965-438.08-10
Water	155,000.00	173,080.00	310-1716-434.08-45
WPC	165,000.00	234,418.00	320-1840-433.08-30
Storm	80,000.00	78,940.00	330-1971-433.08-35
	\$795,000.00	\$828,903.25	

PUBLIC NOTICE/RECORDING: N/A

OMNIBUS VOTE

ITEMS NOT ON CONSENT

SECOND READING ORDINANCES

5. Council Bill/General Ordinance 3034-2012

An Ordinance approving the Tax Increment Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area.

EXPLANATION: The creation of Moline’s eighth Tax Increment Finance (TIF) district is being considered in order to assist the development of the SouthPark Mall Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB’s recommendation to City Council passed unanimously.

FISCAL IMPACT: The City shall enter into separate performance based development agreements with private developers. Available funds shall primarily be used to reimburse private developers for eligible redevelopment costs allowed under the Act (65 ILCS 5/11-74.4-3 as well as eligible administration and public improvements. Postponement is requested in order

OMNIBUS VOTE		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

3034-2012		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

to allow for IDOT to undertake its study of the proposed new intersection of SouthPark Mall
POSTPONEMENT TO THE SEPTEMBER 10, 2013 CITY COUNCIL MEETING REQUESTED.

6. Council Bill/General Ordinance 3035-2012

An Ordinance designating the SouthPark Mall Redevelopment Project Area.

EXPLANATION: One of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB’s recommendation to City Council passed unanimously.

FISCAL IMPACT: The City shall enter into separate performance based development agreements with private developers. Available funds shall primarily be used to reimburse private developers for eligible redevelopment costs allowed under the Act (65 ILCS 5/11-74.4-3 as well as eligible administration and public improvements. Postponement is requested in order to allow for IDOT to undertake its study of the proposed new intersection of SouthPark Mall
POSTPONEMENT TO THE SEPTEMBER 10, 2013 CITY COUNCIL MEETING REQUESTED.

3035-2012		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

PUBLIC NOTICE/RECORDING: N/A

7. Council Bill/General Ordinance 3036-2012

An Ordinance adopting Tax Increment Financing for the SouthPark Mall Redevelopment Project Area.

EXPLANATION: The final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB’s recommendation to City Council passed unanimously.

FISCAL IMPACT: The City shall enter into separate performance based development agreements with private developers. Available funds shall primarily be used to reimburse private developers for eligible redevelopment costs allowed under the Act (65 ILCS 5/11-74.4-3 as well as eligible administration and public improvements. Postponement is requested in order to allow

3036-2012		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

for IDOT to undertake its study of the proposed new intersection of SouthPark Mall
POSTPONEMENT TO THE SEPTEMBER 10, 2013 CITY COUNCIL MEETING REQUESTED.

PUBLIC NOTICE/RECORDING: N/A

RESOLUTIONS

8. Council Bill/Resolution 1091-2013

A Resolution approving a request for a street light on 76th Street between 36th and 37th Avenues.

EXPLANATION: Staff received a request for additional street lights on 76th Street between 36th and 37th Avenues. An investigation revealed that the light is justified under the Residential Street Light Policy.

1091-2013		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

FISCAL IMPACT: Annual cost of a street light is approximately \$93.00. \$350,000 is budgeted for street lights in Account #010-0843-435.04-16, Traffic Signal Maintenance, Utility Service.

PUBLIC NOTICE/RECORDING: N/A

9. Council Bill/Resolution 1092-2013

A Resolution Accepting the Comprehensive Annual Financial Report prepared by Baker Tilly Virchow Krause, LLP for the Fiscal Year January 1, 2012 through December 31, 2012 for all municipal funds.

EXPLANATION: The Comprehensive Annual Financial Report for the City of Moline for the fiscal year ended December 31, 2012 is submitted for City Council acceptance. The primary objective of a financial audit are: (1) to express an opinion on the fairness of the financial statements in conformity with generally accepted accounting principles; and (2) to determine whether the City has complied with applicable legal requirements in obtaining and expending public funds.

1092-2013		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

FISCAL IMPACT: Sound Fiscal Management

PUBLIC NOTICE/RECORDING: File with various governmental agencies

10. Council Bill/Resolution 1093-2013

A Resolution authorizing the Mayor and City Clerk to pay the building permit fees in the amount of \$2,926 on behalf of Habitat for Humanity Quad Cities to construct homes at 509 Fifth Avenue and 515 Fifth Avenue.

EXPLANATION: Habitat for Humanity Quad Cities has requested that the City pay the building permit fees for the construction of new homes at 509 Fifth Avenue and 515 Fifth Avenue. For each project, the building fees would be \$1,463 for a total of \$2,926. Since the City does not waive fees, it has paid these fees in the past. For example, the City has previously paid fees for Habitate for Humanity in 2011, the Airport Authority in 2008, Valley View in 2008, and the Motorcycle Awareness Group in 2006. These projects will be the eleventh and twelfth Habitat has conducted in Moline. Staff recommends that the permit fees for these two houses also be paid from General Fund Contingency.

1093-2013		
Council Member	Aye	Nay
Bender		
Brown		
Turner		
Schoonmaker		
Liddell		
Acri		
Knaack		
Parker		
Mayor Raes		

FISCAL IMPACT: \$2,926 to be paid by General Fund contingency.

PUBLIC NOTICE/RECORDING: N/A.

MISCELLANEOUS BUSINESS

PUBLIC COMMENT

Members of the public are permitted to speak after first stating their name and address.

EXECUTIVE SESSION

AN ORDINANCE

AMENDING Council Bill/Ordinance No. 3005-2013, which amended the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated thereto as Section 35-3103, by inserting a corrected legal description for the Valley View Preliminary Planned Unit Development (PUD) District. (*Menard Inc. and Sam's Real Estate Trust, 44th Avenue at 65th Street.*)

WHEREAS, Council Bill/Ordinance No. 3005-2013 was approved by the City Council on April 23, 2013; and

WHEREAS, Menard, Inc. has discovered the legal description in said Council Bill/Ordinance incorrectly describes the territory for the amended Preliminary Planned Unit Development (PUD) District at Valley View; and

WHEREAS, Menard Inc. seeks to correct said Council Bill/Ordinance by inserting a corrected legal description for the territory.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1 - That Council Bill/Ordinance No. 3005-2013 be amended to delete the legal description contained therein and to replace it with the following legal description:

A parcel of land being part of the southeast quarter of the southeast quarter of Section 11, part of the southwest quarter of the southwest quarter of Section 12, part of the west half of the northwest quarter of Section 13 and part of the east half of the northeast quarter of Section 14, all in Township 17 North, Range 1 west of the Fourth Principal Meridian being more particularly described as follows:

Beginning at the northwest corner of Valley View First Subdivision as platted by Document 2007-26801, thence N0°31'17"E along the east right-of-way line of 60th Street, 662.41 feet; thence S88°42'24"W along said east right-of-way line, 10.00 feet; thence N0°32'17"E along said east right-of-way line, 162.08 feet; thence N89°09'27"W along said east right-of-way line, 4.22 feet; thence N0°32'17"E along said east right-of-way line, 193.13 feet; thence S89°00'05"W along said east right-of-way line, 5.00 feet; thence N5°09'24"W along said east right-of-way line, 201.19 feet to a point on the north line of said northeast quarter of said Section 14; thence N89°09'27"W along said north line, being also said east right-of-way line, 5.00 feet; thence N7°56'56"E along said east right-of-way line, 104.54 feet; thence N30°23'41"E along said east right-of-way line, 77.54 feet to the south right-of-way line of F.A. Route 595 (John Deere Road); thence easterly along said south right-of-way line, being a circular curve having a radius of 5629.80 feet concave to the south, the chord of which bears S88°00'27"E, 1622.17 feet; thence S72°45'38"E along said south right-of-way line, 246.43 feet; thence S78°17'03"E along said south right-of-way line, 599.96 feet; thence S38°52'08"E along said south right-of-way line, 68.86 feet to the west right-of-way line of 70th Street; thence S2°19'45"E along said west right-of-way line, 341.30 feet; thence S36°05'59"W along said west right-of-way line, 86.18 feet; thence S0°25'31"W along said west right-of-way line, 66.00 feet; thence S43°13'04"E along said west right-of-way line, 71.85 feet; thence S0°37'56"W along said west right-of-way line, 211.99 feet; thence S89°21'41"E along the south right-of-way line of 70th Street, 50.00 feet to the east line of the west half of the northwest quarter of said Section 13; thence S0°37'56"W along said east line, 745.52 feet; thence N89°08'46"W, 625.18 feet; thence N23°06'37"W, 36.75 feet; thence N56°07'42"W, 73.50 feet; thence N89°08'46"W, 91.95 feet; thence N0°51'14"E, 278.61 feet to the easterly extension of the north line of said Valley View First Subdivision; thence N89°08'46"W along said easterly extension and along said north line, 728.03 feet; thence N0°33'48"E along said

north line, 13.00 feet; thence N89°08'46"W along said north line, 1037.72 feet to the point of beginning in the City of Moline, Rock Island County, Illinois, containing 85.17 acres.

Excepting therefrom Lot 1 of Valley View Second Subdivision Phase II as recorded September 19, 2011 as Document 2011-19384 at the Recorder's Office, Rock Island County, Illinois.

Section 2 - That this Ordinance shall be in full force and effect from and after passage; approval; and, if required by law, publication in the manner provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/Ordinance No.: 4022-2013

Sponsor: _____

A SPECIAL ORDINANCE

CLOSING certain streets more particularly described herein to vehicular traffic; and

AUTHORIZING the use of public right-of-way in conjunction with the Antique Car Show scheduled for Saturday, June 29, 2013.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1 – That this Council hereby authorizes and directs the Mayor, Director of Public Works and Police Chief to erect barricades and post temporary signs, if necessary, for the purpose of closing the following designated roadways to vehicular traffic during the specified times mentioned herein:

Saturday, Saturday, June 29, 2013, from 9:00 a.m. to 5:00 p.m.

All lanes of River Drive from the westernmost side of 12th Street to the easternmost side of 15th Street.
All lanes of River Drive from the westernmost side of 15th Street to the easternmost side of 17th Street.

It shall be an offense to use said roadways for vehicular purposes during the times herein specified.

Section 2 – That this Council declares the intent of this ordinance to be a temporary variance from other ordinances that may be in conflict herewith and shall authorize the activities described hereinabove only during such times specified for the street closings and shall not constitute a repeal of other ordinances of the City of Moline which are in conflict herewith.

Section 3 – That this ordinance shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

June 18, 2013

Date

Passed: June 18, 2013

Approved: July 9, 2013

Attest: _____
City Clerk

Approved as to form:

City Attorney

Council Bill/ Ordinance No. 4023-2013

Sponsor: _____

A SPECIAL ORDINANCE

DECLARING the property at 1325 17th Street as surplus; and
AUTHORIZING the Mayor and City Clerk to execute an Agreement for Sale of Real Estate
and do all things necessary to convey the City-owned property at 1325
17th Street, Moline, to Ronald R. Hanson.

WHEREAS, the City acquired this property in September 2004 via quit claim deed from the prior owners after they failed to demolish or rehabilitate the fire-damaged house and garage on the property; and

WHEREAS, as authorized by Council Bill 1254-2004, the City demolished the fire-damaged structures located on the property; and

WHEREAS, this lot does not meet the minimum lot requirements under the Moline Code of Ordinances therefore nothing can be built on this lot; and

WHEREAS, the neighboring property owner, Ronald R. Hanson, has indicated a willingness to acquire the property; and

WHEREAS, the City has no future plans for this unbuildable lot; and

WHEREAS, the sale of this property will lower the City's property maintenance expenses and increase the property tax base in the future.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1 - That the property located at 1325 17th Street, Moline is declared as surplus.

Section 2 - That the Mayor and City Clerk are hereby authorized to execute an Agreement for Sale of Real Estate concerning 1325 17th Street, Moline, Illinois, with Ronald R. Hanson, and do all things necessary to convey said property to Hanson in return for payment of \$750.00, provided however, that said agreement is substantially similar in form and content to that attached hereto and incorporated herein by this reference thereto as Exhibit "A" and has been approved as to form by the City Attorney.

Section 3 - That this ordinance shall be in full force and effect from and after passage, approval, and, if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

Maureen E. Riggs, City Attorney

AGREEMENT FOR SALE OF REAL ESTATE

AGREEMENT, by and between **RONALD R. HANSON**, a single person, (hereinafter "**Buyer**"), whose address 1621 14th Avenue, Moline, Illinois, and **CITY OF MOLINE, ILLINOIS**, a municipal corporation, (hereinafter "**Buyer**"), located at 619 16th Street, Moline, Illinois.

WITNESSETH:

WHEREAS, the Buyer has offered to buy and the Seller is willing to sell the real property more particularly described in **Schedule A** attached hereto and incorporated herein (hereinafter "**Property**"), and commonly known as 1325 17th Street, Moline, Illinois;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

Sec. 1. PURCHASE PRICE

Subject to all terms, covenants and conditions of the Agreement, the Buyer will purchase the Property from the Sellers, and the Sellers will sell the Property to the Buyer and pay therefore the amount of **Seven Hundred Fifty and No/100ths Dollars (\$750.00)** (hereinafter "**Purchase Price**") payable by certified cashier's check to Seller at time of closing.

Sec. 3. CLOSING AND POSSESSION

Closing shall be on or before **the 21st day of June, 2013**, or on such other date as the parties hereto may mutually agree to in writing. Closing shall take place at the office of the closing agent mutually acceptable to Buyer and Sellers, and Buyer shall accept the conveyance and pay the Purchase Price to the Sellers at such time and place.

Sec. 4. CONVEYANCE OF PROPERTY

(a) Form of Deed. The Seller shall convey title to the Property by standard Quit Claim Deed ("**Deed**") provided, however, that Seller hereby represents that Seller knows of no fault or defect, whether environmental or otherwise. The conveyance and title of the Property shall, in addition to other conditions, covenants and restrictions set forth or referred to elsewhere in the Agreement, be subject to:

1. Applicable statutes, orders, rules and regulations of the Federal Government and State of Illinois, and laws and ordinances of the City of Moline, including zoning, building, and land subdivision laws and regulations; and
2. All easements of record; and



3. Matters that would be revealed by an ALTA survey of the Property.
- (b) Proration of Taxes and Adjustments.
 1. Seller shall pro-rate general real estate taxes for the current tax year at time of closing; and
 2. There are no leases for the subject Property requiring a credit for deposits or proration of rents.
 - (c) Expenses of Transfer. Buyer shall pay: (1) Recording fees for deed and mortgages, if any; (2) Cost of Buyer's abstracting or mortgage title insurance policy as required. Each party shall be responsible for his or her own attorney fees and customary closing costs. Closing costs do not ordinarily include charges incident to the Buyer's financing, and such charges shall be paid by Buyer.
 - (d) Settlement Procedures. To the extent the subject transaction is covered by its provisions, the parties agree to comply with the Real Estate Settlement Procedures Act of 1974 (RESPA).
 - (e) Affidavit of Foreign Status. Sellers will sign an affidavit that Sellers are not a "foreign person" under the Internal Revenue Act of 1862, as amended.
 - (f) Special Assessments. Seller will be responsible for all special assessments levied as of the date the City Council of the City of Moline approves this sale. Buyer is responsible for all special assessments levied after that date.
 - (g) Unrecorded Liens, Assessments, Security Interests. Seller represents that there will be no unrecorded liens, assessments, or Uniform Commercial Code Security Interests against any of the Property which will not be satisfied out of the sale price. If any representation above is untrue on the closing date, the Agreement may be terminated by Buyer.

Sec. 5. PROPERTY CONDITION AND CERTAIN OTHER ACTION BY BUYER

- (a) Property Condition. Buyer acknowledges that the Buyer has visually inspected the real estate and the improvements thereof; the Buyer is acquainted with the condition thereof and the Buyer shall accept the Property as-is.
- (b) Utility Payments. Utility payments, including but not limited to, water, sewer, storm sewer, electricity, and gas bills, if any will be paid by Seller up to the date of closing. After closing all such utility payments shall be the responsibility of Buyer.

**Sec. 6. COVENANTS BINDING UPON SUCCESSORS IN INTEREST:
PERIOD OF DURATION**

It is intended and agreed that any covenants provided in this Agreement shall be covenants running with the land binding to the fullest extent permitted by law and equity for the benefit and in favor of and enforceable by, the Buyer, its successors and assigns, the Buyer, and any successor in interest to the Property, or any part thereof.

Sec. 7. PROVISIONS NOT MERGED WITH DEED

No provision of this Agreement is intended to or shall be merged by reason of any deed transferring title to the Property from the Seller to the Buyer or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Sec. 8. ENTIRE AGREEMENT

This Agreement and its Exhibits contain the entire agreement among the parties, and supersedes all prior agreements or other understandings, oral or written, not expressly retained herein. It shall inure to the benefit of, and shall be binding upon the parties hereto and their respective successors or assigns. This Agreement may be modified only by a written amendment signed by all of the parties.

Sec. 9. APPLICABLE LAW

This Agreement shall be governed by the laws of the State of Illinois, and the sole and exclusive venue for any disputes arising out of this Agreement shall be any state court located within Rock Island County, Illinois, or federal court located within the appropriate venue. A waiver of any part of this Agreement shall be limited to that specific event and shall not be a waiver of the entire Agreement.

Sec. 10. SEVERABILITY

Should any part of this Agreement be determined to be illegal, invalid or otherwise unenforceable, then all such remaining parts not so affected by such illegality, invalidity or unenforceability shall continue in full force and effect, fully binding all parties, their respective heirs and assigns, as to such remaining terms.

Sec. 11. ASSURANCE OF FURTHER ACTION

From time to time hereafter and without further consideration, each of the parties to this Agreement shall execute and deliver, or cause to be executed and delivered, such Recordable Memoranda, further instruments, and agreements, and shall take such other actions, as any other party may reasonably request in order to more effectively memorialize, confirm, and effectuate the intentions, undertakings, and obligations contemplated by this Agreement.

Sec. 12. ACCEPTANCE

Until accepted by the Seller, this document constitutes an irrevocable offer to purchase on the terms stated above. Buyer's offer to buy herein shall be irrevocable to and including June 19, 2013. If not so approved by the Seller, through its City Council, by June 19, 2013, this offer and Agreement shall be void.

This Agreement has been read and executed in duplicate on the dates beside the parties' authorized agents' signatures.

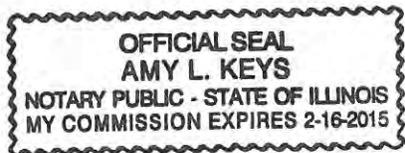
IN WITNESS WHEREOF, **Ronald R. Hanson**, a single person, Buyer, has caused this Agreement for Sale of Real Estate to be executed this MAY 23 day of _____, 2013.

R.R. Hanson
Ronald R. Hanson, Buyer

STATE OF ILLINOIS)
) ss:
COUNTY OF ROCK ISLAND)

On this 23 day of May, 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Ronald R. Hanson, executing the within and foregoing instrument to which this is attached; that he signed said instrument as Buyer; and acknowledged the execution of said instrument to be his voluntary act and deed.

(seal)



Amy L. Keys
NOTARY PUBLIC

IN WITNESS WHEREOF, The City of Moline, Seller, has caused this Agreement for Sale of Real Estate to be duly executed in its name and on behalf by Scott R. Raes, its Mayor, this _____ day of _____, 2013.

City of Moline (Seller)

Attest:

Scott R. Raes, Mayor

Tracy A. Koranda, City Clerk

Approved as to form:

Maureen E. Riggs, City Attorney

STATE OF ILLINOIS)
)
COUNTY OF ROCK ISLAND) ss:

On this _____ day of _____, 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared SCOTT R. RAES and TRACY A. KORANDA, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Moline, executing the within and foregoing instrument to which this is attached; that said instrument was signed (and sealed) on behalf of (the seal affixed thereto is the seal of said corporation) as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

(seal)

NOTARY PUBLIC

Prepared by:

Amy L. Keys
Deputy City Attorney
City of Moline
619 16th Street
Moline, IL 61265
Phone: (309) 524-2021
Fax: (309) 524-2020

Schedule A

Lot Number Five (5) in Block Number Two (2) in that part of the City of Moline known as and called John Hilt's Addition to said City, excepting therefrom the following portion of said Lot; Beginning at the Southwest corner of said Lot Number Five (5) as a starting point; thence run North along the West line of said Lot, Ninety-One (91) feet; thence East parallel with the South line of said lot, Sixteen (16) feet; thence South parallel to the West line of said Lot, Five (5) feet; thence East parallel to the South line of said Lot, Forty-four (44) feet to the East line of said Lot; thence South on the East line of said Lot, Eighty-six (86) feet to the Southeast Corner of said Lot; thence West along the South line of said Lot to the place of beginning; situated in the County of Rock Island and State of Illinois.

Council Bill/Resolution No.: 1090-2013

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to execute a contract with Miller Trucking & Excavating for Project No. 1178, 2013 Seal Coat Upgrade Program, in the amount of \$828,903.25.

WHEREAS, bids were publicly read on June 4, 2013; and

WHEREAS, bids were solicited with Miller Trucking & Excavating submitting the lowest responsible and responsive bid; and

WHEREAS, sufficient funds are available.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the Mayor and City Clerk are hereby authorized to execute a contract with Miller Trucking & Excavating for Project No. 1178, 2013 Seal Coat Upgrade Program, in the amount of \$828,903.25; provided, however, that said contract is substantially similar in form and content to that attached hereto and incorporated herein by this reference thereto as Exhibit "A" and has been approved as to form by the City Attorney.

CITY OF MOLINE, ILLINOIS

Mayor

June 18, 2013
Date

Passed: June 18, 2013

Approved: June 25, 2013

Attest: _____
City Clerk

Approved as to form:

City Attorney

CITY OF MOLINE CONTRACT

THIS AGREEMENT, made and concluded this ____ day of _____, A.D., 2013, between **MILLER TRUCKING & EXCAVATING** of **3303 JOHN DEERE ROAD, SILVIS, IL 61282**, hereinafter referred to as the “CONTRACTOR,” and the CITY OF MOLINE, ILLINOIS, hereinafter referred to as the “CITY;”

WITNESSETH, that the CONTRACTOR for and in consideration of the payments to be made to it by the CITY in the amount of **EIGHT HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED THREE AND 25/100 (\$828,903.25) DOLLARS**, hereby covenants and agrees, to and with the CITY, that it shall and will in good and workmanlike manner, furnish all the labor and material for **PROJECT NO. 1178, SEAL COAT UPGRADE PROGRAM** as set out in the plans and specifications.

Such work to be under the direction and to the satisfaction of the City Engineer, and in accordance with the plans and specifications, which are a part of this contract. The work to be commenced not later than 10 days after the execution of this contract; to progress regularly and uninterruptedly after it shall have been begun excepting as shall otherwise be ordered by the City Council of the City of Moline (hereinafter referred to as the “City Council”), or its authorized representative, and shall be finished and fully completed within the timeframe set forth in the specifications; the time of commencement, rate of progress and time of completion being essential conditions of this contract; PROVIDED, however that if the time of the performance of the contract herein be for any reason either expressly or by implication extended, such extension shall not affect the validity of this contract.

The Contractor further agrees that the unit prices submitted are for the purpose of obtaining a gross sum, and for use in computing the value of extras and deductions; that if there is a discrepancy between the gross sum bid and that resulting from the summation of the quantities multiplied by their

respective unit prices, the latter shall apply. When this contract shall be wholly carried out and completed on the part of the Contractor, and when said work has been accepted by the City, a sum of money shall be computed by multiplying the following unit prices by the quantity of items completed, it being understood that the following total sum of money listed is for the purpose of determining the amount of the performance, labor, material and maintenance bond only. Such payment shall be made as provided for in the said specifications.

This Contract calls for the construction of a “public work” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors, subcontractors, and truckers to pay laborers, workers, and mechanics performing services on public works projects not less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the county where the work is performed. The prevailing wage rates for projects for the City of Moline required by Moline Special Ordinance 4006-2013 are updated monthly by the Illinois Department of Labor and may be found at:

http://www.state.il.us/agency/idol/rates/ODDMO/ROCK_ISL.htm.

All contractors, subcontractors, and truckers rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage, notice and record keeping duties. All contractors, subcontractors, and truckers shall keep an accurate record showing the names and occupations of all laborers, workers, and mechanics employed by them on this contract, and also showing the actual hourly wages paid to each of such persons and shall preserve their weekly payroll records for a period of three (3) years from the date of completion of the contract. Weekly certified payrolls shall be sent to the City Engineer.

For further information, please refer to the Illinois Department of Labor’s website at:
<http://www.state.il.us/agency/idol>.

It is further provided that the CONTRACTOR shall upon the sealing of this contract, file with the CITY a good and sufficient bond in the penal sum of **EIGHT HUNDRED TWENTY EIGHT**

THOUSAND NINE HUNDRED THREE AND 25/100 (\$828,903.25) DOLLARS conditioned upon the faithful performance and execution of the work covered by this contract according to the complete and detailed specifications and full and complete drawings, profiles and models therefore, and according to the terms and conditions of this contract, and conditioned also that the CONTRACTOR shall pay all debts incurred by said CONTRACTOR in the prosecution of such work, including those for labor and materials furnished. The CONTRACTOR further agrees to pay liquidated damages as set forth in the specifications for failure to complete the Project by the date specified.

IN WITNESS WHEREOF, the said Parties have executed these presents on the date above mentioned.

CONTRACTOR:

CITY:

CITY OF MOLINE, ILLINOIS

By: _____

By: _____

Mayor

Attest: _____

City Clerk

Approved as to form:

City Attorney

Date: _____

Date: _____

Performance Bond Attached

Certificate of Insurance Attached

Council Bill/General Ordinance No. 3034-2012

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area.

WHEREAS, the City of Moline, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Redevelopment Plan and Redevelopment Project (Plan) within the municipal boundaries of the City of Moline and within the SouthPark Mall Redevelopment Project Area (Area) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk's office on August 24, 2012; and

WHEREAS, the City Council did on September 4, 2012 pass Resolution 1230-2012 setting October 23, 2012 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed SouthPark Mall Redevelopment Project Area; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the SouthPark Mall Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the SouthPark Mall Redevelopment Project Area on October 23, 2012 at the Moline City Hall; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on September 5, 2012, by publication on October 3, 2012 and October 10, 2012, and by certified mail to property owners within the Area on October 10, 2012; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for abatement of conditions in the proposed redevelopment project area that have led to blight, and

the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the SouthPark Mall Redevelopment Project Area as the terms “conservation area” are defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the SouthPark Mall Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Tax Increment Redevelopment Plan and Project for said Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the SouthPark Mall Redevelopment Project Area to determine whether contiguous parcels of real property in said Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Tax Increment Redevelopment Plan and Project and Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conforms to the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1. That the City Council of the City of Moline hereby makes the following findings:

- a) The area constituting the SouthPark Mall Redevelopment Project Area in the City of Moline, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
- b) There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a “conservation area” as defined in Section 11-74.4-3 of the Act.
- c) The SouthPark Mall Redevelopment Project Area on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
- d) The Redevelopment Plan and Redevelopment Project for the SouthPark Mall Redevelopment Project Area conforms to the Comprehensive Plan for the development of the municipality as a whole.
- e) The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the SouthPark Mall Redevelopment Project Area.

- f) The estimated date of the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.

Section 2. That the Tax Increment Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area, which has the subject matter of the hearing held on October 23, 2012, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project marked as Exhibit B is attached to and made a part of this Ordinance.

Section 3. That all ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 4. That this ordinance shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

Part of the southwest quarter and southeast quarter of Section 9, and part of the northwest quarter and northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at a point on the north line of Ekhco 5th Addition which is 37 feet more or less west of the northeast corner of Lot 1 in said Ekhco 5th Addition;

Thence northerly, a distance of 287 feet more or less;

Thence westerly, a distance of 333 feet more or less to the intersection of the south right of way line of 47th Avenue and the west right of way line of 16th Street;

Thence northerly along said west right of way line, a distance of 1,201 feet more or less to the north line of Lot 3 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 9 feet more or less;

Thence northerly along said west right of way line, a distance of 251 feet more or less;

Thence easterly along said west right of way line, a distance of 3 feet more or less;

Thence northerly along said west right of way line, a distance of 235 feet more or less to the north line of Lot 1 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 5 feet more or less;

Thence northerly along said west right of way line, a distance of 100 feet more or less;

Thence northerly along said west right of way line, a distance of 157 feet more or less;

Thence northwesterly along said west right of way line, a distance of 65 feet more or less to the south right of way line of John Deere Road;

Thence northerly, a distance of 239 feet more or less to the north right of way line of John Deere Road;

Thence northeasterly along said north right of way line, a distance of 79 feet more or less to the west right of way line of 16th Street;

Thence easterly, a distance of 157 feet more or less to the intersection of the north right of way line of John Deere Road and the east right of way line of 16th Street;

Thence southeasterly along said north right of way line, a distance of 36 feet more or less;

Thence easterly along said north right of way line, a distance of 339 feet more or less;

Thence northerly along said north right of way line, a distance of 9 feet more or less;

Thence easterly along said north right of way line, a distance of 364 feet more or less;

Thence northerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 236 feet more or less;

Thence southerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 399 feet more or less;

Thence northerly along said north right of way line, a distance of 46 feet more or less;

Thence easterly along said north right of way line, a distance of 639 feet more or less to the west right of way line of 27th Street;

Thence easterly along said north right of way line, a distance of 93 feet more or less to the east right of way line of 27th Street;

Thence southeasterly, a distance of 515 feet more or less to the intersection of the south right of way line of John Deere Road and the east line of South Moline Township Tax Parcel No. 354-C;

Thence southerly along the east line of South Moline Township Tax Parcel No. 354-C and South Moline Township Tax Parcel No. 354, a distance of 441 feet more or less to the south line of South Moline Township Tax Parcel No. 354;

Thence westerly along said south line, a distance of 318 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 135 feet more or less;

Thence westerly along said east right of way line, a distance of 17 feet more or less;

Thence southerly along said east right of way line, a distance of 385 feet more or less to the north right of way line of 46th Avenue;

Thence easterly along said north right of way line, a distance of 300 feet more or less to the northerly extension of the east line of South Moline Township Tax Parcel No. 360-1;

Thence southerly along said east line and its northerly extension, a distance of 325 feet more or less to the south line of South Moline Township Tax Parcel No. 360-1;

Thence westerly along said south line, a distance of 300 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 801 feet more or less to the easterly extension of the north line of Ekhco 5th Addition;

Thence westerly along said north line and its easterly extension, a distance of 1,964 feet more or less to the Point of Beginning.

The above described parcel contains 119.227 acres, more or less excluding the following 3 exceptions.

Exception 1

Lots 1, 2 and 6 of SouthPark Mall Subdivision Second Addition, all of Nellis First Addition, and part of Lot 4 SouthPark Mall Subdivision First Addition, all located in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Beginning at the at the southwest corner of Nellis First Addition;

Thence northerly along the east right of way line of 16th Street, a distance of 358 feet more or less;

Thence northerly along said east right of way line, a distance of 209 feet more or less;

Thence northeasterly along said east right of way line, a distance of 83 feet more or less to the south right of way line of John Deere Road;

Thence easterly along said south right of way line, a distance of 640 feet more or less;

Thence northerly along said south right of way line, a distance of 5 feet more or less;

Thence easterly along said south right of way line, a distance of 277 feet more or less;

Thence easterly along said south right of way line, a distance of 503 feet;

Thence southerly, a distance of 315 feet more or less to the easterly projection of the south line of Lots 1 and 2 in SouthPark Mall Subdivision Second Addition;

Thence westerly along said south line and its easterly projection, a distance of 1,259 feet more or less to the southwest corner of said Lot 1;

Thence westerly, a distance of 56 feet more or less to the northeast corner of Nellis First Addition;

Thence southerly along the east line of Nellis First Addition and the east line of Lot 6 in in SouthPark Mall Subdivision Second Addition, a distance of 329 feet more or less;

Thence southwesterly along the east line of said Lot 6, a distance of 32 feet more or less;

Thence westerly along the south line of said Lot 6, a distance of 46 feet more or less;

Thence westerly along said south line, a distance of 96 feet more or less to the west line of said Lot 6;

Thence northerly along said west line, a distance of 178 feet more or less to the south line of Nellis First Addition;

Thence westerly along said south line, a distance of 40 feet more or less to the Point of Beginning.

Exception 2

Part of Lot 4 in SouthPark Mall Subdivision First Addition, in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at the northwest corner of Lot 5 in SouthPark Mall Subdivision Second Addition;

Thence northerly, a distance of 250 feet more or less to the Point of Beginning;

Thence northerly, a distance of 210 feet more or less;

Thence easterly, a distance of 155 feet more or less;

Thence southerly, a distance of 210 feet more or less;

Thence westerly, a distance of 153 feet more or less to the Point of Beginning.

Exception 3

All of Lot 5 in SouthPark Mall Subdivision Second Addition in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois.

Tax Increment Financing Redevelopment Plan & Project

.....
SouthPark Mall
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by

PGAV  **PLANNERS**

August 23, 2012

CITY OF MOLINE, ILLINOIS

MAYOR

Donald P. Welvaert

CITY COUNCIL

Stephanie Acri

John Knaack

Sean Liddell

Richard Meredith

J. Scott Raes

Ted Ronk

Kevin Schoonmaker

Lori Turner

CITY CLERK

Tracy A. Koranda

FINANCE OFFICER

Kathleen Carr

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Ray Forsythe

CITY ATTORNEY

Maureen E. Riggs

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APPENDIX

Attachment A - Resolution No. 1026-2011
Attachment B - Map Exhibits
 A - Redevelopment Project Area Boundary
 B-1 - Existing Land Use
 B-2 - Buildings and Year of Building Construction
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Attachment C - Boundary Description, SouthPark Mall Redevelopment Project Area
Attachment D - Existing Conditions Photos
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SECTION I

INTRODUCTION

On February 8, 2011, the Moline City Council passed **Resolution 1026-2011** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area generally includes the SouthPark Mall (Mall) and certain bordering properties on the perimeter along 16th Street and 27th Street. The area is referred to herein as the SouthPark Mall Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary** contained in the **Appendix as Appendix B - Map Exhibits**. Refer also to the **Boundary Description** contained in the **Appendix as Attachment C**.

The Area contains approximately 121 acres, including public rights-of-way. There are a total of seven (7) parcels of real property comprising approximately 90 acres, all but one of which have improvements thereon (e.g., buildings, parking areas, etc.). In fact, the building improvements alone (not counting site improvements such as parking areas, access roads, and drive aisles) total approximately 997,000 square feet of enclosed space). The only vacant parcel of approximately 2.5 acres is located across from the Mall on 27th street. Therefore, in terms of total acreage, 97.3% of the Area is improved property. The vacant parcel noted previously was actually improved until the improvements were demolished in about 2010. Today only a driveway and small parking area remain at the western edge of the parcel. It is considered vacant land, as this term is defined by the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*, the "Act"). Much of the built environment in this Area suffers from obsolescence, physical deterioration, and excessive vacancy. More than half the buildings in the Area are 35 years old or older.

Not all properties have conditions that would qualify them individually under the definitions contained in the Act. However, the area as a whole meets the eligibility requirements of the Act. The conditions that qualify both improved and vacant land for tax increment financing are documented in Section III of this Plan.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas. A housing impact study need not be performed since there are no residential units within the Area (per Section 11-74.4-3(n)(5) of the Act).

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence and documentation required by the Act.

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et. seq.*

As used, herein, the term **Redevelopment Project** means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term **Redevelopment Project Area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a *conservation area*. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section III and throughout this document.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. **Eligibility of a Blighted Area**

The Act states that a "...**blighted area**" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:" *[Emphasis with bold text added.]*

- a. **"If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:" *[Emphasis with bold and underlined text added.]*

- (1) **"Dilapidation**. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed." *[Emphasis with underlined text added.]*

- (2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use. *[Emphasis with underlined text added.]*”
- (3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.” *[Emphasis with underlined text added.]*”
- (4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.” *[Emphasis with underlined text added.]*”
- (5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.” *[Emphasis with underlined text added.]*”
- (6) “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.” *[Emphasis with underlined text added.]*”
- (7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.” *[Emphasis with underlined text added.]*”
- (8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii)

lacking within the redevelopment project area.” *[Emphasis with underlined text added.]*

- (9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.” *[Emphasis with underlined text added.]*
- (10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.” *[Emphasis with underlined text added.]*
- (11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.” *[Emphasis with underlined text added.]*
- (12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.” *[Emphasis with underlined text added.]*

- (13) “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.” *[Emphasis with underlined text added.]*
- b. **“If vacant,** the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:” *[Emphasis with bold text added.]*
- (1) “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”
- (2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
- (3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
- (4) “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”
- (5) “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”

- (6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”
- c. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) The area consists of one or more unused quarries, mines, or strip mine ponds.
 - (2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - (3) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 - (4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - (5) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
 - (6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Emphasis with bold and underlined text added. Bracketed text replaces “following factors” from the Act.]*

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of Moline officials knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV along with the City’s building inspector. PGAV personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc. and in determining eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of Rock Island County real property tax assessment records and mapping data.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Area was commissioned by the City. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Area

PGAV staff conducted field investigations to document existing conditions in the Area on April 4, 2012. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B-1 - Existing Land Use** contained in the **Appendix as Attachment B - Map Exhibits**.

The following pages in this section of the Redevelopment Plan provide a summary of the conditions that existed in the Area at the time of a field review of all properties and buildings in the Area on the date noted above by senior members of the PGAV PLANNERS staff. During this field visit all properties were reviewed via exterior observation. In the case of the Mall, access was provided to the PGAV staff to all public areas, support areas, and the roof by Mall personnel. Various examples of current conditions were photographed resulting in more than 150 photos being taken with 110 of those being archived. The photos in **Attachment D** to this Redevelopment Plan provide a representative sample of the various conditions observed during this field review and a representative sample of the 110 archived photos. In making the determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. Rather, it is the Area as a whole that must be determined to be eligible.

1. Findings on Improved Area

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining a Redevelopment Project Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the Redevelopment Project Area must have an age of 35 years or greater in order to meet this criteria. As shown on **Exhibit B-2, Buildings and Year of Building Construction**, contained in the **Appendix as Attachment B - Map Exhibits**, the Area contains 13 buildings of which 7 (54%) are 35 years of age or older. The year the building was constructed was derived from Rock Island County Assessor records and the building count was derived based on permitting records associated with the Assessor data as follows:

- Built according to typical mall construction standards. Each of the five (5) department stores is a complete building constructed in 1973, or in the case of the JC Penney store, in 1978, or the Sears store, in 1990. The original mall area connecting the three (3) original department stores is counted as a single structure and was also constructed in 1973.

The portions of the mall constructed later (in 1978 connecting the JC Penney store and in 1990 connecting the Sears store) are counted as separate buildings.

- An additional separate building was added on the north side of the Younker's store in 1990.
- Three of the four buildings constructed on bordering parcels were constructed in 1977 or earlier.

Thus, more than 50% of the buildings exceed 35 years of age and, therefore, the age threshold is met for qualifying the Area as a conservation area.

- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on all of the 13 buildings in the Area. The field survey of the Area of exterior building conditions (and exterior and interior conditions in the case of the Mall) found structures with an array of defects in both interior and exterior building components. **Attachment D** in the **Appendix** provides photos of examples of the conditions found in the various buildings and properties. These photos were selected from the archive of 110 photos taken of the Mall, adjacent buildings, and various other properties and site improvements within the Area to be representative of the conditions. These examples include secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated building conditions were observed on buildings throughout the Area.

In the case of the Mall, which comprises 9 of the 13 buildings and approximately 974,000 square feet or 97.6% of the total gross building space in the Area, interior and exterior examples of deterioration are extensive and spread through the Mall buildings particularly in the buildings that connect the five (5) department stores. These conditions include:

- Significant deterioration of the roof over the mall space which is equal to about 42% of the total gross roof area of the mall space and the department stores combined. The Mall owner commissioned a roof evaluation by Davis Harris & Associates that was completed with a report submitted to the owner in May of 2012. This evaluation divided the roof of the Mall and the department stores into 31 sectors. It was determined that eight of these sectors comprising approximately 146,000 square feet will need total replacement. This is equal to approximately 35% of the total gross roof area of the mall space. In addition, the estimated cost of replacement for these roof areas is \$1,550,000.
- The roof deterioration has created water infiltration that has damaged ceilings and wall areas.
- Parapet wall pre-cast concrete fascia panels are shifting, spalling, and separating from the building face and, in some cases, are held together with steel straps and bolts to keep them from falling.
- Aged roof-mounted air conditioning units are failing. In some cases, these units have failed and been left in place but have had to be covered with tarps to prevent water from entering the buildings and the duct work.
- Structure settlement has created significant step cracking in exterior and interior walls and in one observed instance is in danger of separating from the wall at an upper corner.

- The mall area between the department stores has numerous instances of extensive cracking in the marble flooring.
- The entry canopy fabric on the north mall entrance has holes, is tearing, and prior repairs are failing.

Deteriorated building conditions are indicative of deferred maintenance and a lack of investment. The extent to which a structure and the associated site improvements are deteriorated is a measure of the property's stability and market value for its current use or potential reuse.

Deteriorated site improvements, which include parking lots, access drives and bridges, driveways, sidewalks, signs, light poles/fixtures and fences, are also found on all of the 7 improved parcels in the Area. Instances of note include:

- The vast parking areas surrounding the Mall are nearly all in deteriorated condition with significant pavement cracking, potholes, and fading pavement markings. A recent (May 2012) pavement report prepared for the Mall owner by Zimmer Consultants found 59% of the parking area pavement to be in poor to very poor or failed condition. An example shown in **Attachment D** indicates an extensive parking area in the southeast corner of the lot that is barricaded from the access drive due to its poor condition.
- Parking lot lighting fixtures are also in poor condition. The luminaires have clouded badly reducing the lighting output, some of them are leaning, and the light standards are in various stages of corrosion. Lighting fixtures both within and outside the Mall are old and inefficient. A recent lighting evaluation report conducted for the Mall owner (in April of 2012) indicates a total of 2,312 interior lighting fixtures and 302 exterior fixtures and recommends complete replacement of all fixtures.
- As noted previously, all Area properties demonstrate instances of deteriorated parking areas, sidewalks, curbing, and driveways. However, again, the sheer size of the Mall property magnifies these conditions. The examples in **Attachment D** show the types of deterioration that are prevalent. In addition, the Mall represents a unique situation in that all of its access points from surrounding streets are via bridges over the drainage channels that border the east and west sides of the property. There are five bridges that provide this access, and four of the five are failing (one was recently replaced). This is evident by the sinking pavement at the connecting points, severely deteriorated islands, and damaged guardrails. Engineering studies conducted for the Mall owner in 2011 have shown that these bridges need complete replacement.

- The four bordering buildings that are included in the Area have been vacant for extended periods of time and, as noted previously, are all showing signs of deterioration that is the result of disuse.
 - The two outparcel uses on the northeast corner of the Mall property where the building improvements were demolished, but floor pavement and parking pavement remain, represent “scars on the landscape” and contain debris.
- c. Summary of Findings on Obsolescence: An obsolete building or improvement that have become ill-suited for their original use. Thus, obsolescence is the condition or process of falling into disuse. In this instance, the initial discussion of this condition must be in the context of the current state of regional malls in general, and then the specifics related to SouthPark Mall.

Regional malls throughout the U.S. are suffering from obsolescence that relates to changes in retailing, consumer shopping patterns, and changing demographics within metropolitan area. In general, most U.S. metro areas have an excess of retail space compared to their growth rates, establishment of new housing units, and growth in household income. Prior to the recession that began in 2007; national and regional retailers were building and opening new stores at a rapid pace. However, in many instances the new stores were simply shifting the money around, i.e. the new stores were simply grabbing market share from existing retailers because population growth was not keeping pace with demand for retail goods. At the same time, the retailers that were expanding were not seeking mall locations but were building freestanding stores or locating in strip centers where lease costs and common area maintenance (CAM) charge are typically lower. At the same time, online retailing was growing and continues to grow. The impacts of the recession hampered household income particularly in metro areas with high unemployment. Further negative impact has been felt wherein some typical mall retailers (such as Sears, some of the national jewelers, and others) have suffered and are closing stores, or have disappeared altogether. As mall owners began losing tenants (and therefore property income) deferred maintenance grew.

This combination of events has meant that within any metro area that in the past might have had market demand to support retail space for more than one regional mall, today can support less. The overall result is that, in some metro areas with more than one regional mall, at least one has become obsolete just by virtue of its size, without consideration for other factors such as socio-economic changes within an area. It should be noted that this scenario has been well documented by various commercial real estate publications including those catering to the shopping center industry. Even mainstream news and business publications have documented these trends. As an example, a recent article (March 12, 2012) in *Crain's Chicago Business*, entitled “Middle of nowhere” discusses this situation in the Chicago metro area.

In the case of SouthPark Mall the scenarios discussed above that point to obsolescence are evident in nearly every respect. First of all, it is clear that the Mall is, in all likelihood, too big for the market. Data gathered by PGAV from ESRI via a “Business Analyst” report shows that between 2000 and 2010, population of the entire Metropolitan Statistical Area (MSA) population grew at an annual rate of only 0.1% or about 1% over the 10-year period. Data published by the Quad City Times in 2009 showed that of the principal cities in the MSA, Davenport’s growth outpaced all others by a significant margin. Within the MSA, households grew by 0.36% annually or a total of about 3.6% over the 10-year period, and housing units grew by 0.53% annually or a 10-year total of about 5.4%. Again Davenport bested all others on these factors as well. This demographic data helps to explain why the occupancy of North Park Mall in Davenport remains relatively high. On April 5, 2012, PGAV staff visited SouthPark Mall’s sister facility in Davenport and on all comparison levels (vacancy, tenant quality, building and site improvement conditions, etc.) this facility appeared reasonably healthy.

Other evidence of obsolescence of any commercial building (but especially a regional mall) is typically displayed in terms of the vacancy rate and quality of the tenants. All of the anchor department stores at SouthPark Mall are presently occupied with the original tenants. However the connecting mall space currently has 20% by unit count and 13% by square footage of its space completely vacant. A facility of this type would be considered healthy with a vacancy rate between 5% and 7%. Another 25.6% of the connecting mall space by unit count and 16.1% by square footage is comprised of what are termed “specialty leases”. These are short term leases, usually at lower rent, and usually involving non-traditional mall tenants, some of which do not generate sales tax revenues. A number of examples of these types of tenants are shown in **Attachment D**. In essence, this is space that can’t be leased to the types of tenants a shopper would find at a regional mall, or which would attract shoppers to the location, and thus this space would be vacant if not for the “deal” that is being made with the tenant. This situation often makes the financial viability of the property even more tenuous since existing tenants begin to demand lower lease rates and reduced CAM charges. Therefore, it becomes harder for the owner to cover the maintenance cost of the property and deferred maintenance continues to grow. Also of note is the fact that 4.4% of the existing space in the connecting mall by unit count and 4.6% by square footage is still occupied but the tenant is on a month-to-month lease basis with the previous lease having expired. Taken as a whole, this data demonstrates obsolescence in that 50.7% of the space by unit count and 33.8% by square footage is “at risk” in one of the categories described above. Lastly, it should be noted that one of the department store spaces is that occupied by Sears. This space of almost 106,000 square feet will be subject to the fate of Sears’ ability to reinvent itself as a retailer. Sears has already closed or has indicated intention to close more than 100 of its locations and recent published infor-

mation has indicated larger varying numbers. While the Mall owner has had no notice of the closure of this store, if this were to occur, a large space of this nature will be nearly impossible to fill.

In summary, the field review evidence, changing demographics and retailing conditions in the Quad Cities MSA, lack of investment in the Mall property and its excessive size has caused the Mall to become obsolete. Given these existing factors and the condition of the property, any scenario that halts the decline of this property will be very difficult and expensive to implement.

It should also be noted that the Area contains 4 other buildings that are on the perimeter of the Mall. The three buildings on the east along 27th street are vacant. These buildings have now become obsolete as well and their vacancy may, at least in part, be the result of the decline of the Mall. Each of these buildings, and a vacant bank building on 16th Street, were clearly designed and positioned on their respective sites for unique purposes. Their extended vacancy is also indicative of obsolescence.

- d. Summary of Findings Regarding Excessive Vacancies: Excessive vacancies were documented in 7 of the 13 buildings in the Area. The discussion above under Obsolescence documents the vacancy conditions. As noted previously, the 4 buildings on the perimeter of the building are completely vacant and have been so for an extended period of time. The vacancy of the connecting mall space at the Mall is excessive by retail development standards and when temporary (“specialty”) leases, expired leases, and the potential for the closure of Sears are accounted for, there is potential for vacancy rates to more than double the current rate at any time.

Exhibit C, Building Vacancies contained in the **Appendix as Attachment B – Map Exhibits**, shows the buildings that are fully and partially vacant. A walk through the mall and drive by the perimeter properties in the Area clearly indicate a distressed situation. In addition to the lost tax revenue this condition represents, vacant commercial buildings at highly visible locations and significant, widely-distributed vacancies with a regional mall create an image of economic distress that impedes reinvestment and discourages new occupancy.

- e. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: Only one of the perimeter properties on 27th Street truly represents a situation wherein the building and associated parking area covers nearly the entire site with little area devoted to landscaping. This property represents such a small percentage of the Area as to make this factor insignificant in terms of this eligibility analysis. However, it should be noted that by modern development standards the Mall is virtually a sea of buildings and asphalt with comparatively little green space to soften the atmosphere. Modern design of such facilities would pay much greater attention to these aspects of site design.

- f. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas as well as improved areas. The total equalized assessed valuation (EAV) for the Area has not kept pace with the balance of the City for five (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City is shown as **Exhibit D, Comparison of EAV Growth Rates (2006-2011)** below.

As clearly demonstrated in **Exhibit D**, the Area has consistently lagged behind the City in EAV growth over the last five years by a significant difference in each period. What had been increases in EAV (albeit small and still behind City increases) in the Area from 2006 to 2008 changed to a significant decline of 5.7% from 2008 to 2009. This decline accelerated by more than double from 2009-2010 or a decrease of nearly 13%. This is certainly the mark of an area in decline and more importantly suggests an accelerating condition that is common to a struggling commercial property.

Exhibit D

COMPARISON OF EAV GROWTH RATES (2006 - 2011)

SouthPark Mall Redevelopment Project Area
 City of Moline, Illinois

Assessment Year	EAV		Area Growth Rate Less Than Balance of City?
	Project Area ¹	Balance of City ²	
2006	\$ 22,163,921	\$ 756,812,338	
2007	\$ 22,418,131	\$ 822,605,245	
Annual Percent Change	1.1%	8.7%	YES
2008	\$ 22,679,750	\$ 846,364,911	
Annual Percent Change	1.2%	2.9%	YES
2009	\$ 21,379,213	\$ 860,220,571	
Annual Percent Change	-5.7%	1.6%	YES
2010	\$ 18,693,293	\$ 867,856,598	
Annual Percent Change	-12.6%	0.9%	YES
2011	\$ 18,693,293	\$ 871,585,173	
Annual Percent Change	0.0%	0.4%	YES

¹ Equalized Assessed Valuation (EAV) for the Project Area. Source: Rock Island County & Milan Township property assessment data.

² Total EAV for the City less the EAV for the Project Area.

2. Findings on Vacant Land

There is one vacant parcel of real property which is insignificant in context of the 7 total parcels within the Area considering the size of the predominant parcels that comprise the Mall and the extent of improvements that exist on the all other parcels. This parcel is located along the eastern edge of the Area at 4553 27th Street (Parcel NO. 1716200009). Nonetheless, the following narrative summarizes the qualifying factors present that apply to vacant land, as contained in the definition of “blighted area” in the Act.

- a. Summary of Findings on Blighted Improved Area Immediately Prior to Becoming Vacant: This property appears to have an evolution of uses that may have begun as a gas station, was a used car lot, and most recently appears to have been a truck parking area. Google Earth and Bing Maps ground level photography from November of 2008 indicates the existence of three dilapidated buildings on the site along with highly deteriorated site improvements (primarily lighting standards and paving) with some trash and debris scattered around the site. PGAV field review of the Area in April of 2012 revealed that the blighted buildings have been removed and thus the property is now vacant. This parcel is of a very developable configuration and size and yet has had no improvement or investment, nor has there been significant investment in adjacent parcels. The desirability of this parcel may be negatively impacted by the decline of the Mall and nearby vacant buildings on 27th Street.
- b. Summary of Findings on Declining or Sub-Par EAV Growth: This factor is applicable to vacant land as well as improved land. The total equalized assessed valuation (EAV) for the Area has not kept pace with the balance of the City for all five (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown in **Exhibit D, Comparison of EAV Growth Rates (2006-2011)** on the previous page.

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **conservation area**. The proportion of buildings that are 35 years old or older is 54%, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”). The developed (improved) portion of the Area contains a relatively high incidence of at least three qualifying factors, which causes the improved land to qualify as a conservation area. Qualifying factors are present to a meaningful extent and are distributed throughout the Area. This is supported by the preceding discussions in this Section of the Redevelopment Plan and further supported by photos of the Mall buildings and properties and the other buildings and properties located in the Area that can be found in **Attachment D** in the **Appendix**.

The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** - 54% of the buildings are over 35 years of age, thus exceeding the threshold for being considered a “conservation area.”
- **Deterioration** - 62% of the buildings and 86% of parcels with site improvements exhibit signs of deterioration as defined in the Act.
- **Obsolescence** - The level of vacancy and short term leases at the Mall are evidence of its obsolescence. The market rejection of significant portions of the connecting mall space is a recognized real estate measurement of obsolescence. As is the case with many regional malls around the U.S., the metropolitan market became overbuilt with retail development. This factor coupled with the changing trends in retailing relative to store sizes, locations, and the internet have made many properties such as SouthPark Mall to be too big. The vacant perimeter buildings in the Area represent similar indicators of obsolescence and an indicator that the struggling Mall will bring other adjoining properties down as well unless steps are taken to reinvent and reposition the Mall.
- **Excessive Vacancies** - Over 13% of the building space in the Mall is completely vacant and another 21% is occupied by second or third tier tenants on temporary (“specialty”) leases to or by tenants whose leases have expired and are on a month-to-month basis. Therefore, a total of 33.8% of the mall space is either entirely vacant or is occupied by non-traditional mall tenants or under non-traditional lease terms. The space in these latter two categories is “at risk” of becoming vacant at nearly any time. The 4 perimeter buildings in the Area are completely vacant.
- **Declining EAV** - The conditions summarized above help explain, in part, why the growth in the Area’s equalized assessed valuation has failed to keep pace with balance of the City for five (5) of the last five (5) years. In fact, the Area has declined in EAV, from 2006 to 2011, by nearly \$3.5 million. This factor applies to both improved and vacant land.

The study found that the Redevelopment Project Area contains conditions that qualify it as a conservation area, as this term is defined in the Act, and that these parcels will continue to exhibit blighted conditions or conditions that will likely lead to blight without a program of intervention to induce private and public investment in the Area. These findings were made considering the numerous qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area as a whole and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate the deficiencies that qualify the Area under the Act and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on **Exhibit E**, entitled **General Land Use Plan** contained in the **Appendix as Attachment B – Map Exhibits**. The General Land Use Plan proposes that the Area remain in commercial use. However, the type of commercial uses will vary and will, in all likelihood, be a mix of uses that will include retail, office, and service uses. At the present time, the Mall owners are developing concepts for rehabilitation of the Mall and the undeveloped land areas under their ownership. While PGAV has not conducted a market analysis in conjunction with this Redevelopment Plan, it is apparent based on national trends and the Quad Cities demographic trends discussed previously, that adding significant levels of retail space to the Area are probably not feasible. In fact, in some instances elsewhere in the U.S., enclosed regional malls such as this have been converted to open-air facilities in order to reduce the amount of retail space and to "re-invent" the property. Given the location of the Area, there may be opportunities for additional hotel and office development to occur. In addition, market conditions may ultimately dictate that certain limited instances of residential development or business park-type uses may be appropriate.

It should be noted that the commercial land use designation for the Area is in keeping with the City's Comprehensive Plan adopted November 13, 2001. The Comprehensive Plan divides the City into various planning districts. SouthPark Mall is part of the Rock Valley Planning District. The Future Land Use for this part of the City is depicted in map form in Chapter 10 of the Comprehensive Plan and shows commercial land uses for all properties within the Area. On page 10-54 of the Comprehensive Plan the Mall and surrounding area is discussed as follows:

In general, the intersection of 16th Street and John Deere Road acts as the center of this District. Unfortunately, development along the street south of this intersection has become dated, providing a marginal entry into one of the city's most important retail centers, SouthPark Mall. Immediate attention needs to be given to the streetscape of this area, as well as significant upgrades to the parking areas and building facades of adjoining properties. Likewise, the mall's back door, 27th Street, needs similar improvements in order to enhance the competitiveness and vitality of the mall and surround retail and office development.

Certainly, this commentary is reflected by some of the building conditions noted on perimeter properties in the Eligibility Analysis section of this Redevelopment Plan. Since the Comprehensive Plan was written, some of the structures on the Mall property at the northwest corner of 27th Street have been demolished and several of the structures along east side of 27th Street are now vacant. This clearly indicates the decline of the Area and further reinforces the concerns noted in the Comprehensive Plan.

An important goal of a TIF Redevelopment Plan is the promotion of an increasing and stable tax base, as well as the elimination of the blighting influences that caused an area to qualify in the first place. Repositioning and/or redevelopment a regional mall of the size of SouthPark is a major undertaking, both physically and financially. During the course of the Mall owner's evaluation of redevelopment alternatives, it will be important to consider other uses that may make "market sense". It is the intent of this Redevelopment Plan to make note of the fact that many potential land use scenarios may ultimately be appropriate for the Area. Some of those scenarios may involve introduction of residential or business park type uses to the Area, particularly along the 27th Street corridor. As such "commercial" land use as indicated on **Exhibit E, General Land Use Plan** contained in the **Appendix at Attachment B - Map Exhibits**, should be taken to include limited instances of these additional uses over the term in which this Redevelopment Plan may be in effect. If the evolution of redevelopment and/or rehabilitation of the Mall and encompassing Area ultimately include these other uses, it may be necessary for the City to amend the Comprehensive Plan to reflect the changes in market conditions affecting the Area.

While property owners or developer plans for the Mall and other properties within the Area are not known at this time, it is assumed that property assembly, selective building demolition and redevelopment will take place along with building rehabilitation. It is the objective of this Plan that redevelopment activity is accomplished in a well-planned manner to mitigate potential land use incompatibilities and make the most efficient use of public resources. Furthermore, all redevelopment projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions.
3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment, redevelopment and rehabilitation within the Area through the provision of financial assistance for redevelopment and rehabilitation as permitted by the Act.
5. Improve the overall environment of the Area including public safety and streetscapes as to encourage new investment, wherever possible, in a manner that is compatible with surrounding land uses.
6. Provide for safe and efficient traffic circulation within the Area.
7. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City has determined that it is appropriate to provide limited financial incentives for private investment within the Area. It has been determined, through redevelopment strategies previously utilized by the City and communications between the Mall owners and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken, including a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

- a. *Rehabilitation of existing properties.* As noted in the City's Comprehensive Plan, the Area and the surrounding properties represent a critical economic asset to the City. Renovation and/or reinvention of the Mall will be the principal component of redevelopment activities. This activity will serve to underpin and stabilize the overall economic and physical health of the Area and the Rock Valley Planning District. Rehabilitation of existing properties may include adaptive reuse of existing vacant buildings, wherein buildings are renovated to accommodate a use other than what was originally located in the building.
- b. *Construction of private buildings as part of redevelopment projects within the Area.* In some cases, redevelopment might require demolition of buildings in the event that renovation is not feasible or to assemble property for redevelopment.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to, the following activities:

- a. *New access to John Deere Road.* The Mall owner has indicated that a new and more direct access to John Deere Road is critical to revitalization strategy for the property. The owner and the City are working with IDOT to determine if this is possible and, if so, this Plan specifically calls for TIF support to such a project that is necessary for and of direct benefit to the redevelopment project, even if the new access drive goes through property located outside of the redevelopment project area boundaries.
- b. *Streetscape improvements.* The Comprehensive Plan calls for streetscape enhancement along the 16th and 27th Street corridors. Repair and reconstruction of streets, bridges, replacement and new sidewalks, construction of new curb and gutters, and addressing other needs relative to existing improvements are proposed to help induce private investment.
- c. *Land assembly and site preparation.* In order to facilitate redevelopment it may be necessary for the City to assemble land or to assist in redevelopment by underwriting the cost of land assembly. Similarly, City participation in demolition of structures and other steps to prepare sites for development may be required in order to induce private investment.
- d. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Area.

- e. *Building Renovation Program.* As is noted in the documentation of conditions in the Area, there is considerable need for improvement of the Mall and other existing buildings in the Area. To that end, the City may financially assist in the private renovation of buildings.
- f. *Other programs of financial assistance, as may be provided by the City.* The Act defines eligible redevelopment project costs that are summarized in **Section F**. The City's involvement with revitalization and redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City, as necessary, to assemble various parcels of land to achieve marketable tracts or to implement a specific public or private redevelopment project. Since there are no housing units within the Area, no displacement of inhabited housing units will be involved with this Redevelopment Plan.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit F**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

Exhibit F
ESTIMATED REDEVELOPMENT PROJECT COSTS
 SouthPark Mall Redevelopment Project Area
 City of Moline, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities and other public improvements)</i>	\$4,500,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$8,000,000
C. Building Rehabilitation	\$10,000,000
D. Relocation	\$200,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$100,000
G. School District Increased Costs <i>(Pursuant to paragraph (7.5) of subsection (q) of Section 11-74.4-3 of the TIF Act)</i>	\$1,000,000
H. Interest Costs Incurred by Developers	\$3,000,000
I. Planning, Legal and Professional Services	\$800,000
J. General Administration	\$300,000
K. Financing Costs	See Note 3
L. Contingency	\$1,000,000
Total Estimated Costs	\$29,000,000

Notes:

1. All costs shown are in 2012 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit F**, subject to the definition of “redevelopment project cost” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act [bold typeface added for emphasis]. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. **Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration** of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
 - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either

- a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
5. **Cost of job training and retraining projects** implemented by businesses located within the Redevelopment Project Area.
 6. **Financing costs**, including but not limited to, all necessary and incidental expenses **related to the issuance of obligations** (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
 7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
 - a. For Redevelopment Project Areas designated (or Redevelopment Project Areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through and agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the Act.
 8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
 9. **Payments in lieu of taxes** (not common; see definition in Act).

10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
- a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and
 - b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
 - e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;

- f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.43 (q) (11) of the Act.
12. Unless explicitly stated herein, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
 - a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

SECTION V OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of Moline's Comprehensive Plan adopted November 13, 2001. In addition, all development in the Area will comply with applicable codes and ordinances.

As noted in **Section IV**, the Moline Comprehensive Plan contains several guiding principles with which this Redevelopment Plan is consistent with. It designates commercial uses for this portion of the Rock Valley Planning District as depicted on the Future Land Use map in Chapter 10 of the Comprehensive Plan. On page 10-54 of the Comprehensive Plan the Mall and surrounding area is discussed as follows:

In general, the intersection of 16th Street and John Deere Road acts as the center of this District. Unfortunately, development along the street south of this intersection has become dated, providing a marginal entry into one of the city's most important retail centers, SouthPark Mall. Immediate attention needs to be given to the streetscape of this area, as well as significant upgrades to the parking areas and building facades of adjoining properties. Likewise, the mall's back door, 27th Street, needs similar improvements in order to enhance the competitiveness and vitality of the mall and surround retail and office development.

Certainly, this commentary supports the findings of this Redevelopment Plan and supports the goals and objectives and public and private redevelopment activities proposed herein.

B. Area, on the Whole, not Subject to Growth and Development

Upon examination of equalized assessed valuation data for the Area, the Redevelopment Project Area on the whole has not been subject to growth and investment. The tax base of the Area has fallen since 2006 by nearly \$3.5 million.

There has not been sufficient private investment in the Area that would significantly reduce or eliminate the blighting conditions that exist and enhance the tax base of the City and other affected taxing districts. This fact is illustrated by the trend in the decline of EAV of property in the Area.

As discussed **Section III** of this Redevelopment Plan and shown on **Exhibit D** in that section, the year-to-year trends in EAV within the Area are indicative of a potentially serious situation. **Exhibit G, EAV Trends (2006-2011)** on the following page provides another picture of the seriousness of this trend.

Exhibit G

EAV TRENDS (2006 - 2011)
 SouthPark Mall Redevelopment Project Area
 City of Moline, Illinois

	EAV				Avg. Annual Percent
	2006	2011	Change	Percent	
SouthPark Mall RPA ¹	\$22,163,921	\$18,693,293	-\$3,470,628	-16%	-3.3%
CPI - All Urban Consumers ²	201.6	224.939	23.339	12%	2.2%
Balance of City ³	\$756,812,338	\$871,585,173	\$114,772,835	15%	2.9%

¹ Equalized Assessed Valuation (EAV) of the Redevelopment Project Area.

² Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics.

³ Total City EAV minus Project Area EAV.

Exhibit G shows a slightly different but equally troubling picture of the Area over the 2006-2011 period. While the Consumer Price Index for this time frame increased by 12% and the EAV for the balance of the City increase by 15%, the Area declined by 16%.

The information presented above demonstrates that the Area meets and actually exceeds the threshold requirement for this TIF qualification (the Act only requires that EAV lag for 3 of the past 5 years). It also presents evidence of an alarming trend that PGAV senior staff have seen with respect to other regional malls or major retail commercial developments. When timely action is not taken by a property owner to stem the market rejection of the property, the decline accelerates to the point where a major rehab or “reinvention” of the existing improvements is too late to have a positive effect. This is typically the result of the property owner having deferred maintenance and not freshening of the facility for too long a period. At this stage of decline, the costs to improve the property are significantly greater than can be supported by lease income. The end result is often complete demolition of the existing improvement and major loss of revenues to the municipality and other taxing bodies. There are multiple examples of this situation across the U.S. at this time.

In the opinion of PGAV, the current condition and occupancy of the Mall, the recent EAV trends, and the expected future value and occupancy trends are clear indicators in support of the “but for” provision of the TIF Act. Unless the City participates in financing what will need to be major improvements to or reconfiguring the Mall, the property owner will be forced to make an investment elsewhere and attempt to convert this property to alternate uses.

C. Would Not be Developed “but for” Tax Increment Financing

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City’s commitment to provide such municipal financial assistance.

Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment, as the potential return on investment in the Area is too small relative to the risk or simply does not make economic sense. Many of the commercial buildings require significant investment to rehabilitate them for new or continued viable locations for businesses. In other cases, improvements to deteriorated or inadequate public infrastructure are needed to facilitate land development.

Additionally, discussions between PGAV representatives and City management and planning staff and the Mall owners have indicated that they will be requesting tax increment financing assistance to recapture some of the extraordinary expenses associated with renovation and reinvention of the Mall.

While a firm plan by the current owner has not been finalized, it is the intent of this Plan to help overcome the economic disincentives documented herein. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant revitalization and/or redevelopment within the Area.

D. Assessment of Financial Impact

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impediments are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area has been estimated by the City to be \$17,234,192. **Parcel Identification Numbers and EAV History**, located in the **Appendix** as **Attachment E**, contains a listing of the parcel identification number, property owner, and the 2011 EAV for each parcel. This is accompanied by a map showing the location of the parcel within the Redevelopment Project Area. The County Clerk of Rock Island County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$16 to \$17 million (2012 dollars) upon completion of the redevelopment projects, including redevelopment of perimeter parcels, infill development along 16th Street, and redevelopment of portions of the expansive parking areas on the Mall parcel.

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

**Moline City Council Resolution No. 1026-2011
SouthPark Mall Redevelopment Project Area**

Council Bill/Resolution No. 1026-2011

Sponsor: _____

A RESOLUTION

PROVIDING for a feasibility study on the designation of a portion of the City of Moline as a redevelopment project area (SouthPark Mall) and to induce development interest within such area; and

AUTHORIZING expenditures in the course of planning and redevelopment, prior to a redevelopment project area being established, that may be reimbursable from TIF proceeds.

WHEREAS, the City of Moline (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1, et seq.* as amended ("the TIF Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City, generally described herein, which may be designated as a redevelopment project area, to qualify the area as a blighted area or a conservation area or a combination thereof as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the boundaries of the redevelopment project area being considered are delineated on Exhibit A attached hereto, provided that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from the first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions or conditions that may lead to blight and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes (“tax increment”) resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, of the purposes of the proposed redevelopment plan or proposed redevelopment project area, none are reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area; therefore, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act.

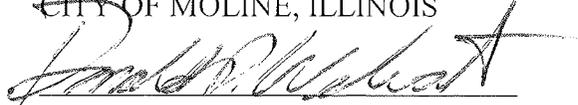
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the City Council has examined the proposed area and circumstances and at this time finds that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan, and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

BE IT FURTHER RESOLVED that the person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Ray Forsythe
Planning & Development Director
City of Moline
619 16th St.
Moline, IL 61265
Telephone (309) 524-2032

CITY OF MOLINE, ILLINOIS



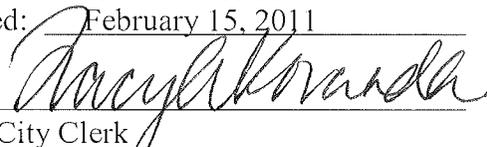
Mayor

February 8, 2011

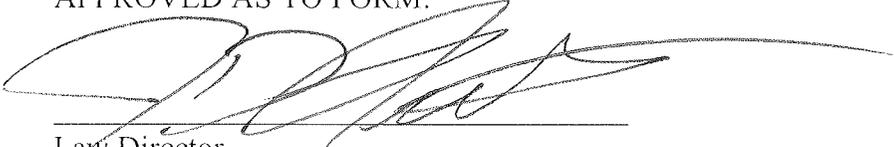
Date

Passed: February 8, 2011

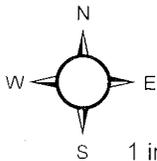
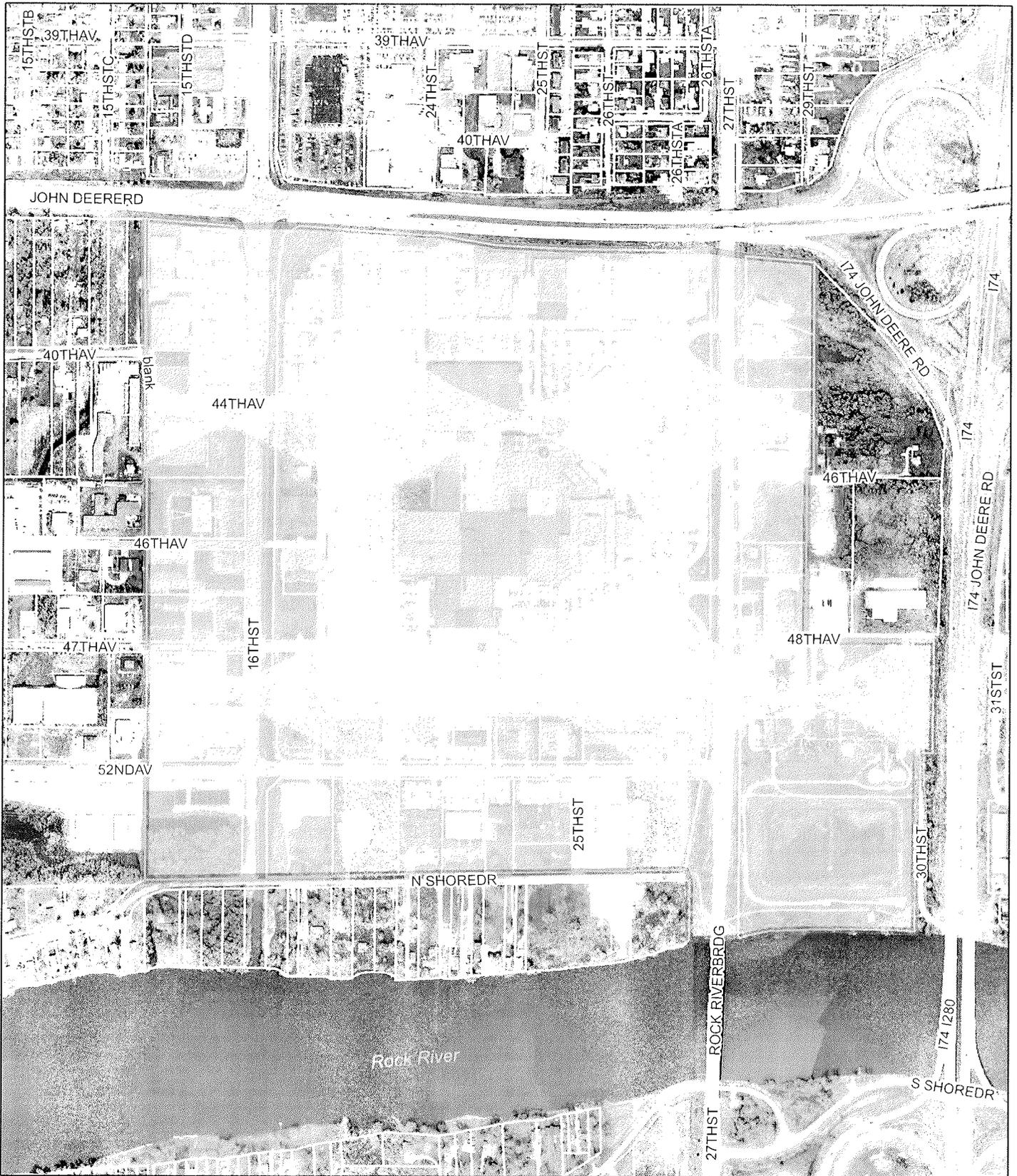
Approved: February 15, 2011

Attest: 
City Clerk

APPROVED AS TO FORM:



Law Director



1 inch = 600 feet

TIF Study Area Southpark Mall

City of Moline, Illinois
 Planning & Development Department
 Land Development Division
 January 27, 2011

ATTACHMENT B

**Map Exhibits
SouthPark Mall Redevelopment Project Area**

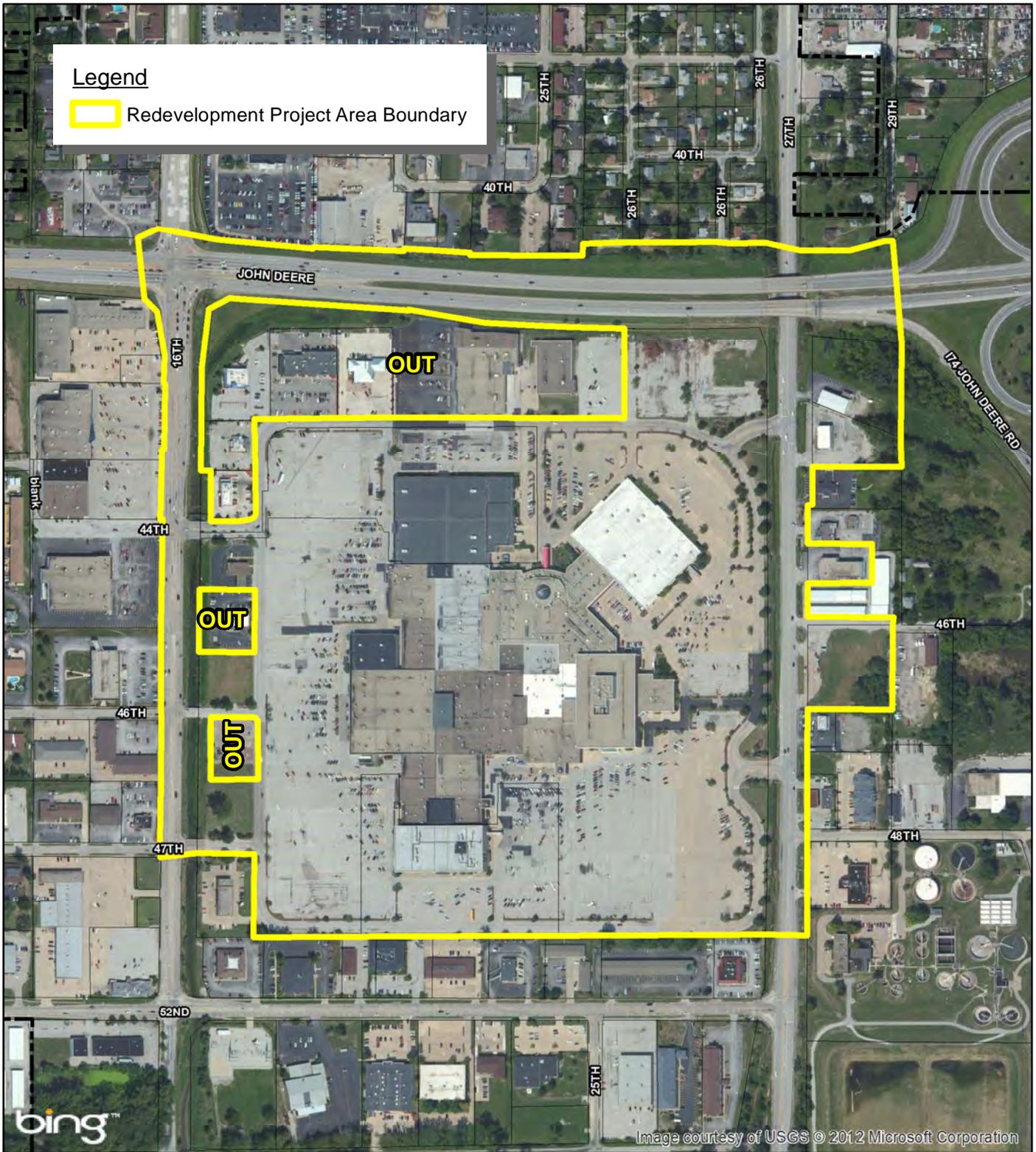
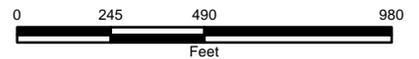


Exhibit A
Redevelopment Project Area Boundary
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

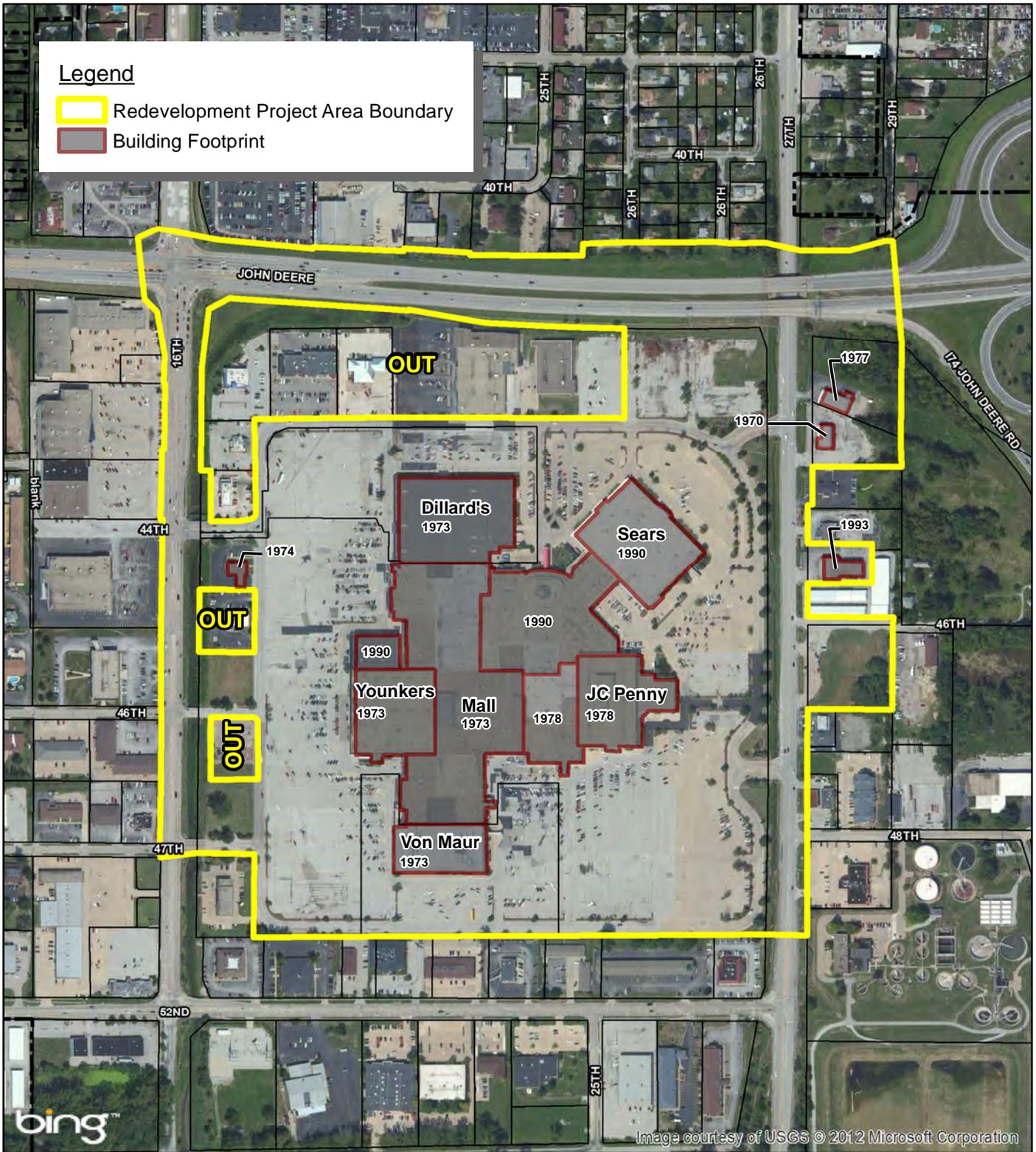
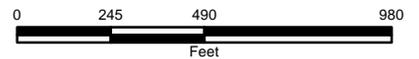


Exhibit B-2
Buildings and Year of Building Construction
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

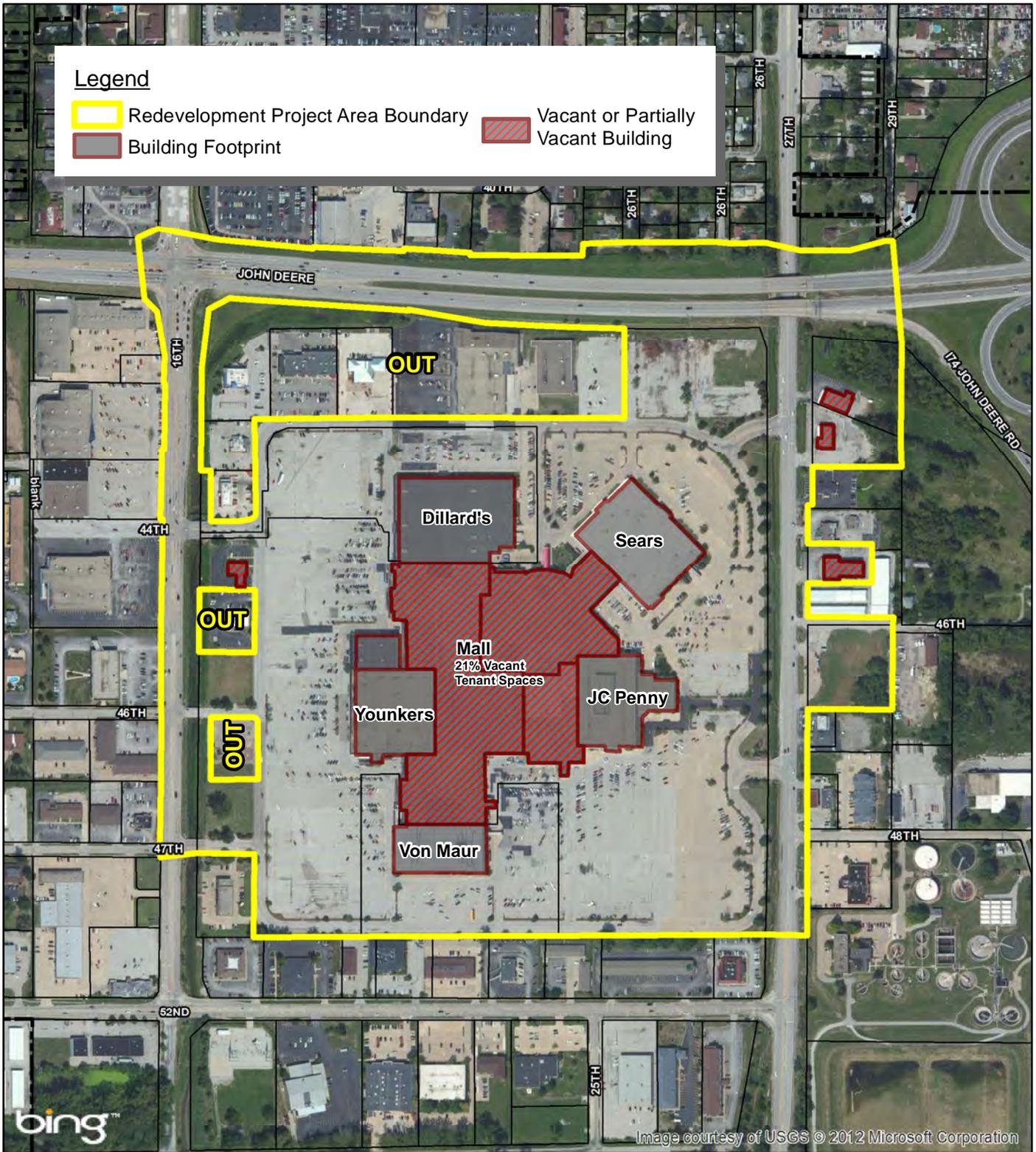
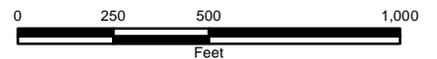


Exhibit C
Building Vacancies

SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

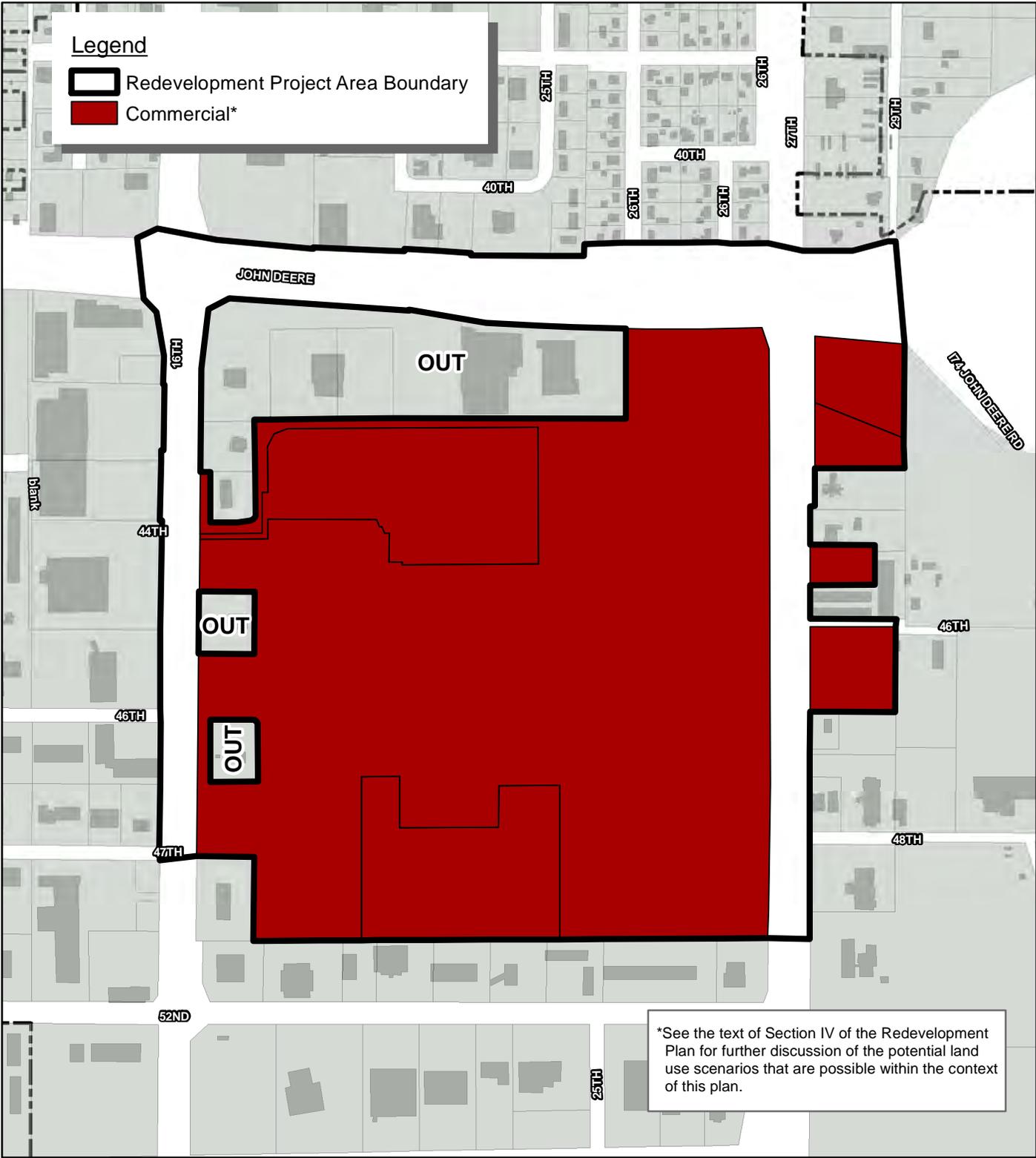
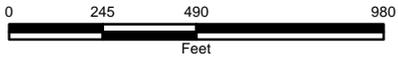


Exhibit E
General Land Use Plan
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012



ATTACHMENT C

**Boundary Description
SouthPark Mall Redevelopment Project Area**

ATTACHMENT D

Existing Conditions Photos

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

On the following pages, a series of photos taken on April 4, 2012 represent the interior and exterior conditions of Moline's SouthPark Mall and certain adjacent properties. These photos are grouped according to various categories that will be described accordingly.

Overview

As is typical of an aging mall that has had deferred maintenance, no significant updating to its appearance virtually since its construction, and prior ownership that did not aggressively address these factors and recruited tenants, SouthPark Mall now represents a series of conditions that must be corrected if the Mall is to regenerate and attract new, high quality tenants and shoppers. As described in the Eligibility Analysis section of this document which precedes the Redevelopment Plan and Project discussion, there are a variety of factors present throughout the SouthPark Mall property that represent "blighted area" conditions as defined in the TIF Act. These photos are intended to depict those conditions.

Obsolescence

The age of the mall and its dated appearance are contributing factors to a number of other conditions that will be demonstrated by photos for other categories described in ensuing pages of this Appendix. However, one of the best indicators of the obsolescence of a regional mall is demonstrated by its inability to attract tenants that represent national and US regional retailers. The photos below depict the wide array of non-retail or second and third tier retail tenants that now occupy significant space at SouthPark Mall. Some of these tenants are on "temporary" leases that indicate the owner, while filling tenant spaces, would lease the space to better tenants if they could.



Above: A local massage therapist operating from a recently vacated space.

At left: A construction company displaying its work. Note that this space is not even manned.

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Obsolescence (cont'd)



Above Left: A “dollar” store of local origin.

Above Right: A store selling used & refurbished electronics.

Lower Left: A local car dealer using a very large vacated space to display new vehicles.

Deterioration

Deterioration of property improvements of virtually every type abounds at SouthPark Mall. The photos below depict evidence of deteriorated roofing (which has caused interior water damage to ceilings and walls), aged air conditioning and ventilation units, parking lots and parking lot lighting fixtures, sidewalks, parapet walls, access bridges from adjoining roadways, and interior flooring.



Examples of extensive areas of roof deterioration

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Deterioration (cont'd)



Additional examples of extensive areas of roof deterioration



The two photos above and the one to the left show a grouping of photos illustrating the various roof sections along adjoining building walls. A combination of typical building settlement and aging and deteriorated roofing materials is creating separation along these meeting points. This is creating water damage to interior ceilings and walls.

Time, wind, rain and storm water, and typical settlement has created numerous issues relating to the various parapet walls and parapet facing materials along the exterior edges. The next series of photos show examples of this type of deterioration.

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Damaged facing material with temporary plywood replacement



Significant step cracking above and below a parapet wall



Deteriorating concrete parapet facing panels exist along a significant length of the Mall facade. Note how the panels are joined by steel straps bolted at various locations. Areas have been patched at various locations but, in some instances, are continuing to deteriorate at the patch locations. In other instances as shown below, the panels are separating and moving away from the main structure.



The next series of photos depicts elements of deterioration in the parking lots, access bridges, and sidewalks.

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

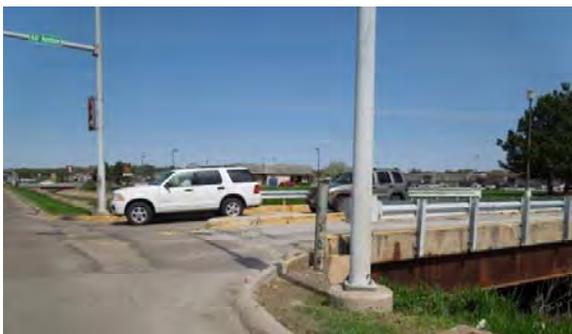
Deterioration (cont'd)



Vast portions of the parking areas around the Mall are in need of repair and resurface. The photo on the right depicts an area that has been blocked from access from the ring road around the mall due to the condition of the lot.



Drive aisles, curbing, and many sidewalks areas are crumbling.



Four of the 5 access bridges are in severely deteriorated condition and need complete replacement.

Other examples of deterioration are depicted in the next series of photos. These include canopy awnings at entrances, cloudy luminaires on parking lot lighting fixtures, and rusting fixture poles.

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Deterioration (cont'd)



These cloudy luminaires make the lighting inefficient and unattractive. In some cases, the luminaire heads are leaning as in this example. The pole at the right is virtually covered in rust and does not appear to have been intended to be the type that would normally do this (corten steel).



This long canopy at one of the entrances has a number of holes, has been patched in several places, and has other damaged and discolored areas.

As noted previously, interior deterioration includes significant cracking in some of the flooring surfaces, water damage to ceiling areas and to wall areas due to roof leaking, and structural cracking, some such as the example below at bearing locations.



ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Excessive Vacancies

In many metro areas with multiple regional malls, such as the Quad Cities, a combination of shifting demographic and housing development trends, retail tenant trends away from regional mall locations, along with an overbuilt retail environment has negatively impacted the viability of regional malls. This usually means that malls in the “right” location within the metro area will do well and those in other locations will suffer a high percentage of vacancy. SouthPark Mall appears to be a victim of these circumstances. The population of the Quad Cities Metropolitan Statistical Area (MSA) only increased by 0.1% between 2000 and 2010 and the greatest increase occurred in the Davenport sector of the MSA. In essence, SouthPark Mall is now too large for the market population it must rely on to attract quality tenants, which has been a significant contributor to its obsolescence high vacancy rates. As noted above, this also has meant that to minimize vacancy, “temporary leases” have been extended to non-traditional tenants that do not attract other quality tenants or have synergy with the existing anchor and other major tenants. The photos which follow are among the many examples of the extensive vacancies that exist at SouthPark Mall.



These are just four examples of tenant spaces both large and small that are vacant throughout the mall

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Excessive Vacancies (cont'd)



This is another example of two large spaces occupied by a martial arts school and studio.



A kiosk in a good location outside the entry to an anchor store is vacant (one of two).



These are examples of entire connecting corridors to anchor stores that are nearly vacant. Where space is occupied, it's by "temporary" or second tier tenants.



Food court spaces are vacant as well

ATTACHMENT E

**Parcel Identification Numbers,
Property Owner and 2011 EAV**

Attachment E - Continued

Parcel Identification Numbers, Property Owner & 2011 EAV

SouthPark Mall Redevelopment Project Area

City of Moline, Illinois

Parcel ID No. (PIN) ¹	County ID No. (2011)	Owner	Owner Address	Owner City	ZIP Code	2011 EAV
1716200009	07360-1	JJZ DEVELOPMENT	1505 46TH AVE	MOLINE IL	61265	\$ 30,199
1716200001	07354-C	DENGLER RONALD/MARY LOU	4589 PEPPERWOOD LN	BETTENDORF IA	52722	\$ 180,481
1716200002	07354	GEN LEASEWAYS/G EHLERS	450 W 76TH ST	DAVENPORT IA	52806	\$ 117,483
1716200005	07354-A-1	GUMBIN NEAL M	PO BOX 110	TUCSON AZ	85702	\$ 226,094
1716107002	0714988	DSS NEIL PROPERTIES LLC	4501 N BEACH ST	FORT WORTH TX	76137	\$ 1,983,796
1716107006	0714989 (part) ²	SDG MACERICH PROP/TAXDEPT	PO BOX 6120	INDIANAPOLIS IN	46206	\$ 14,609,976
1716100020	07347-4	VON MAUR INVESTMENT	6565 N BRADY ST	DAVENPORT IA	52806	\$ 1,545,264
TOTAL						\$ 18,693,293

¹ See map for location within Redevelopment Project Area

² Excludes improvement values associated with buildings not located within the Project Area, but included in the Assessor's records for Parcel 0714989.

Council Bill/General Ordinance No. 3035-2012
Sponsor: _____

AN ORDINANCE

DESIGNATING the SouthPark Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. 3034-2012 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed SouthPark Mall Redevelopment Project Area with respect to which a public hearing was held on October 23, 2012 and it is now necessary and desirable to designate the area referred to in said plan as the SouthPark Mall Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1. That the area described in the attached Exhibit A is hereby designated as the SouthPark Mall Redevelopment Project Area pursuant to Section 11-74.4-4 of the Tax Increment Allocation Redevelopment Act, found generally at 65 ILCS 5/11-74.4-4.

Section 2. That all ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. That this ordinance shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

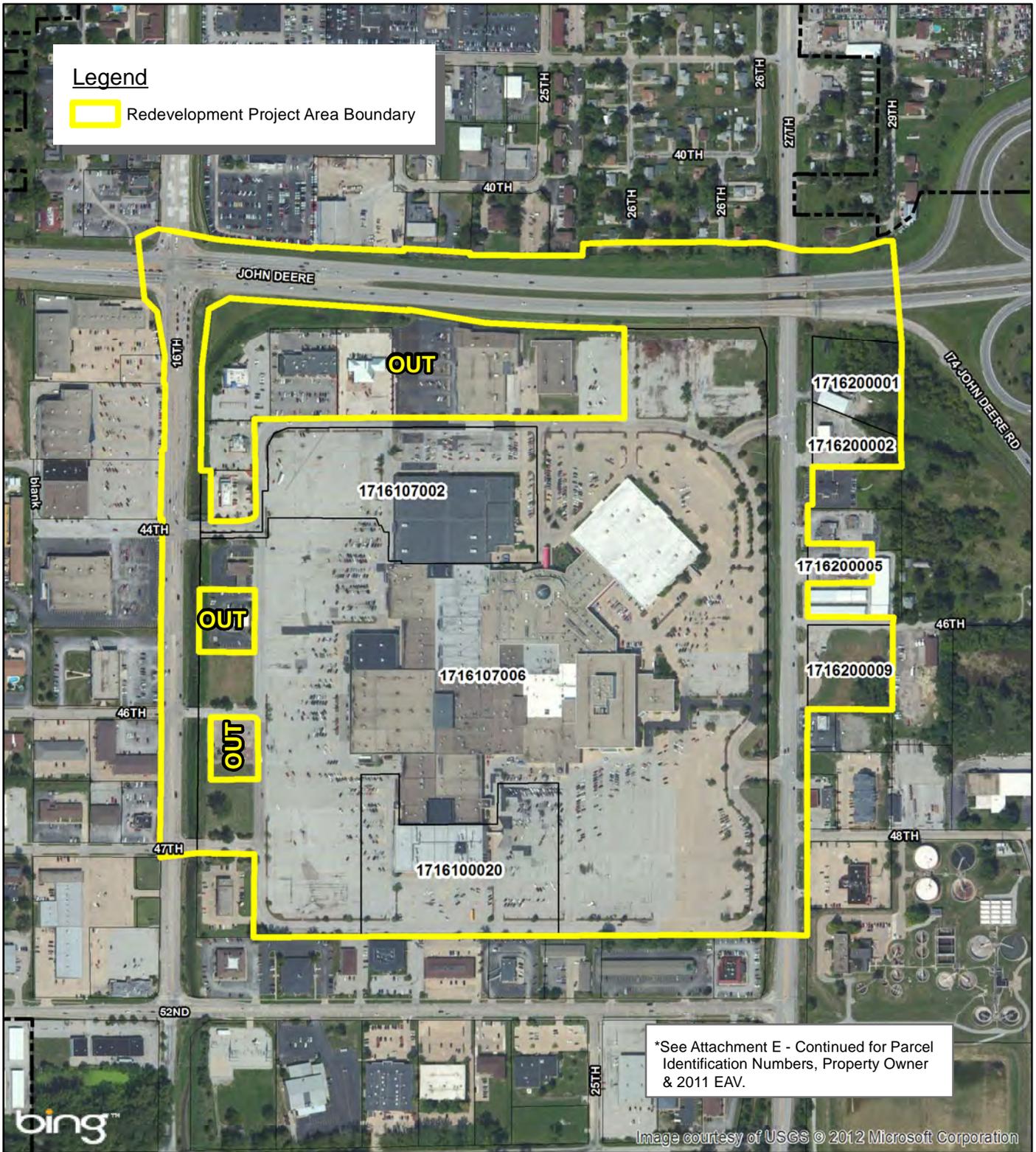
Passed: _____

Approved: _____

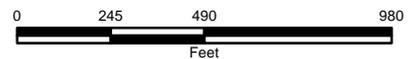
Attest: _____
City Clerk

Approved as to Form:

City Attorney



Attachment E
Parcel Identification Map
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

Part of the southwest quarter and southeast quarter of Section 9, and part of the northwest quarter and northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at a point on the north line of Ekhco 5th Addition which is 37 feet more or less west of the northeast corner of Lot 1 in said Ekhco 5th Addition;

Thence northerly, a distance of 287 feet more or less;

Thence westerly, a distance of 333 feet more or less to the intersection of the south right of way line of 47th Avenue and the west right of way line of 16th Street;

Thence northerly along said west right of way line, a distance of 1,201 feet more or less to the north line of Lot 3 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 9 feet more or less;

Thence northerly along said west right of way line, a distance of 251 feet more or less;

Thence easterly along said west right of way line, a distance of 3 feet more or less;

Thence northerly along said west right of way line, a distance of 235 feet more or less to the north line of Lot 1 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 5 feet more or less;

Thence northerly along said west right of way line, a distance of 100 feet more or less;

Thence northerly along said west right of way line, a distance of 157 feet more or less;

Thence northwesterly along said west right of way line, a distance of 65 feet more or less to the south right of way line of John Deere Road;

Thence northerly, a distance of 239 feet more or less to the north right of way line of John Deere Road;

Thence northeasterly along said north right of way line, a distance of 79 feet more or less to the west right of way line of 16th Street;

Thence easterly, a distance of 157 feet more or less to the intersection of the north right of way line of John Deere Road and the east right of way line of 16th Street;

Thence southeasterly along said north right of way line, a distance of 36 feet more or less;

Thence easterly along said north right of way line, a distance of 339 feet more or less;

Thence northerly along said north right of way line, a distance of 9 feet more or less;

Thence easterly along said north right of way line, a distance of 364 feet more or less;

Thence northerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 236 feet more or less;

Thence southerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 399 feet more or less;

Thence northerly along said north right of way line, a distance of 46 feet more or less;

Thence easterly along said north right of way line, a distance of 639 feet more or less to the west right of way line of 27th Street;

Thence easterly along said north right of way line, a distance of 93 feet more or less to the east right of way line of 27th Street;

Thence southeasterly, a distance of 515 feet more or less to the intersection of the south right of way line of John Deere Road and the east line of South Moline Township Tax Parcel No. 354-C;

Thence southerly along the east line of South Moline Township Tax Parcel No. 354-C and South Moline Township Tax Parcel No. 354, a distance of 441 feet more or less to the south line of South Moline Township Tax Parcel No. 354;

Thence westerly along said south line, a distance of 318 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 135 feet more or less;

Thence westerly along said east right of way line, a distance of 17 feet more or less;

Thence southerly along said east right of way line, a distance of 385 feet more or less to the north right of way line of 46th Avenue;

Thence easterly along said north right of way line, a distance of 300 feet more or less to the northerly extension of the east line of South Moline Township Tax Parcel No. 360-1;

Thence southerly along said east line and its northerly extension, a distance of 325 feet more or less to the south line of South Moline Township Tax Parcel No. 360-1;

Thence westerly along said south line, a distance of 300 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 801 feet more or less to the easterly extension of the north line of Ekhco 5th Addition;

Thence westerly along said north line and its easterly extension, a distance of 1,964 feet more or less to the Point of Beginning.

The above described parcel contains 119.227 acres, more or less excluding the following 3 exceptions.

Exception 1

Lots 1, 2 and 6 of SouthPark Mall Subdivision Second Addition, all of Nellis First Addition, and part of Lot 4 SouthPark Mall Subdivision First Addition, all located in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Beginning at the at the southwest corner of Nellis First Addition;

Thence northerly along the east right of way line of 16th Street, a distance of 358 feet more or less;

Thence northerly along said east right of way line, a distance of 209 feet more or less;

Thence northeasterly along said east right of way line, a distance of 83 feet more or less to the south right of way line of John Deere Road;

Thence easterly along said south right of way line, a distance of 640 feet more or less;

Thence northerly along said south right of way line, a distance of 5 feet more or less;

Thence easterly along said south right of way line, a distance of 277 feet more or less;

Thence easterly along said south right of way line, a distance of 503 feet;

Thence southerly, a distance of 315 feet more or less to the easterly projection of the south line of Lots 1 and 2 in SouthPark Mall Subdivision Second Addition;

Thence westerly along said south line and its easterly projection, a distance of 1,259 feet more or less to the southwest corner of said Lot 1;

Thence westerly, a distance of 56 feet more or less to the northeast corner of Nellis First Addition;

Thence southerly along the east line of Nellis First Addition and the east line of Lot 6 in in SouthPark Mall Subdivision Second Addition, a distance of 329 feet more or less;

Thence southwesterly along the east line of said Lot 6, a distance of 32 feet more or less;

Thence westerly along the south line of said Lot 6, a distance of 46 feet more or less;

Thence westerly along said south line, a distance of 96 feet more or less to the west line of said Lot 6;

Thence northerly along said west line, a distance of 178 feet more or less to the south line of Nellis First Addition;

Thence westerly along said south line, a distance of 40 feet more or less to the Point of Beginning.

Exception 2

Part of Lot 4 in SouthPark Mall Subdivision First Addition, in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at the northwest corner of Lot 5 in SouthPark Mall Subdivision Second Addition;

Thence northerly, a distance of 250 feet more or less to the Point of Beginning;

Thence northerly, a distance of 210 feet more or less;

Thence easterly, a distance of 155 feet more or less;

Thence southerly, a distance of 210 feet more or less;

Thence westerly, a distance of 153 feet more or less to the Point of Beginning.

Exception 3

All of Lot 5 in SouthPark Mall Subdivision Second Addition in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois.

Council Bill/General Ordinance No. 3036-2012

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the SouthPark Mall Redevelopment Project Area.

WHEREAS, the City of Moline, Illinois, desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the “Act”; and

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the SouthPark Mall Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1. That tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the SouthPark Mall Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3034-2012 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3035-2012 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the SouthPark Mall Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the SouthPark Mall Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the SouthPark Mall Redevelopment Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the SouthPark Mall Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the SouthPark Mall Redevelopment Project Area over and above the initial equalized assessed value of each property in the SouthPark Mall Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the SouthPark Mall Redevelopment Project Area" of the City of Moline for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

Section 2. That all ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. That this ordinance shall be in full force and effect from and after passage, approval, and if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

Part of the southwest quarter and southeast quarter of Section 9, and part of the northwest quarter and northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at a point on the north line of Ekhco 5th Addition which is 37 feet more or less west of the northeast corner of Lot 1 in said Ekhco 5th Addition;

Thence northerly, a distance of 287 feet more or less;

Thence westerly, a distance of 333 feet more or less to the intersection of the south right of way line of 47th Avenue and the west right of way line of 16th Street;

Thence northerly along said west right of way line, a distance of 1,201 feet more or less to the north line of Lot 3 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 9 feet more or less;

Thence northerly along said west right of way line, a distance of 251 feet more or less;

Thence easterly along said west right of way line, a distance of 3 feet more or less;

Thence northerly along said west right of way line, a distance of 235 feet more or less to the north line of Lot 1 in Town & Country Addition;

Thence westerly along said north line and said west right of way line, a distance of 5 feet more or less;

Thence northerly along said west right of way line, a distance of 100 feet more or less;

Thence northerly along said west right of way line, a distance of 157 feet more or less;

Thence northwesterly along said west right of way line, a distance of 65 feet more or less to the south right of way line of John Deere Road;

Thence northerly, a distance of 239 feet more or less to the north right of way line of John Deere Road;

Thence northeasterly along said north right of way line, a distance of 79 feet more or less to the west right of way line of 16th Street;

Thence easterly, a distance of 157 feet more or less to the intersection of the north right of way line of John Deere Road and the east right of way line of 16th Street;

Thence southeasterly along said north right of way line, a distance of 36 feet more or less;

Thence easterly along said north right of way line, a distance of 339 feet more or less;

Thence northerly along said north right of way line, a distance of 9 feet more or less;

Thence easterly along said north right of way line, a distance of 364 feet more or less;

Thence northerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 236 feet more or less;

Thence southerly along said north right of way line, a distance of 8 feet more or less;

Thence easterly along said north right of way line, a distance of 399 feet more or less;

Thence northerly along said north right of way line, a distance of 46 feet more or less;

Thence easterly along said north right of way line, a distance of 639 feet more or less to the west right of way line of 27th Street;

Thence easterly along said north right of way line, a distance of 93 feet more or less to the east right of way line of 27th Street;

Thence southeasterly, a distance of 515 feet more or less to the intersection of the south right of way line of John Deere Road and the east line of South Moline Township Tax Parcel No. 354-C;

Thence southerly along the east line of South Moline Township Tax Parcel No. 354-C and South Moline Township Tax Parcel No. 354, a distance of 441 feet more or less to the south line of South Moline Township Tax Parcel No. 354;

Thence westerly along said south line, a distance of 318 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 135 feet more or less;

Thence westerly along said east right of way line, a distance of 17 feet more or less;

Thence southerly along said east right of way line, a distance of 385 feet more or less to the north right of way line of 46th Avenue;

Thence easterly along said north right of way line, a distance of 300 feet more or less to the northerly extension of the east line of South Moline Township Tax Parcel No. 360-1;

Thence southerly along said east line and its northerly extension, a distance of 325 feet more or less to the south line of South Moline Township Tax Parcel No. 360-1;

Thence westerly along said south line, a distance of 300 feet more or less to the east right of way line of 27th Street;

Thence southerly along said east right of way line, a distance of 801 feet more or less to the easterly extension of the north line of Ekhco 5th Addition;

Thence westerly along said north line and its easterly extension, a distance of 1,964 feet more or less to the Point of Beginning.

The above described parcel contains 119.227 acres, more or less excluding the following 3 exceptions.

Exception 1

Lots 1, 2 and 6 of SouthPark Mall Subdivision Second Addition, all of Nellis First Addition, and part of Lot 4 SouthPark Mall Subdivision First Addition, all located in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Beginning at the at the southwest corner of Nellis First Addition;

Thence northerly along the east right of way line of 16th Street, a distance of 358 feet more or less;

Thence northerly along said east right of way line, a distance of 209 feet more or less;

Thence northeasterly along said east right of way line, a distance of 83 feet more or less to the south right of way line of John Deere Road;

Thence easterly along said south right of way line, a distance of 640 feet more or less;

Thence northerly along said south right of way line, a distance of 5 feet more or less;

Thence easterly along said south right of way line, a distance of 277 feet more or less;

Thence easterly along said south right of way line, a distance of 503 feet;

Thence southerly, a distance of 315 feet more or less to the easterly projection of the south line of Lots 1 and 2 in SouthPark Mall Subdivision Second Addition;

Thence westerly along said south line and its easterly projection, a distance of 1,259 feet more or less to the southwest corner of said Lot 1;

Thence westerly, a distance of 56 feet more or less to the northeast corner of Nellis First Addition;

Thence southerly along the east line of Nellis First Addition and the east line of Lot 6 in in SouthPark Mall Subdivision Second Addition, a distance of 329 feet more or less;

Thence southwesterly along the east line of said Lot 6, a distance of 32 feet more or less;

Thence westerly along the south line of said Lot 6, a distance of 46 feet more or less;

Thence westerly along said south line, a distance of 96 feet more or less to the west line of said Lot 6;

Thence northerly along said west line, a distance of 178 feet more or less to the south line of Nellis First Addition;

Thence westerly along said south line, a distance of 40 feet more or less to the Point of Beginning.

Exception 2

Part of Lot 4 in SouthPark Mall Subdivision First Addition, in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at the northwest corner of Lot 5 in SouthPark Mall Subdivision Second Addition;

Thence northerly, a distance of 250 feet more or less to the Point of Beginning;

Thence northerly, a distance of 210 feet more or less;

Thence easterly, a distance of 155 feet more or less;

Thence southerly, a distance of 210 feet more or less;

Thence westerly, a distance of 153 feet more or less to the Point of Beginning.

Exception 3

All of Lot 5 in SouthPark Mall Subdivision Second Addition in the northeast quarter of Section 16, Township 17 North, Range 1 West of the 4th Principal Meridian, in the City of Moline, County of Rock Island, State of Illinois.

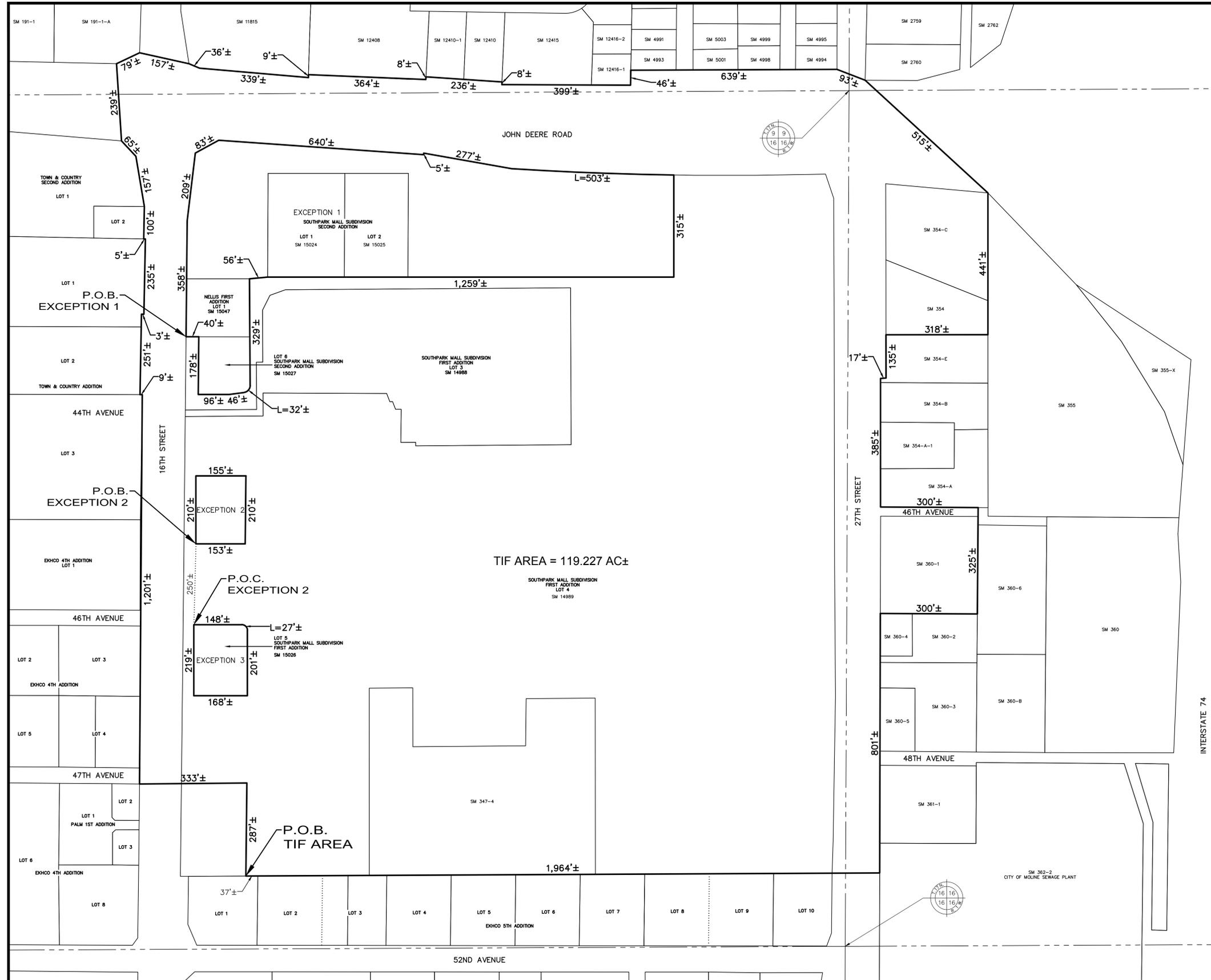
NORTH IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1997 ADJUSTMENT)



SCALE: 1" = 150'

THIS PLAT PRESENTED BY:
THE CITY OF MOLINE, ILLINOIS
ECONOMIC DEVELOPMENT DIRECTOR
MR. RAY FORSYTHE
619 16th STREET
MOLINE, IL 61265
PHONE: (309) 524-2032

TIF AREA = 119.359 AC±
Part of the Southwest Quarter and Southeast Quarter of Section 9, and
part of the Northwest Quarter and Northeast Quarter of Section 16,
Township 17 North, Range 1 West of the Fourth Principal Meridian,
City of Moline, Rock Island County, Illinois



REVISIONS	DATE
DESCRIPTION	
No.	

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
(309) 788-7644 • (663) 344-0260 • (815) 865-6400 • (815) 885-3825
www.missman.com

SOUTH PARK REDEVELOPMENT PROJECT
MOLINE, ILLINOIS

TIF EXHIBIT

Missman Project No:
C12S023

File Name:
C12S023 TIF BOUNDARY.dwg

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Field Book No:

Drawn By: DAB

Checked By: DAB

Date: 10/09/2012

Council Bill/Resolution No.: 1091-2013

Sponsor: _____

A RESOLUTION

APPROVING a request for a street light on 76th Street between 36th and 37th Avenues.

WHEREAS, staff has received a request for additional street lights on 76th Street between 36th and 37th Avenues; and

WHEREAS, an investigation revealed that a light is justified under the Residential Street Light Policy; and

WHEREAS, the annual cost of a street light is approximately \$93.00 and \$350,000.00 is budgeted for street lights in Account #010-0843-435.04-16, Traffic Signal Maintenance, Utility Service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the City Council finds that it is in the best interest of the City of Moline, Illinois, to approve a request for a street light on 76th Street between 36th and 37th Avenues.

CITY OF MOLINE, ILLINOIS

Mayor

June 18, 2013
Date

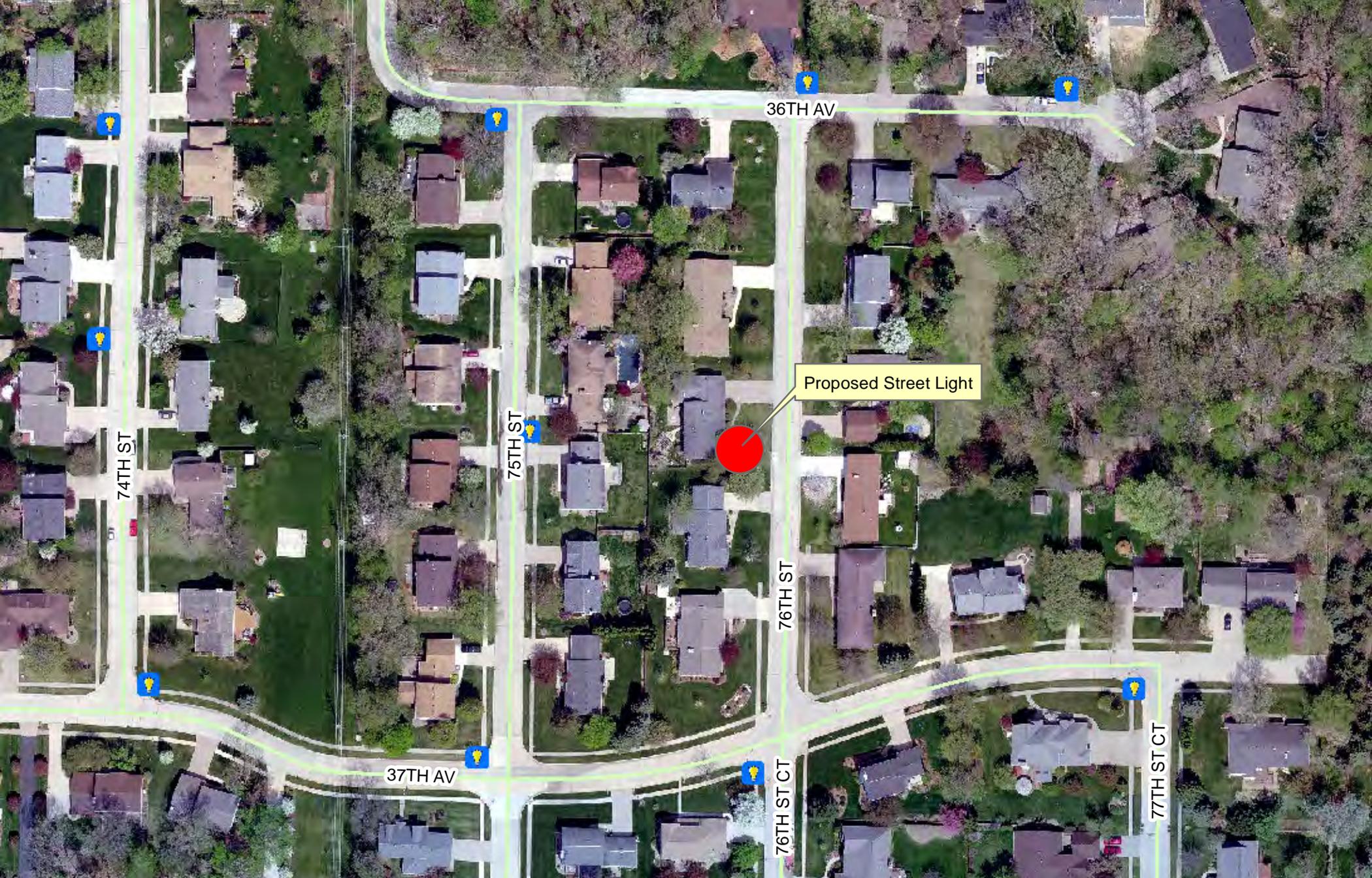
Passed: June 18, 2013

Approved: June 25, 2013

Attest: _____
City Clerk

Approved as to form:

City Attorney



36TH AV

Proposed Street Light

74TH ST

75TH ST

76TH ST

77TH ST CT

37TH AV

76TH ST CT

Council Bill /Resolution No. 1092-2013

Sponsor _____

A RESOLUTION

ACCEPTING the Comprehensive Annual Financial Report prepared by Baker Tilly Virchow Krause LLP for the Fiscal Year 2012 for all municipal funds.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the Comprehensive Annual Financial Report prepared by Baker Tilly Virchow Krause LLP for the Fiscal Year 2012 is hereby accepted by the City Council as an accurate reflection of the status of the City's finances as of December 31, 2012, which annual report shall be filed with the governmental agencies, financial institutions and other such appropriate offices designated within the proper time frame.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to maintain said audit as a public record in the Office of the City Clerk.

CITY OF MOLINE, ILLINOIS

Mayor

June 18, 2013

Date

Passed: June 18, 2013

Approved: June 25, 2013

Attest: _____
City Clerk

Approved as to form:

City Attorney

Council Bill/Resolution No. 1093-2013
Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to pay the building permit fees for Habitat for Humanity Quad Cities in the amount of \$2,926 to construct homes at 509 Fifth Avenue and 515 Fifth Avenue, Moline.

WHEREAS, Habitat for Humanity Quad Cities has constructed ten single family homes in Moline complementing the City's efforts to improve Moline's neighborhoods; and

WHEREAS, Habitat for Humanity Quad Cities has requested that the City of Moline pay the building permit fees on its behalf for the construction of new homes at 509 Fifth Avenue and 515 Fifth Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

That the Mayor and City Council are hereby authorized to pay the building permit fees for Habitat for Humanity Quad Cities in the amount of \$2,926 to construct homes at 509 Fifth Avenue and 515 Fifth Avenue, Moline.

CITY OF MOLINE, ILLINOIS

Mayor

_____ June 18, 2013 _____

Date

Passed: June 18, 2013

Approved: June 25, 2013

Attest:

City Clerk

Approved as to form:

City Attorney