



MOLINE CITY COUNCIL AGENDA

Tuesday, October 15, 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

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 October 8, 2013

SECOND READING ORDINANCES

1. Council Bill/General Ordinance 3034-2013

An Ordinance amending Chapter 20 "MOTOR VEHICLES AND TRAFFIC," of the Moline Code of Ordinances, Appendix 10 thereof, "PARKING PROHIBITED AT ANY TIME," by including 50th Avenue, on the north side, between 48th Street A and 50th Street.

EXPLANATION: Traffic Committee reviewed request on October 1, 2013 and recommends approval.

FISCAL IMPACT: N/A

2. Council Bill/Special Ordinance 4048-2013

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 Tyson's Run with the Nations 5K Race scheduled for Saturday, October 19, 2013.

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

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

3. Council Bill/Special Ordinance 4049-2013

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 Dad's Club Halloween Parade scheduled for Sunday, October 20, 2013.

EXPLANATION: This is an annual event and has been approved by the Special Event Committee.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

4. Council Bill/Special Ordinance 4050-2013

A Special Ordinance 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 2113 6th Avenue, Moline, to Pablo Reyna and Cathy Reyna.

EXPLANATION: The City acquired this property in May 1997 via quit claim deed from the prior owners after they failed to demolish or rehabilitate the dangerous structure (house) on the property. As authorized by the City Council on May 27, 1997, the City demolished the dangerous structure (house) located on the property. This property was declared surplus by the City Council on September 17, 2013, in Council Bill 1144-2013. The neighboring property owners, Pablo Reyna and Cathy Reyna, have indicated a willingness to acquire the property. The sale of this property will lower the City’s property maintenance expenses and increase the property tax base in the future. Disposal of this surplus property by negotiated sale to Pablo Reyna and Cathy Reyna, neighbors, is the most advantageous disposition to the City.

FISCAL IMPACT: Lower the City’s property maintenance expenses and increase the property tax base in the future

PUBLIC NOTICE/RECORDING: Law Department to Record Quit Claim Deed

OMNIBUS VOTE

ITEMS NOT ON CONSENT

SECOND READING ORDINANCES

5. Council Bill/General Ordinance 3035-2013

An Ordinance amending Chapter 4, “ALCOHOLIC LIQUOR,” of the Moline Code of Ordinances, by repealing Section 4-3304(c) in its entirety and enacting in lieu thereof one new 4-3304(c) dealing with the same subject matter.

EXPLANATION: The Local Liquor Control Commissioner and City staff has determined that certain amendments to the City’s liquor code will improve related existing application procedures and help increase business within the City. They therefore recommend amending Section 4-3304(c) to make the required distance between a Class C, Class CC or Class CCC be not less than 100 feet from any church, school, other than an institute of higher learning, hospital, home for aged or indigent persons of for veterans, their spouses or children, any military or naval station. The distance of 100 feet shall be measured from the nearest part of the licensee’s building to the nearest part of a church, school, other than an institute of higher learning, hospital, home for aged or indigent persons of for veterans, their spouses or children, any military or naval station.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: Pamphlet publication required

6. Council Bill/General Ordinance 3036-2013

An Ordinance amending Chapter 4, “ALCOHOLIC LIQUOR,” of the Moline Code of Ordinances, by repealing Section 4-3208(e) in its entirety and enacting in lieu thereof one new 4-3208(e) dealing with the same subject matter and adding subsection (h).

EXPLANATION: The Local Liquor Control Commissioner and City staff have reviewed liquor licensing fees and have determined that the last change to annual fees was in 2002. An amendment to Section 4-3208 (e) will increase the annual fees from \$1200.00

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

3035-2013		
Council Member	Aye	Nay
Liddell		
Acri		
Knaack		
Parker		
Bender		
Brown		
Turner		
Schoonmaker		
Mayor Raes		

3036-2013		
Council Member	Aye	Nay
Liddell		
Acri		
Knaack		
Parker		
Bender		
Brown		
Turner		
Schoonmaker		
Mayor Raes		

annually to \$1300.00 in 2014 and \$1400.00 in 2015 annually for Class A, Class B, Class C, Class CC, Class CCC, Class D, Class E and Class G licenses. Enacting a new subsection (h) will enact a duplicate license fee in the amount of \$25.00 for licenses that have been lost, stolen or destroyed.

FISCAL IMPACT: Approximately \$12,000.00 additional revenue

PUBLIC NOTICE/RECORDING: Pamphlet Publication Required

7. Council Bill/Special Ordinance 4051-2013

A Special Ordinance granting a variance to Section 28-3200(a) of the Moline Code of Ordinances to delay installation of a sidewalk for property located at 5531-5537 38th Avenue.

EXPLANATION: The property owner, Brad Bagby, is constructing a new four-plex residential dwelling at this location and applied for a variance to not install a sidewalk along his property frontage due roadside ditches and steep slopes.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

4051-2013 Council Member	Aye	Nay
Liddell		
Acri		
Knaack		
Parker		
Bender		
Brown		
Turner		
Schoonmaker		
Mayor Raes		

RESOLUTIONS

8. Council Bill/Resolution 1158-2013

A Resolution authorizing the Water Plant Manager to accept a proposal amending the existing engineering services contract with Greeley and Hansen LLC, to include an additional \$95,000.00 allocation for design and construction engineering services that are required to complete the Ultraviolet (UV) Disinfection and Filter Upgrade Project.

EXPLANATION: The contract amendment and associated engineering services are to required to ensure completion of this important project by the regulatory compliance deadline of October 1, 2015.

FISCAL IMPACT: Sufficient funds are budgeted in account 310-1720-434.03-22.

PUBLIC NOTICE/RECORDING: N/A

FIRST READING ORDINANCES

9. Council Bill/General Ordinance 3037-2013

An Ordinance amending the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated therein as Section 35-3103 (*Brad Bagby & Eagle Crest Condominium Association, 4341 26th Avenue*)

EXPLANATION: This ordinance will rezone a 0.33-acre tract from “R-2” (One-Family Residence District) to “R-6” (Multi-Family Residence District). This was considered at the September 24 Committee of the Whole meeting.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

10. Council Bill/General Ordinance 3038-2013

An Ordinance amending the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated therein as Section 35-3103 (*City of Moline, 2500-2600 River Drive*)

EXPLANATION: This ordinance will rezone a combined 13.2-acre tract from “ORT” (Office, Research & Technology District) to “B-2” (Central Business District) for the Riverbend Commons project. This was considered at the September 24 Committee of the Whole meeting.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

11. Council Bill/General Ordinance 3039-2013

An Ordinance adopting and approving the 2013 Amendment to the City of Moline TIF Redevelopment Project Area No. 1 by removing the Quad Cities Station Area.

EXPLANATION: In order to facilitate the creation of a new Tax Increment Financing District for the Quad Cities Station, the City of Moline must amend TIF #1 to remove the subject property.

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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk and submit Newspaper Publication.

12. Council Bill/General Ordinance 3040-2013

An Ordinance approving the Tax Increment Redevelopment Plan and Project for the Quad Cities Station Redevelopment Project Area.

EXPLANATION: The creation of Moline's eleventh Tax Increment Finance (TIF) district is being considered in order to assist the development of the Quad Cities Station Redevelopment Project Area. The Joint Review Board (JRB) met August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

13. Council Bill/General Ordinance 3041-2013

An Ordinance designating the Quad Cities Station 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 August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

14. Council Bill/General Ordinance 3042-2013

An Ordinance adopting Tax Increment Financing for the Quad Cities Station 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 August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

15. Council Bill/General Ordinance 3043-2013

An Ordinance adopting and approving the 2013 Amendment to the City of Moline TIF Redevelopment Project Area No. 1 by removing Riverbend Commons Area.

EXPLANATION: In order to facilitate the creation of a new Tax Increment Financing District for the Riverbend Commons, the City of Moline must amend TIF #1 to remove the subject property.

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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk and submit Newspaper Publication.

16. Council Bill/General Ordinance 3044-2013

An Ordinance approving the Tax Increment Redevelopment Plan and Project for the Riverbend Commons Redevelopment Project Area.

EXPLANATION: In order to facilitate the creation of a new twelfth TIF for Riverbend Commons, the City of Moline must approve the Redevelopment Plan and Project for the Riverbend Commons Redevelopment Project Area. The Joint Review Board (JRB) met August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

17. Council Bill/General Ordinance 3045-2013

An Ordinance designating the Riverbend Commons 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 August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

18. Council Bill/General Ordinance 3046-2013

An Ordinance adopting Tax Increment Financing for the Riverbend Commons 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 August 29, 2013. 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.

PUBLIC NOTICE/RECORDING: Planning Department to File with Rock Island County Clerk

19. Council Bill/Special Ordinance 4052-2013

A Special Ordinance authorizing the Utilities General Manager to accept a proposal from Engineered Treatment Systems (ETS) in the amount of \$526,600.00 for eight (8) Model SX-635-16 ultraviolet (UV) reactors, related equipment, spare parts, and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required.

EXPLANATION: To comply with IEPA requirements, City staff seeks to have the City Council exercise its home rule powers to grant a variance to the purchasing requirements of the Illinois Municipal Code and Chapter 27, "Purchasing," of the Moline Code of Ordinances, authorizing the Utilities General Manager to accept a proposal from Engineered Treatment Systems (ETS) in the amount of \$526,600.00 for eight (8) Model SX-635-16 UV reactors, related equipment, spare parts and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required.

FISCAL IMPACT: Sufficient funds are budgeted in account #310-1720-434.08-45

PUBLIC NOTICE/RECORDING: N/A

20. Council Bill/Special Ordinance 4053-2013

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 Lagomarcino's Cocoa Beano 5K scheduled for Saturday, October 26, 2013.

EXPLANATION: This is an annual event and has been approved by the Special Event Committee.

FISCAL IMPACT: N/A

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

Council Bill/General Ordinance No.: 3034-2013
Sponsor: _____

AN ORDINANCE

AMENDING Chapter 20 "MOTOR VEHICLES AND TRAFFIC," of the Moline Code of Ordinances, Appendix 10 thereof, "PARKING PROHIBITED AT ANY TIME," by including 50th Avenue, on the north side, between 48th Street A and 50th Street.

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

Section 1 – That Chapter 20, "MOTOR VEHICLES AND TRAFFIC" of the Moline Code of Ordinances, Appendix 10 thereof, "PARKING PROHIBITED AT ANY TIME," is hereby amended by including 50th Avenue, on the north side, between 48th Street A and 50th Street.

Section 2 – That pursuant to Section 1-1107 of the Moline Code of Ordinances, any person, firm or corporation violating any of the provisions of this Ordinance shall be fined not more than seven hundred fifty dollars (\$750.00) for each offense.

Section 3 – That this ordinance shall be in full force and effect from and after its passage and 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

Council Bill/Ordinance No.: 4048-2013

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 Tyson's Run with the Nations 5K Race to be held on Saturday, October 19, 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, October 19, 2013, from 7:00 a.m. until 11:30 a.m.

- All lanes of the East-West alley between 12th & 13th Street, south of 4th Avenue
- All lanes of 12th Street from the southernmost side of 5th Avenue to the northernmost side of River Drive
- All lanes of River Drive from the westernmost side of 1st Street to the westernmost side of 19th Street

It shall be an offense to use said roadway for vehicular purposes during such time specified herein.

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

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to form:

City Attorney

Council Bill/Ordinance No.: 4049-2013

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 Moline Dad's Club Halloween Parade scheduled for Sunday, October 20, 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:

Sunday, October 20, 2013, from 1:45 p.m. to 3:30 p.m.

All lanes of Avenue of the Cities from 3600 Avenue of the Cities to the westernmost side of 53rd Street
Westernmost southbound lane of 53rd Street from the southernmost side of Avenue of the Cities to the entrance of K-Mart Parking Lot

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

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to form:

City Attorney

Council Bill/ Special Ordinance No. 4050-2013

Sponsor: _____

A SPECIAL ORDINANCE

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 2113 6th Avenue, Moline, to Pablo Reyna and Cathy Reyna.

WHEREAS, the City acquired this property in May 1997 via quit claim deed from the prior owners after they failed to demolish or rehabilitate the dangerous structure (house) on the property; and

WHEREAS, as authorized by the City Council on May 27, 1997, the City demolished the dangerous structure (house) located on the property; and

WHEREAS, this property was declared surplus by the City Council on September 17, 2013, in Council Bill 1144-2013; and

WHEREAS, the neighboring property owners, Pablo Reyna and Cathy Reyna, have indicated a willingness to acquire the property; and

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

WHEREAS, disposal of this surplus property by negotiated sale to Pablo Reyna and Cathy Reyna, neighbors, is the most advantageous disposition to the City.

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

Section 1 -That the Mayor and City Clerk are hereby authorized to execute an Agreement for Sale of Real Estate concerning 2113 6th Avenue, Moline, Illinois, with Pablo Reyna and Cathy Reyna, and do all things necessary to convey said property to Mr. and Mrs. Reyna in return for payment of \$1,000.00, 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 2 - That this ordinance shall not constitute a repeal of any or all ordinances or resolutions in conflict herewith but shall be construed as a one-time variance with regard to such conflicting ordinances or resolutions.

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

AGREEMENT FOR SALE OF REAL ESTATE

AGREEMENT, by and between **PABLO REYNA** and **CATHY REYNA**, individually, and as husband and wife, (hereinafter "**Buyers**"), whose address is 2117 6th Avenue, Moline, Illinois, and **CITY OF MOLINE, ILLINOIS**, a municipal corporation, (hereinafter "**Seller**"), located at 619 16th Street, Moline, Illinois.

WITNESSETH:

WHEREAS, the Buyers have 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 2113 6th Avenue, 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 Buyers will purchase the Property from the Seller, and the Seller will sell the Property to the Buyers and pay therefore the amount of **One Thousand and No/100ths Dollars (\$1,000.00)** (hereinafter "Purchase Price") payable by certified cashier's check to Seller at time of closing.

Sec. 2. CLOSING AND POSSESSION

Closing shall be on or before **the 18th day of October, 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 Buyers and Seller, and Buyers shall accept the conveyance and pay the Purchase Price to the Seller at such time and place.

Sec. 3. 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. Buyers shall pay: (1) Recording fees for deed and mortgages, if any; (2) Cost of Buyers' 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 Buyers' financing, and such charges shall be paid by Buyers.
- (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. Seller will sign an affidavit that Seller is 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. Buyers are 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 Buyers.

Sec. 4. PROPERTY CONDITION AND CERTAIN OTHER ACTION BY BUYERS

- (a) Property Condition. Buyers acknowledge that the Buyers have visually inspected the real estate and the improvements thereof; the Buyers are acquainted with the condition thereof and the Buyers 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 Buyers.
- (c) Future Accessory Structure. Buyers are on notice that if, at any time after Buyers become the title holders to this property, they desire to build an accessory structure on the property, a **Unity of Title document must be executed and recorded. Under the Moline**

Code of Ordinances, an accessory structure may not be built on a parcel without a primary structure. The Unity of Title would be a covenant on the land and would bind all successive owners of the property.

**Sec. 5. 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 Buyers, their successors and assigns, the Buyers, and any successor in interest to the Property, or any part thereof.

Sec. 6. 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 Buyers 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. 7. 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. 8. 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. 9. 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. 10. 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. 11. ACCEPTANCE

Until accepted by the Seller, this document constitutes an irrevocable offer to purchase on the terms stated above. Buyers' offer to buy herein shall be irrevocable to and including October 15, 2013. If not so approved by the Seller, through its City Council, by October 15, 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, **Pablo Reyna** and **Cathy Reyna**, individually, and as husband and wife, Buyers, have caused this Agreement for Sale of Real Estate to be executed this 24th day of September, 2013.

Pablo Reyna
Pablo Reyna, Buyer

Cathy Reyna
Cathy Reyna, Buyer

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

On this 24th day of September, 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Pablo Reyna and Cathy Reyna, executing the within and foregoing instrument to which this is attached; that they signed said instrument as Buyers; and acknowledged the execution of said instrument to be their voluntary act and deed.

(seal)

Amy J Saunders
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 Raes, its Mayor, this _____ day of _____, 2013.

City of Moline (Seller)

Attest:

Scott Raes, Mayor

Tracy A. Koranda, City Clerk

Approved as to form:

Maureen E. Riggs, City Attorney

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

On this _____ day of _____, 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared SCOTT 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

THE EAST FORTY FEET (E 40') BEING THE EAST HALF (E ½) OF LOT NUMBER SIX (6) IN BLOCK NUMBER FOUR (4) IN THAT PART OF THE CITY OF MOLINE KNOWN AS AND CALLED, EDWARDS' (FIRST) ADDITION, AS SAID LOT IS KNOWN AND DELINEATED UPON THE RECORDED PLAT OF SAID ADDITION, SITUATED IN THE COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

Council Bill/General Ordinance No. 3035-2013
Sponsor: _____

AN ORDINANCE

AMENDING Chapter 4, "ALCOHOLIC LIQUOR," of the Moline Code of Ordinances, by repealing Section 4-3304 (c) in its entirety and enacting in lieu thereof one new Section 4-3304 (c) dealing with the same subject matter.

WHEREAS, the Local Liquor Control Commissioner and City staff have determined that certain amendments to the City's liquor code will improve related existing application procedures and help to increase business within the City; and

WHEREAS, an amendment to Section 4-3304 (c) will make the required distance between a Class C, Class CC or Class CCC be not less than 100 feet from any church, school, other than an institute of higher learning, hospital, home for aged or indigent persons of for veterans, their spouses or children, any military or naval station. The distance of 100 feet shall be measured from the nearest part of the licensee's building to the nearest part of a church, school, other than an institute of higher learning, hospital, home for aged or indigent persons of for veterans, their spouses or children, any military or naval station.

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

Section 1 – That Chapter 4, "ALCOHOLIC LIQUOR," of the Moline Code of Ordinances, 4-3304 (c), "CLASS C PACKAGED SALES ONLY- PRIMARY LICENSE; CLASS CC PACKAGED SALES ONLY- SECONDARY LICENSE AND CLASS CCC PACKAGED SALES BEER AND WINE ONLYSECONDARY," is hereby amended by repealing subsection (c) in its entirety and enacting in lieu thereof one new subsection (c), which shall read as follows:

**"SEC. 4-3304. CLASS C PACKAGED SALES ONLY- PRIMARY LICENSE;
CLASS CC PACKAGED SALES ONLY- SECONDARY LICENSE
AND CLASS CCC PACKAGED SALES BEER AND WINE
ONLY SECONDARY.**

* * * * *

(c) A Class C, Class CC or Class CCC license may not be located within one hundred (100) feet of any church, school, other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children, any military or naval station. The distance of one hundred (100) feet shall be measured from the nearest part of the licensee's building to the nearest part of a church, school, other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children, any military or naval station."

* * * * *

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 for by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Sponsor: _____

AN ORDINANCE

AMENDING Chapter 4, "ALCOHOLIC LIQUOR," of the Moline Code of Ordinances, by repealing Section 4-3208 (e) in its entirety and enacting in lieu thereof one new Section 4-3208 (e) dealing with the same subject matter and adding subsection (h).

WHEREAS, the Local Liquor Control Commissioner and City staff have reviewed liquor licensing fees and have determined that the last change to annual fees was in 2002; and

WHEREAS, an amendment to Section 4-3208 (e) will increase the annual fees from \$1200.00 annually to \$1300.00 annually for Class A, Class B, Class C, Class CC, Class CCC, Class D, Class E and Class G licenses; and

WHEREAS, enacting a new subsection (h) will enact a duplicate license fee in the amount of \$25.00 for licenses that have been lost, stolen or destroyed.

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

Section 1 – That Chapter 4, "ALCOHOLIC LIQUOR," of the Moline Code of Ordinances, 4-3208(e), "LICENSE FEES," is hereby amended by repealing Section 4-3208 (e) in its entirety and enacting in lieu thereof one new Section 4-3208 (e, which shall read as follows:

"SEC. 4-3208. LICENSE FEES.

* * * * *

(e) The annual fees for the various classes of licenses to be issued pursuant to this division as well as the fees for various local options shall be as follows:

Classification	Description	Annual Fee - 2014	Annual Fee - 2015
Class A	Restaurant	\$ 1,300.00	\$ 1,400.00
Class AA	Restaurant-Beer & Wine Only	\$ 700.00	\$ 700.00
Class B	Tavern	\$ 1,300.00	\$ 1,400.00
Class C	Packaged Sales Only-Primary	\$ 1,300.00	\$ 1,400.00
Class CC*	Packaged Sales Only-Secondary	\$ 1,300.00	\$ 1,400.00
Class CCC	Packaged Sales Beer and Wine		
	Only- Secondary	\$ 1,300.00	\$ 1,400.00
Class D	Clubs/Fraternal Organizations	\$ 1,300.00	\$ 1,400.00
Class E	Rental Hall	\$ 1,300.00	\$ 1,400.00
Class F	Hotel/Motel	\$ 1,300.00	\$ 1,400.00
Class FF	Hotel/Motel Limited	\$ 700.00	\$ 700.00
Class G	Bowling Center	\$ 1,300.00	\$ 1,400.00
Class H	Civic Center	\$ 6,800.00	\$ 6,800.00
Class I	Special Event	\$ 25.00 / Day	\$ 25.00 / Day
Class J	Park Concession	\$ 250.00	\$ 250.00

Options	Description	Annual Fee	Classification Eligible
Option I	Outdoor Use	\$ 100.00	A, AA, B, D, E, F, FF, G, H
Option II	Additional Bar Station	\$ 400.00	A, AA, B, D, E, G
Option III	Caterer's Retail	\$ 350.00	A, AA, CC*
Option IV	Restaurant Alternate	\$ 400.00	A, AA
Option V	Extended Hours-3 a.m. Tavern	\$ 1000.00	A, AA,B
Option VI	Retailer's Off-Site Special Use	\$ 100.00	A, AA, B, D, F

*Class CC licensed premises must be over 10,000 square feet"

Section 2 – That Chapter 4, “ALCOHOLIC BEVERAGES,” of the Moline Code of Ordinances, Section 4-3208, “LICENSE FEES,” subsection (h), is hereby added, which shall read as follows:

* * * * *

“(h) A fee of \$25.00 shall be paid by any licensee for any duplicate license for licenses that have been lost, stolen or destroyed.”

* * * * *

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

Council Bill No./Special Ordinance No. 4051-2013

Sponsor: _____

A SPECIAL ORDINANCE

GRANTING a variance to Section 28-3200(a) of the Moline Code of Ordinances to delay installation of a sidewalk for property located at 5531-5537 38th Avenue.

WHEREAS, the owner of the property addressed as 5531-5537 38th (parcel # 0713098) Avenue has requested a variance from installing sidewalk; and

WHEREAS, City standards require sidewalk installation along all streets at the time a lot is developed; and

WHEREAS, the City Council has identified a lack of right-of-way to accommodate a public sidewalk which constitutes a hardship on the subject property.

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

Section 1 - That this Council hereby finds and declares upon the recommendation of its Committee-of-the-Whole on October 1, 2013, that it is in the best interest of the City of Moline, Illinois, to grant a variance to Sec. 28-3200(a) of the Moline Code of Ordinances for the following described territory to allow the owner of 5531-5537 38th Avenue to delay installation of sidewalk along its frontage until such time that it is deemed necessary by the City to place sidewalk at this location.

Lots 17 and 18 of Section 1 of Subdivision of Outlot G of Homewood Fifth Addition, situated in Rock Island County, State of Illinois.

Section 2 - That this ordinance shall not constitute a repeal of any or all ordinances or resolutions in conflict herewith but shall be construed as a one-time variance with regard to such conflicting ordinances or resolutions.

Section 3 - That this ordinance is an exercise of the City's home rule powers granted to it by virtue of Article VII, Section 6 of the 1970 Illinois Constitution and shall therefore take precedence over any conflicting State Statutes or rules.

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.

Council Bill No./Special Ordinance No. 4051-2013

Sponsor: _____

Page 2

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/Resolution No.: 1158-2013

Sponsor: _____

A RESOLUTION

AUTHORIZING the Water Plant Manager to accept a proposal amending the existing engineering services contract with Greeley and Hansen LLC, to include an additional \$95,000.00 allocation for design and construction engineering services that are required to complete the Ultraviolet (UV) Disinfection and Filter Upgrade Project.

WHEREAS, the Illinois Environmental Protection Agency (IEPA) UV reactor review and preapproval process has proved to be inordinately lengthy and cumbersome, requiring a significant quantity of unanticipated engineering services; and

WHEREAS, City staff has determined that that it is prudent and cost-effective to include filter media replacement as added scope to the UV Disinfection and Filter Upgrade Project, and additional engineering services are required to accomplish this goal.

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

That the Water Plant General Manager is hereby authorized to accept a proposal amending the existing engineering services contract with Greeley and Hansen LLC to include an additional \$95,000.00 allocation for design and construction engineering services that are required to complete the Ultraviolet (UV) Disinfection and Filter Upgrade Project; provided said proposal is substantially similar in form and content to Exhibit "A," attached hereto and incorporated herein by this reference thereto, and has been approved as to form by the City Attorney.

CITY OF MOLINE, ILLINOIS

Mayor

October 15, 2013

Date

Passed: October 15, 2013

Approved: October 22, 2013

Attest: _____
City Clerk

Approved as to form:

City Attorney



GREELEY AND HANSEN

100 S. Wacker Drive, Suite 1400
Chicago, Illinois 60606
p 312 558 9000
f 312 558 1986
www.greeley-hansen.com

September 27, 2013

Mr. Dave Owens
City of Moline
Water Plant Manager
Water Treatment Plant
30 -18th Street
Moline, Illinois 61265

Subject: UV Disinfection Facilities and Filter Effluent Piping Upgrade Project
Request for Contract Amendment

Dear Mr. Owens:

Based on the recent approval of proposed ETS UV reactors by the Illinois Environmental Protection Agency, the City has requested that Greeley and Hansen proceed with design of the UV facilities. The City has also requested that we include design and construction services for replacement of the filter media in all eight water treatment plant filters as an expedient means of accomplishing this needed work.

As discussed with you, amendment to our contract is needed at this time for the following:

- To restore contract design budget that has been utilized in the preparation of data, meetings and other discussions with IEPA in achieving project approval for design. \$75,000 of contract design budget was utilized for these purposes.
- To provide budget for the addition of engineering design and construction services required for the replacement of filter media. It is estimated that the needed services relating to replacement of the filter media can be accomplished for \$20,000.

Based on the progressive project schedule going forward, we will proceed with needed engineering services at this time. To complete the originally contemplated UV disinfection facilities and filter effluent piping upgrade efforts as originally contemplated, and to provide for the addition of services relating to the replacement of the existing filter media with new filter media it is estimated that additional budget in the amount of \$95,000 will be required.

We request that our contract be amended by the \$95,000 amount at this time.

We would be pleased to discuss our request with you further at your convenience. Please let us know if you have questions or require any additional data.

Yours very truly,

Greeley and Hansen LLC

Paul J. Vogel, P.E.
Executive Vice President

c: *Greg Swanson, Utilities General Manager, Sewer Division – City of Moline*
Steve Wall, Project Mmanager – Greeley and Hansen

Council Bill/General Ordinance No. 3037-2013

Sponsor: _____

AN ORDINANCE

AMENDING the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated therein as Section 35-3103 (*Brad Bagby & Eagle Crest Condominium Association, 4341 26th Avenue*)

WHEREAS, the Plan Commission has received a request for rezoning sufficient in form and content; and

WHEREAS, the Plan Commission, after public hearing upon proper notice, has made its recommendation; and

WHEREAS, this Council finds and declares that a change from “R-2” (One-Family Residence District) to “R-6” (Multi-Family Residence District) zoning will more accurately reflect the Comprehensive Plan for the City of Moline and will be more consistent in relation to the comprehensive zoning plan embodied in the Moline Zoning and Land Development Code.

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

Section 1 - That the following described territory shall be, and the same is, hereby changed from zoning classification “R-2” (One-Family Residence District), as provided in Section 35-3204 of said Zoning and Land Development Code, to zoning classification “R-6” (Multi-Family Residence District), as provided in Section 35-3206 of said Zoning and Land Development Code.

All units of Eagle Crest Condominiums located on Lot 3 of Bustard’s First Addition to the City of Moline, Rock Island County, Illinois.

Section 2 - That the Zoning Administrator is hereby directed to amend the Official Zoning Map as provided in Section 35-1303 of the Moline Zoning and Land Development Code, so as to show that the above-described area is established as above set forth and shall hereinafter be included in the “R-6” (Multi-Family Residence District) zoning district.

Section 3 - That the foregoing amendment to the Moline Zoning and Land Development Code was made after public hearing, of which due notice by publication was given, held before the Moline Plan Commission under said Moline Zoning and Land Development Code, and at the report of said Moline Plan Commission to this Council, all as required by ordinance and law.

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 by law.

Council Bill/General Ordinance No. 3037-2013

Sponsor: _____

Page 2

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/General Ordinance No. 3038-2013

Sponsor: _____

AN ORDINANCE

AMENDING the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated therein as Section 35-3103 (*City of Moline, 2500-2600 River Drive*)

WHEREAS, the Plan Commission has received a request for rezoning sufficient in form and content; and

WHEREAS, the Plan Commission, after public hearing upon proper notice, has made its recommendation; and

WHEREAS, this Council finds and declares that a change from “ORT” (Office, Research & Technology District) to “B-2” (Central Business District) zoning will more accurately reflect the Comprehensive Plan for the City of Moline and will be more consistent in relation to the comprehensive zoning plan embodied in the Moline Zoning and Land Development Code.

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

Section 1 - That the following described territory shall be, and the same is, hereby changed from zoning classification “ORT” (Office, Research & Technology District), as provided in Section 35-3305 of said Zoning and Land Development Code, to zoning classification “B-2” (Central Business District), as provided in Section 35-3309 of said Zoning and Land Development Code.

Lots 1 and 2 of Technology Corridor 1st Addition to the City of Moline, Rock Island County, Illinois, except those portions of public right-of-way dedicated for University Drive.

Section 2 - That the Zoning Administrator is hereby directed to amend the Official Zoning Map as provided in Section 35-1303 of the Moline Zoning and Land Development Code, so as to show that the above-described area is established as above set forth and shall hereinafter be included in “B-2” (Central Business) zoning district.

Section 3 - That the foregoing amendment to the Moline Zoning and Land Development Code was made after public hearing, of which due notice by publication was given, held before the Moline Plan Commission under said Moline Zoning and Land Development Code, and at the report of said Moline Plan Commission to this Council, all as required by ordinance and law.

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 by law.

Council Bill/General Ordinance No. 3038-2013

Sponsor: _____

Page 2

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/General Ordinance No. 3039-2013

Sponsor: _____

AN ORDINANCE

ADOPTING and approving the 2013 Amendment to the City of Moline TIF Redevelopment Project Area No. 1 related to the Quad Cities Station.

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the “Act,” the City of Moline (the “City”) adopted General Ordinance No. 86-12-2 on December 10, 1986 and General Ordinance Nos. 86-12-3 and 86-12-4 on December 16, 1986, which approved a Redevelopment Plan and Project (the “Plan”), designated a redevelopment project area, and established tax increment financing for a specific area legally described therein and commonly referred to as the TIF No. 1 (the “Area”); and

WHEREAS, pursuant to the Act, the City has amended the Plan from time to time, the most recent occurring February 10, 2009, via General Ordinances 3002-2009, 3003-2009 and 3004-2009, which amended the Plan to remove parcels from the redevelopment area in order to facilitate the Kone Centre TIF District.

WHEREAS, it is now desirable and for the best interest of the residents of the City to amend the Area boundaries by removing certain property and street rights-of-way therefrom in order to establish a new TIF redevelopment project area to be identified as the Quad Cities Station Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10.

Sponsor: _____

Page 2

Said changes may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the change to the Project Area boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures.

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 removed from the TIF No. 1.

Section 2. That the City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and County Recorder of Rock Island County forthwith after the adoption and approval of this Ordinance.

Section 3. That the City Clerk is hereby directed, within 10 days from the date of passage and approval, to give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in the Moline Dispatch, a newspaper of general circulation within the affecting taxing districts.

Section 4. That all ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. 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

Area to be Removed from City of Moline TIF Redevelopment Project Area No. 1 related to the Quad Cities Station

Part of the fractional Northeast quarter and part of the southeast quarter of Section 32, Township 18 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 Northeast Corner of Block 19, of Old or Original Town of Moline;

Thence southeasterly along the southwesterly right of way line of 17th Street, a distance of 440 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along the said southeasterly right of way line, a distance of 723 feet, more or less to the northeasterly right of way line of 15th Street;

Thence southeasterly along said northeasterly right of way line, a distance of 161 feet, more or less to the northeasterly extension of the southeasterly line of a public alley;

Thence southwesterly along said southeasterly line, a distance of 1,203 feet, more or less to the northeasterly right of way line of 12th Street;

Thence northwesterly along said northeasterly right of way line, a distance of 171 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along said southeasterly right of way line, a distance of 308 feet, more or less;

Thence westerly along the south right of way line of 4th Avenue, a distance of 212 feet, more or less to the intersection of the west right of way line of 11th Street and the south right of way line of 4th Avenue;

Thence north along said west right of way line, a distance of 190 feet, more or less to the south line of Lot 2 in Block 3 of Pitts Gilbert and Pitts 2nd Addition;

Thence west along said south line and the south line of Lot 9 of said Block 3, a distance of 296 feet, more or less to the east right of way line of 10th Street;

Thence north along said east right of way line and its northerly extension, a distance of 199 feet, more or less to the northerly right of way line of a railroad;

Thence easterly along said right of way line, a distance of 578 feet, more or less to the southwesterly right of way line of 12th Street;

Thence northeasterly, a distance of 80 feet, more or less to the northeasterly right of way line of 12th Street;

Thence easterly along said northerly right of way line of a railroad, a distance of 578 feet, more or less to the northeasterly line of Lot 6 in Block 16 of Old or Original Town of Moline;

Thence northwesterly along said northeasterly line, a distance of 19 feet, more or less to the northwesterly line of Lot 4 in McEnary's Addition;

Thence easterly along said northwesterly line, a distance of 225 feet, more or less;

Thence northeasterly continuing along said northwesterly line, a distance of 334 feet, more or less to the southwesterly right of way line of 15th Street;

Thence northwesterly along said southwesterly right of way line, a distance of 95 feet, more or less to the southwesterly extension of the northwesterly line of a public alley;

Thence northeasterly along said northwesterly line, a distance of 404 feet, more or less to the southwesterly right of way line of 16th Street;

Thence northwesterly along said southwesterly right of way line, a distance of 148 feet, more or less to the southeasterly right of way line River Drive;

Thence northeasterly along said southwesterly right of way line, a distance of 404 feet, more or less to the Point of Beginning.

The above described parcel contains 21.8 acres, more or less as shown by the attached Exhibit "1".

Proposed Quad City Station TIF District

Exhibit 1



Legend

Proposed TIF Boundary 

N 

Council Bill/General Ordinance No. 3040-2013

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the Quad Cities Station 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 Quad Cities Station 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 2, 2013; and

WHEREAS, the City Council did on August 13, 2013 pass Resolution 1124-2013 setting October 1, 2013 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 August 14, 2013 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 Quad Cities Station 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 August 15, 2013 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 Quad Cities Station 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 Quad Cities Station Redevelopment Project Area on October 1, 2013 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 August 14, 2013, by publication on September 11, 2013 and September 18, 2013, and by certified mail to property owners within the Area on September 18, 2013; 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 Quad Cities Station Redevelopment Project Area as the term “blighted area” is defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Quad Cities Station 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 Quad Cities Station 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 Quad Cities Station 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 “blighted area” as defined in Section 11-74.4-3 of the Act.
- c) The Quad Cities Station 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 Quad Cities Station 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 Quad Cities Station 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

Sponsor: _____

Page 3

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 Quad Cities Station Redevelopment Project Area, which has the subject matter of the hearing held on October 1, 2013, 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

Quad Cities Station Redevelopment Project Area

Part of the fractional Northeast quarter and part of the southeast quarter of Section 32, Township 18 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 Northeast Corner of Block 19, of Old or Original Town of Moline;

Thence southeasterly along the southwesterly right of way line of 17th Street, a distance of 440 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along the said southeasterly right of way line, a distance of 723 feet, more or less to the northeasterly right of way line of 15th Street;

Thence southeasterly along said northeasterly right of way line, a distance of 161 feet, more or less to the northeasterly extension of the southeasterly line of a public alley;

Thence southwesterly along said southeasterly line, a distance of 1,203 feet, more or less to the northeasterly right of way line of 12th Street;

Thence northwesterly along said northeasterly right of way line, a distance of 171 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along said southeasterly right of way line, a distance of 308 feet, more or less;

Thence westerly along the south right of way line of 4th Avenue, a distance of 212 feet, more or less to the intersection of the west right of way line of 11th Street and the south right of way line of 4th Avenue;

Thence north along said west right of way line, a distance of 190 feet, more or less to the south line of Lot 2 in Block 3 of Pitts Gilbert and Pitts 2nd Addition;

Thence west along said south line and the south line of Lot 9 of said Block 3, a distance of 296 feet, more or less to the east right of way line of 10th Street;

Thence north along said east right of way line and its northerly extension, a distance of 199 feet, more or less to the northerly right of way line of a railroad;

Thence easterly along said right of way line, a distance of 578 feet, more or less to the southwesterly right of way line of 12th Street;

Thence northeasterly, a distance of 80 feet, more or less to the northeasterly right of way line of 12th Street;

Thence easterly along said northerly right of way line of a railroad, a distance of 578 feet, more or less to the northeasterly line of Lot 6 in Block 16 of Old or Original Town of Moline;

Thence northwesterly along said northeasterly line, a distance of 19 feet, more or less to the northwesterly line of Lot 4 in McEnary's Addition;

Thence easterly along said northwesterly line, a distance of 225 feet, more or less;

Thence northeasterly continuing along said northwesterly line, a distance of 334 feet, more or less to the southwesterly right of way line of 15th Street;

Thence northwesterly along said southwesterly right of way line, a distance of 95 feet, more or less to the southwesterly extension of the northwesterly line of a public alley;

Thence northeasterly along said northwesterly line, a distance of 404 feet, more or less to the southwesterly right of way line of 16th Street;

Thence northwesterly along said southwesterly right of way line, a distance of 148 feet, more or less to the southeasterly right of way line River Drive;

Thence northeasterly along said southwesterly right of way line, a distance of 404 feet, more or less to the Point of Beginning.

The above described parcel contains 21.8 acres, more or less as shown by the attached Exhibit "1".

Proposed Quad City Station TIF District

Exhibit 1



Legend

Proposed TIF Boundary



Exhibit B

Tax Increment Financing Redevelopment Plan & Project

.....
Quad Cities Station
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by
PCAV PLANNERS

August 1, 2013

CITY OF MOLINE, ILLINOIS

MAYOR

Scott Raes

CITY COUNCIL

Stephanie Acri

Janet Bender

Dick Brown

John Knaack

Sean Liddell

David C. Parker, Jr.

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. 1065-2013
- Attachment B - Boundary Description
- Attachment C - Existing Conditions Photos
- Attachment D - Parcel Identification Numbers, Property Owner and 2012 EAV

SECTION I

INTRODUCTION

On May 7, 2013, the Moline City Council passed **Resolution 1065-2013** 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 includes several city blocks on the north side of 4th Avenue from 10th Street to 17th Street, plus three half-blocks on the south side of 4th Avenue from 12th Street to 15th Street. The area is referred to herein as the Quad Cities Station Redevelopment Project Area (the "Area"). The Area includes the properties proposed for redevelopment into the Quad Cities Multi-Modal Station ("MMS") associated with the new Chicago to Quad Cities rail service. It also includes the former John Deere Collectors Center Building. The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix as Attachment B**.

The Area contains approximately 21.6 acres, including street and alley rights-of-way (10.4 acres net of rights-of-way). There are a total of 22 parcels of real property, of which 20 (91%) have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

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 serve to renovate or redevelop underperforming and obsolete parcels within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units. Certification of this claim is provided in **Section IV** of this report.

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.

Legend

 Redevelopment Project Area Boundary

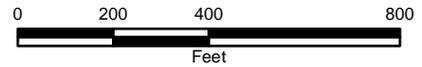
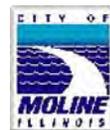


Exhibit A
Redevelopment Project Area Boundary
Quad-City Station
Redevelopment Project Area



August 2013



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 *combination blighted area and 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 redevelop-

ment 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.”

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 who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- 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.

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 a parcel by parcel survey to document existing conditions in the Area on May 9, 2013. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with City staff and analysis of property assessment data from Rock Island County. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies 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. Of the 23 buildings in the Area 21 (91%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from examining aerial photos taken in 1970 and corroborating this photo analysis with PGAV's fieldwork.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 18 (78%) of the 23 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements are also found on 10 (50%) of the 20 improved parcels in the Area. **Attachment C** in the Appendix provides photographic evidence of the conditions found on these properties and within the public rights-of-way.
- c. Summary of Findings Regarding Excessive Vacancies: Of the approximate 189,600 square feet of building space within the Area, approximately 110,400 square feet (58%) are vacant. This is an excessive level of vacant building space. About 68,000 square feet of this vacant building space is associated with the former O'Rourke Building, which is now owned by the City of Moline. For several years, the City has been soliciting private developers to renovate and retrofit this building into a hotel and other uses that would support and complement the adjoining Multi-modal Station site scheduled for completion in 2015. Another notable vacant building is the former John Deere Collectors Center (approximately 27,000 square feet).

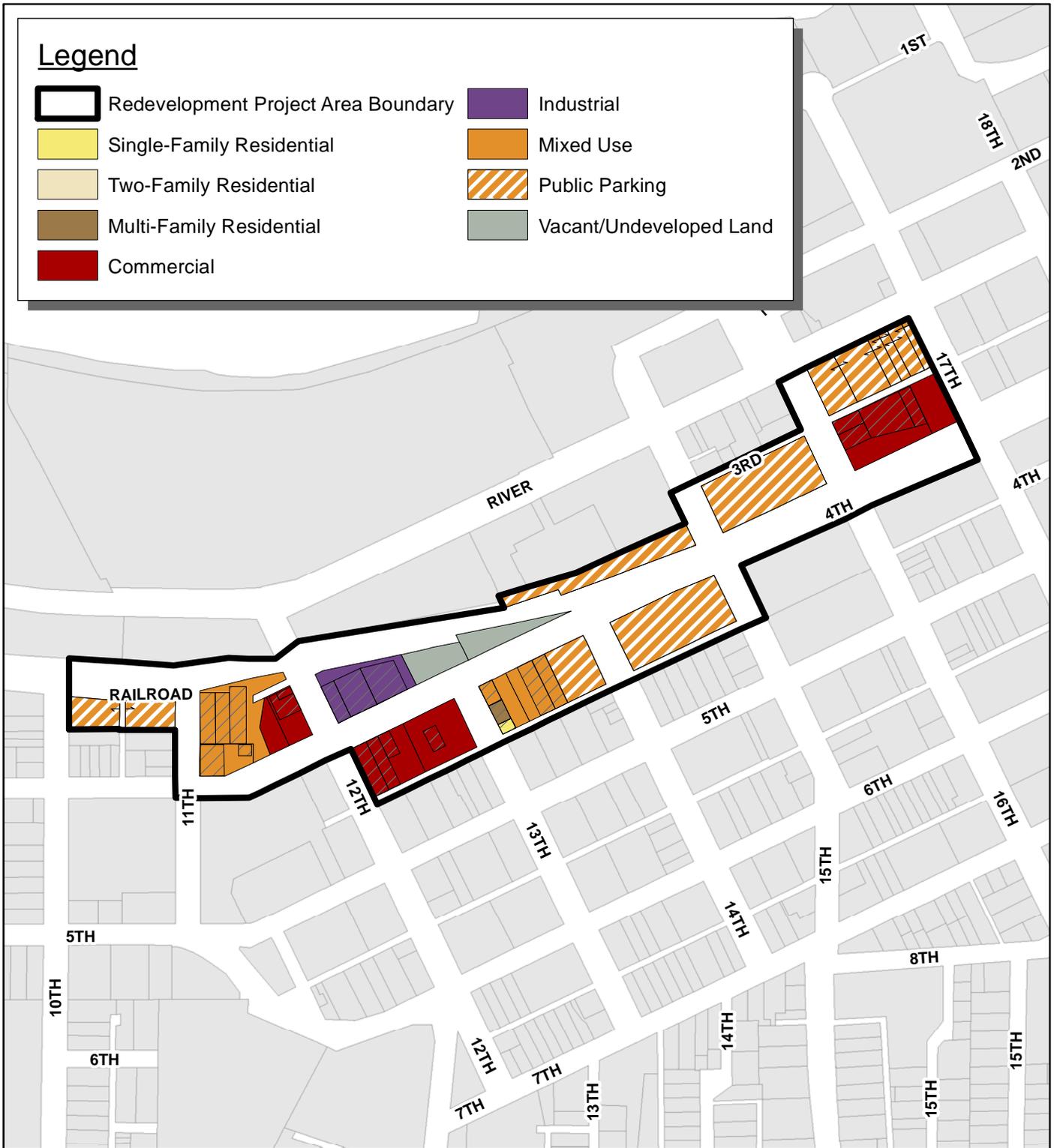
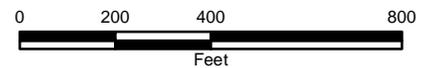


Exhibit B
Existing Land Use

Quad-City Station
 Redevelopment Project Area



August 2013



Exhibit C

**SUMMARY OF BLIGHTING AND
 CONSERVATION AREA FACTORS**

Quad-City Station Redevelopment Project Area
 City of Moline, Illinois

	Total	Percent
No. of improved parcels ²	20	91%
No. of vacant parcels	2	9%
Total parcels	22	100%
No. of buildings	23	100%
No. of buildings 35 years or older	21	91%
No. housing units	6	
No. housing units occupied	6	
IMPROVED LAND FACTORS:		
No. of deteriorated buildings	18	78%
No. of parcels with site improvements that are deteriorated	10	50%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	3	38%
No. of dilapidated buildings	0	0%
No. of obsolete buildings	11	48%
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Vacant Building Square Footage ³	110,447	58%
No. of parcels with excessive land coverage or overcrowding of structures	11	55%
Inadequate utilities (by Sub-Area)	0	0%
Deleterious land use or layout (by Sub-Area)	0	0%
Environmental Clean-up	2	10%
Lack of community planning	nd ¹	
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	2	100%
Diversity of Ownership	nd ¹	
Tax Delinquencies	nd ¹	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	2	100%
Environmental Clean-up	nd ¹	
Declining or Sub-par EAV Growth	Yes	

¹ Not determined

² Parcels 0832216001, 0832216002, 0832216003, 0832216004, 0832216005 and 0832226001 consist of 1 public parking lot, owned by the City of Moline and is counted as 1 parcel.

³ The percentage of non-residential vacant building space is 61%.

Legend

- | | | | |
|---|--|---|------------------------------------|
|  | Redevelopment Project Area Boundary |  | Dilapidated |
|  | Sub-Area Boundaries |  | Excessive Coverage |
|  | Deteriorate in Right-of-Way
(Street, Sidewalk or Curbs/Gutters) |  | Obsolete |
|  | Over 35 Years of Age |  | Vacant |
|  | Deteriorated |  | Environmental clean-up |
|  | Site Deteriorated |  | Deterioration in neighboring Areas |
| | |  | Obsolete Platting |

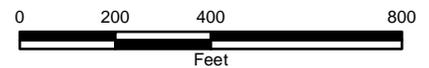
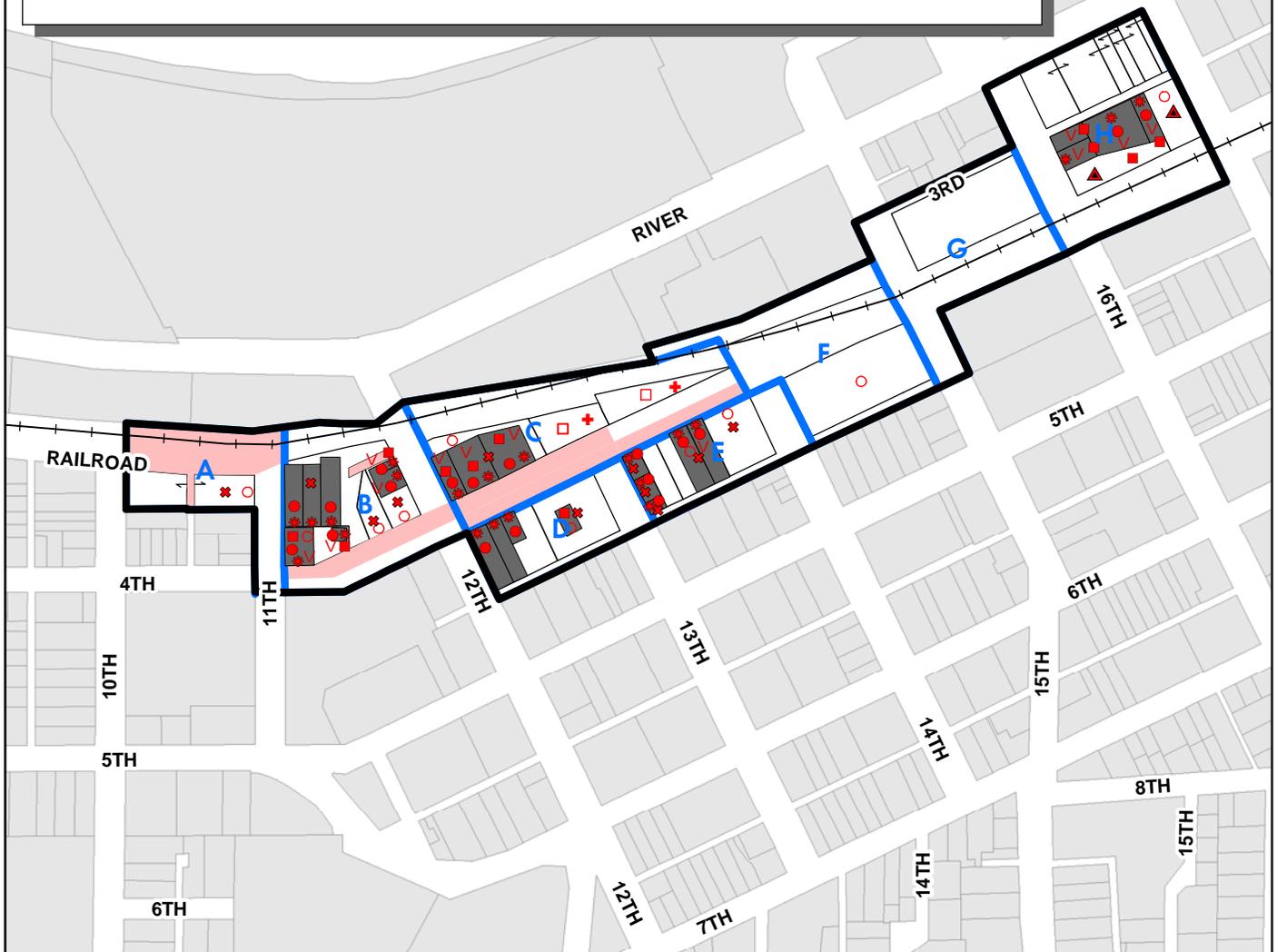


Exhibit D
Existing Conditions
 Quad-City Station
 Redevelopment Project Area



August 2013



- d. Summary of Findings Regarding Excessive Land Coverage: Over one-half of the properties have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 20 improved parcels in the Area, 11 (55%) revealed evidence of excessive land coverage.

- e. 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 Consumer Price Index (CPI) for three (3) of the last five (5) calendar years. A comparison of EAV for the Area and the CPI is shown in **Exhibit E, Comparison of EAV Growth Rates (2007-2012)**.

2. Findings on Vacant Land

There are only 2 vacant relatively small parcels located within the Project Area. The factors present include deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and the total EAV of the proposed Area has increased at a rate that is less than the CPI for three (3) of the last five (5) years. Photos of the deteriorated buildings and site conditions are located in **Attachment C** in the **Appendix**.

Exhibit E
COMPARISON OF EAV GROWTH RATES (2007-2012)
 Quad-City Station Redevelopment Project Area

Assessment Year	Project Area EAV ¹	Consumer Price Index (CPI) ²	Area Growth Rate Less Than CPI?
2007	\$ 807,877	201.600	
2008	\$ 1,039,389	207.342	
Annual Percent Change	28.7%	2.8%	NO
2009	\$ 1,078,686	215.303	
Annual Percent Change	3.8%	3.8%	YES
2010	\$ 1,079,617	214.537	
Annual Percent Change	0.1%	-0.4%	NO
2011	\$ 782,881	218.056	
Annual Percent Change	-27.5%	1.6%	YES
2012	\$ 742,564	224.939	
Annual Percent Change	-5.1%	3.2%	YES

¹ Source: Rock Island County Assessor data.

² Source: U.S. Bureau of Labor Statistics.

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a *combination blighted area and conservation area*. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** - Of the 23 buildings located in the Area 21 (91%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** - 78% of the buildings and 50% of parcel site improvements exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration among buildings and site improvements.
- **Excessive land coverage** - Over one-half of the improved parcels in the Area had excessive land coverage.
- **Sub-par EAV trends** - The growth in the Area’s EAV has failed to keep pace with inflation for three (3) out of the last five (5) years. This factor applies to both improved land and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** - The vacant parcels of property are negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program of intervention to induce private and public investment in the Area. These findings were made considering the 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 these deficiencies 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 Quad Cities Station Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as 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 are illustrated on **Exhibit F, General Land Use Plan**. The "Mixed Use" category shown on **Exhibit F** would include those potential uses proposed in the River Drive Corridor Concept Plan with respect to the "Moline Centre" sub area of said Corridor Plan. The potential uses include:

- Mixed-use/transit oriented development
- Retail
- Office
- Institutional
- Municipal (including public parking facilities)
- Mixed-density residential

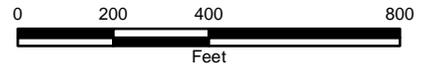
C. Objectives

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.



Exhibit F
General Land Use Plan
 Quad-City Station
 Redevelopment Project Area



August 2013

4. Encourage and assist private investment in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. 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 prospective land buyers/developers 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. *Building repairs, renovation and retrofitting existing buildings:* Improvements to existing buildings is encouraged. This includes the renovating and retrofitting of the former O'Rourke Building as a hotel with portions of the first floor dedicated to transportation purposes.
- b. *Demolition of existing buildings.* Demolition of existing buildings, particularly obsolete ones, is anticipated to advance private mixed use redevelopment projects.
- c. *Construction of private buildings.* Construction of new buildings is anticipated as part of private redevelopment projects.

2. Public Redevelopment Activities:

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

- a. *Land assembly and site preparation.* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in site preparation, including building demolition, environmental remediation, and other steps to prepare sites for development.
 - b. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Area.
 - c. *Additional public parking:* Construction of parking structures to meet existing and future parking demand in the Project Area.
 - d. *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** below. The City's involvement with 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 or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

Displacement Certificate:

There are only six (6) inhabited residential units located within the Area as of the date of fieldwork (May 9, 2013). Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, "low-income

households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit G**, 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 public 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.

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 G**, subject to the definition of “redevelopment project costs” 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.

Exhibit G

ESTIMATED REDEVELOPMENT PROJECT COSTS

Quad Cities Station Redevelopment Project Area
 City of Moline, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, sidewalks, utilities and other public improvements)</i>	\$5,400,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$2,700,000
C. Building Rehabilitation	\$4,800,000
D. Relocation	\$200,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$100,000
G. Interest Costs Incurred by Developers	\$500,000
H. Planning, Legal and Professional Services	\$500,000
I. General Administration	\$200,000
J. Financing Costs	See Note 3
K. Contingency	\$1,500,000
Total Estimated Costs	\$16,000,000

Notes:

1. All costs shown are in 2013 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.

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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
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**, including the cost of “welfare to work” programs 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.
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;
12. Unless explicitly stated in the Act, 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 Update adopted March 14, 2005. In addition, all development in the Area will comply with applicable codes and ordinances.

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

There has been very limited investment that would constitute as growth and development within the Area. The lack of Area-wide investment in growth and development is indicative, in part, by the fact that the tax base of the Area has fallen since 2007 by approximately 65,000 or minus 8.1%. For the Area as a whole, this trend is a bit deceptive. One property (the former John Deere Collectors Center) accounted for practically all of the positive EAV growth in the Area. If this one parcel were excluded from the trend analysis, the EAV for the Area has declined by nearly 31%. **Exhibit H, EAV Trends (2007-2012)** provides a comparison of property value trends in the Area to the Consumer Price Index. When compared to a modest rate of inflation, the value of property in the Area falls far short.

Exhibit H
EAV Trends (2007-2012)
 Quad-City Station Redevelopment Project Area

	EAV 2007	EAV 2012	Change	Percent	Annual Percent Rate
RPA ¹	\$ 807,877	\$ 742,564	\$ (65,313)	-8.1%	-1.7%
<i>without top PIN</i> ²	\$ 781,345	\$ 539,755	\$ (241,590)	-30.9%	-7.1%
CPI ³	201.6	224.9	23.3	11.6%	2.2%
Balance of City ⁴	\$ 845,023,376	\$ 867,612,979	\$ 22,589,603	2.7%	0.5%

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

² Excluding PIN 08-32-216-006.

³ Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

⁴ Total City EAV minus Project Area EAV.

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. Even with public finan-

cial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment and will likely worsen as buildings continue to age further and building vacancies remain. This was borne out when a redevelopment project deal fell through with respect to the renovation and reuse of the O’Rourke Building. The City is now working with another prospective developer to generate new private investment in this project that would serve as a catalyst for revitalizing this portion of Moline Centre.

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 \$762,564. A table with **Parcel Identification Numbers and 2012 EAV** is located in the **Appendix as Attachment D**. This is accompanied by a map showing the location of the parcels 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 \$5 to \$6 million (2013 dollars) upon completion of the redevelopment projects.

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. 1065-2013
Quad Cities Station Redevelopment Project Area**

Council Bill/Resolution No. 1065-2013

Sponsor: _____

A RESOLUTION

PROVIDING for a feasibility study on the designation of a portion of the City of Moline as a redevelopment project area 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 11-74.4-1, et seq.* ("the 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 exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered includes the City Owned property also known as the former Sears Warehouse/O'Rourke and Moline Automotive property and the surrounding area to the proposed Quad City Multi-Modal Station and Transit Oriented Development, as delineated on Exhibit "A" attached hereto; 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 first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage The Amin Group (the Developer) 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 Developer; 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
Economic Development Director
City of Moline
619 16th St.
Moline, IL 61265
Telephone (309) 524-2032

CITY OF MOLINE, ILLINOIS

Scott Roes

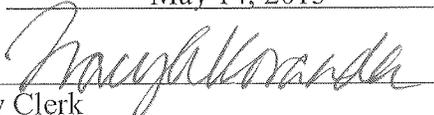
Mayor

May 7, 2013

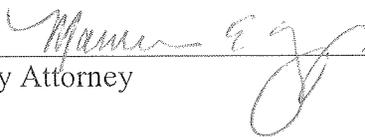
Date

Passed: May 7, 2013

Approved: May 14, 2013

Attest: 
City Clerk

Approved as to Form:


City Attorney

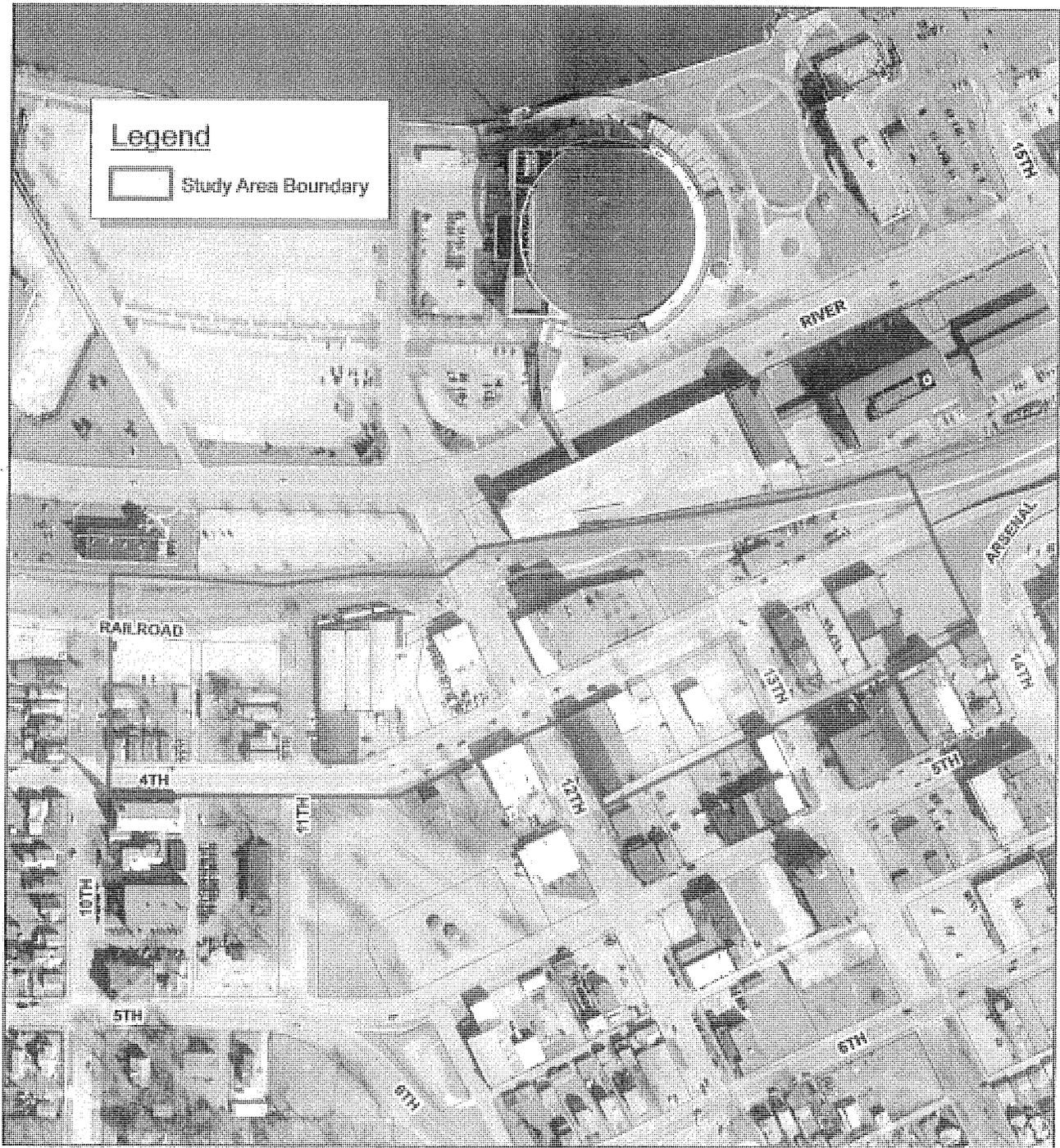
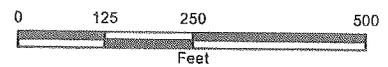


Exhibit A
Study Area Boundary Map
 Proposed Quad-City Station
 Redevelopment Project Area



March 2013



ATTACHMENT B

Boundary Description
Quad Cities Station Redevelopment Project Area
(To be provided by City)

ATTACHMENT C

Existing Conditions Photos



The former John Deere Collector Center, located at 320 16th Street, is vacant and undergoing environmental remediation.



Step cracking in the side wall of 320 16th Street.



A large pot hole and cracking in the public parking lot located at 1402 4th Avenue.



Deteriorated curbing in the parking lot at 1402 4th Avenue.



Tire tracks thru the grass due to a lack of curb and gutter at the alley way between 4th and 5th Avenue.



A deteriorated sidewalk along 4th Avenue .



The building at 1318 4th Avenue is in need of tuck-pointing



Some of the bricks on the side of 1318 4th Avenue are severely spalling.



One of the windows on the front of Sound & Vision is broken.



The side of Sound & Vision is in need of tuck-pointing.



A deteriorated parking lot on the side of Sound & Vision.



An abandoned vehicle on the side of Sound & Vision.



The bricks at 1302 4th Avenue need tuck-pointing.



A deteriorated porch on 414 13th Street, where bricks have become dislodged.



The parapet wall on 1302 4th Avenue has severely deteriorated mortar joints.



408 13th Street is in need of tuck-pointing.



The cornice on 408 13th Street is rusted .



The walls on 414 13th Street are in need of tuck-pointing.



Abandoned cars, trailers and other various items stored on 1224 4th Avenue along 4th Avenue.



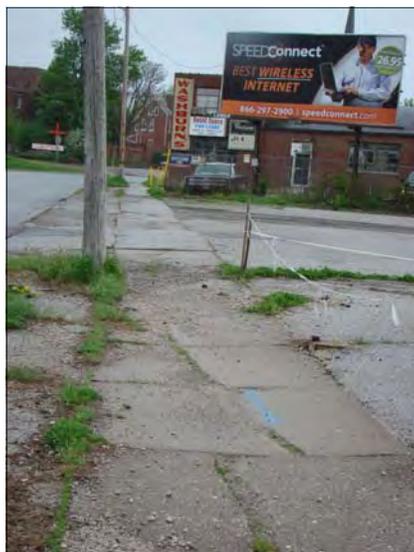
A deteriorated brick foundation on 414 13th Street.



A deteriorated sidewalk in front of 1302 4th Avenue.



Deteriorated sidewalk pavement on the north side of 4th Avenue between 12th and 13th Street.



Deteriorated sidewalk along 4th Avenue between 11th and 12th Street.



A deteriorated alley running between 4th Avenue and Railroad Avenue.



Step cracking in the bricks on the rear of 1204 4th Avenue.



Water flooding onto 323 13th Street due to inadequate storm drainage utilities.



12002 4th Avenue is in need of tuck-pointing.



A hole in the wall of 1205 4th Avenue. Note tarp over window.



The sidewalk at 1209 4th Avenue is cracked and deteriorated.



A boarded up door on 1205 4th Avenue.



Holes in the windows of 1201 4th Avenue. Also, rusted window muntins.



Abandoned tires and other debris located in the loading dock for 1201 4th Avenue.



The concrete on the rear of 1205 4th Avenue is deteriorated.



The rear loading area at 1201 4th Avenue is sagging and deteriorated.



Step cracking in the vacant building located at 315 12th Street.



A vacant building at 315 12th Street.



Deteriorated mortar joint on block wall on another building located at 315 12th Street.



Water running thru a hole in the rusted gutter, where the downspout should be.



A partially vacant and obsolete retail space located at 1104 4th Avenue.



A crack in the rear foundation of 309 12th Street. Note deteriorated loading dock door



Exposed door framing located at 1104 4th Avenue.



Deteriorated bricks and mortar on 1104 4th Avenue.



The loading dock on the rear of 309 12th Street is in need of tuck-pointing.



A dilapidated stairway on the loading dock for 309 12th Street.



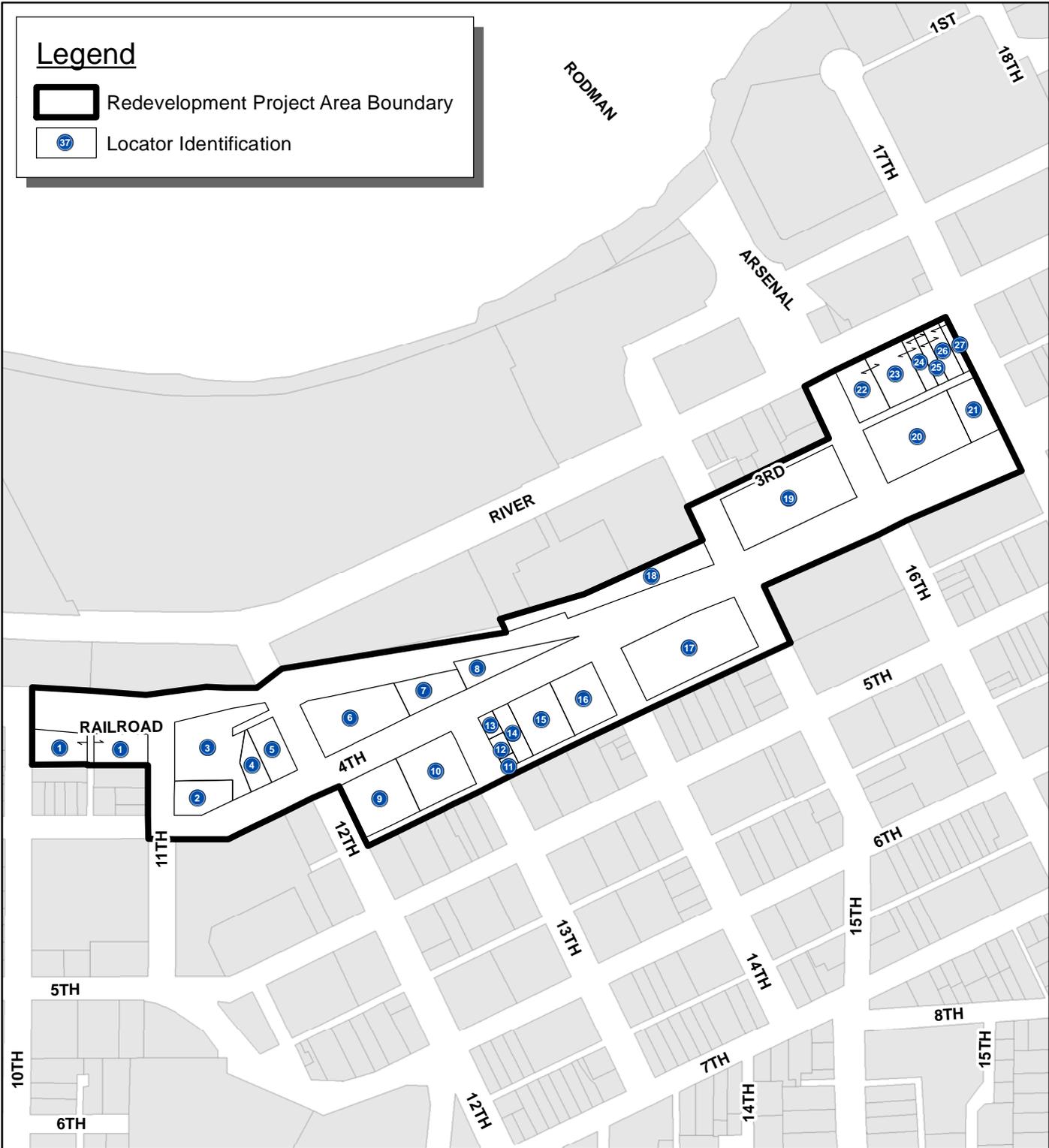
A view looking north of the deteriorated alley located between 4th Avenue and Railroad Avenue.

ATTACHMENT D

**Parcel Identification Numbers,
Property Owner and 2012 EAV**

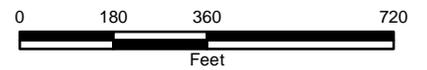
Property Identification Number (PIN) List & 2012 EAV
 Quad-City Station Redevelopment Project Area

Map					
Locator	Parcel ID No.	Property Owner	Mailing Address	City, State, Zip	2012 EAV
No.	(PIN)				
1	0832308008	DEERE & CO/TAX DEPT	1 JOHN DEERE PL	MOLINE, IL 61265	\$ 19,332
2	0832309002	WASHBURN JAMES	1514 24 1/2 ST	ROCK ISLAND, IL 61201	\$ 44,645
3	0832309001	RIVER BEND FOOD RESERVOIR	309 12TH ST	MOLINE, IL 61265	\$ -
4	0832318001	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
5	0832318002	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
6	0832319005	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
7	0832319004	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
8	0832319003	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
9	0832321001	HIGH RENT LLC	225 COUNTRY PARK DR	YOUNGSVILLE, LA 70592	\$ 140,337
10	0832321002	HIGH, CONNIE JANE	225 COUNTRY PARK DR	YOUNGSVILLE, LA 70592	\$ 72,087
11	0832322003	IRVINE JERAD R	3925 5TH AVE	MOLINE, IL 61265	\$ 12,971
12	0832322002	QCPM LLC SERIES 408	730 24TH AVE CT	MOLINE, IL 61265	\$ 22,117
13	0832322001	BOYD L THOMAS	335 16TH AVE	EAST MOLINE, IL 61244	\$ 61,063
14	0832322004	DENNHARDT MARY J TRST	1909 GLENWOOD DR	MOLINE, IL 61265	\$ 12,298
15	0832322005	MORTOCOM INVESTMENTS LLC	PO BOX 1522	MOLINE, IL 61266	\$ 108,418
16	0832322006	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
17	0832406001	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
18	0832304004	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
19	0832215008	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
20	0832216006	JOHN DEERE FOUNDATION	1 JOHN DEERE PL	MOLINE, IL 61265	\$ 202,809
21	0832216007	JOHN DEERE FOUNDATION	1 JOHN DEERE PL	MOLINE, IL 61265	\$ 46,487
22	0832226001	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
23	0832216001	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
24	0832216002	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
25	0832216003	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
26	0832216004	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
27	0832216005	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
TOTAL					\$ 742,564



Legend

-  Redevelopment Project Area Boundary
-  Locator Identification



Locator ID
 Quad-City Station
 Redevelopment Project Area



August 2013





200 North Broadway, Suite 1000 • Saint Louis, Missouri 63102
1900 West 47th Place, Suite 100 • Westwood, Kansas 66205

www.pgavplanners.com
www.pgav.com

Council Bill/General Ordinance No. 3041-2013
Sponsor: _____

AN ORDINANCE

DESIGNATING the Quad Cities Station Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. 3040-2013 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Quad Cities Station Redevelopment Project Area with respect to which a public hearing was held on October 1, 2013 and it is now necessary and desirable to designate the area referred to in said plan as the Quad Cities Station 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 Quad Cities Station 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

Exhibit A

Quad Cities Station Redevelopment Project Area

Part of the fractional Northeast quarter and part of the southeast quarter of Section 32, Township 18 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 Northeast Corner of Block 19, of Old or Original Town of Moline;

Thence southeasterly along the southwesterly right of way line of 17th Street, a distance of 440 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along the said southeasterly right of way line, a distance of 723 feet, more or less to the northeasterly right of way line of 15th Street;

Thence southeasterly along said northeasterly right of way line, a distance of 161 feet, more or less to the northeasterly extension of the southeasterly line of a public alley;

Thence southwesterly along said southeasterly line, a distance of 1,203 feet, more or less to the northeasterly right of way line of 12th Street;

Thence northwesterly along said northeasterly right of way line, a distance of 171 feet, more or less to the southeasterly right of way line of 4th Avenue;

Thence southwesterly along said southeasterly right of way line, a distance of 308 feet, more or less;

Thence westerly along the south right of way line of 4th Avenue, a distance of 212 feet, more or less to the intersection of the west right of way line of 11th Street and the south right of way line of 4th Avenue;

Thence north along said west right of way line, a distance of 190 feet, more or less to the south line of Lot 2 in Block 3 of Pitts Gilbert and Pitts 2nd Addition;

Thence west along said south line and the south line of Lot 9 of said Block 3, a distance of 296 feet, more or less to the east right of way line of 10th Street;

Thence north along said east right of way line and its northerly extension, a distance of 199 feet, more or less to the northerly right of way line of a railroad;

Thence easterly along said right of way line, a distance of 578 feet, more or less to the southwesterly right of way line of 12th Street;

Thence northeasterly, a distance of 80 feet, more or less to the northeasterly right of way line of 12th Street;

Thence easterly along said northerly right of way line of a railroad, a distance of 578 feet, more or less to the northeasterly line of Lot 6 in Block 16 of Old or Original Town of Moline;

Thence northwesterly along said northeasterly line, a distance of 19 feet, more or less to the northwesterly line of Lot 4 in McEnary's Addition;

Thence easterly along said northwesterly line, a distance of 225 feet, more or less;

Thence northeasterly continuing along said northwesterly line, a distance of 334 feet, more or less to the southwesterly right of way line of 15th Street;

Thence northwesterly along said southwesterly right of way line, a distance of 95 feet, more or less to the southwesterly extension of the northwesterly line of a public alley;

Thence northeasterly along said northwesterly line, a distance of 404 feet, more or less to the southwesterly right of way line of 16th Street;

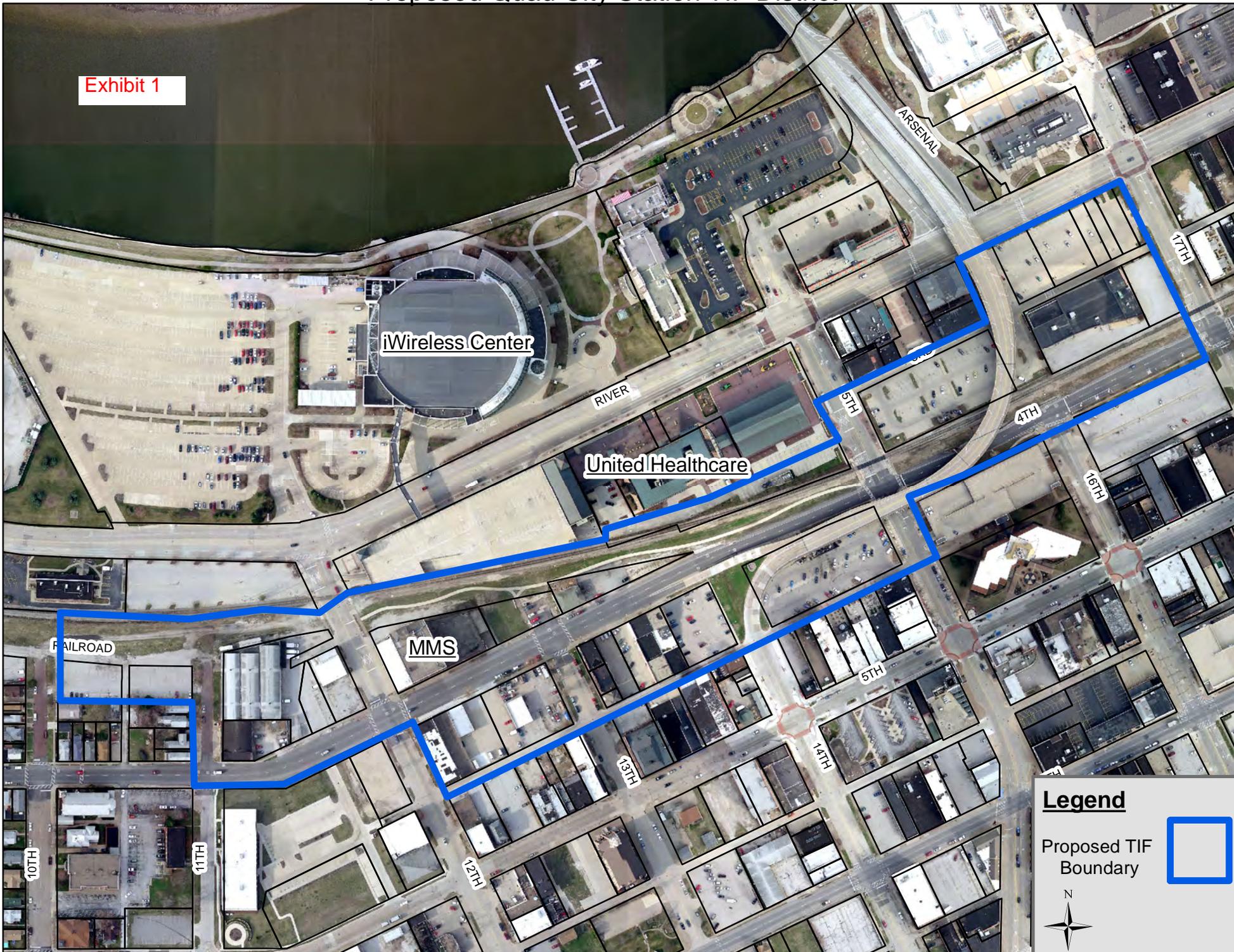
Thence northwesterly along said southwesterly right of way line, a distance of 148 feet, more or less to the southeasterly right of way line River Drive;

Thence northeasterly along said southwesterly right of way line, a distance of 404 feet, more or less to the Point of Beginning.

The above described parcel contains 21.8 acres, more or less as shown by the attached Exhibit "1".

Proposed Quad City Station TIF District

Exhibit 1



Legend

Proposed TIF Boundary



Council Bill/General Ordinance No. 3042-2013

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the Quad Cities Station 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”;

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the Quad Cities Station 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 Quad Cities Station Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3040-2013 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3041-2013 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the Quad Cities Station Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Quad Cities Station Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Quad Cities Station 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 Quad Cities Station 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 Quad Cities Station Redevelopment Project Area over and above the initial equalized assessed

Sponsor: _____

Page 2

value of each property in the Quad Cities Station 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 Quad Cities Station 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

AN ORDINANCE

ADOPTING and approving the 2013 Amendment to the City of Moline TIF Redevelopment Project Area No. 1 related to the Riverbend Commons.

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the "Act," the City of Moline (the "City") adopted General Ordinance No. 86-12-2 on December 10, 1986 and General Ordinance Nos. 86-12-3 and 86-12-4 on December 16, 1986, which approved a Redevelopment Plan and Project (the "Plan"), designated a redevelopment project area, and established tax increment financing for a specific area legally described therein and commonly referred to as the TIF No. 1 (the "Area"); and

WHEREAS, pursuant to the Act, the City has amended the Plan from time to time, the most recent occurring February 10, 2009 via General Ordinances 3002-2009, 3003-2009 and 3004-2009, which amended the Plan to remove parcels from the redevelopment area in order to facilitate the Kone Centre TIF District.

WHEREAS, it is now desirable and for the best interest of the residents of the City to amend the Area boundaries by removing certain property and street rights-of-way therefrom in order to establish a new TIF redevelopment project area to be identified as the Riverbend Commons Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes do not:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10.

Said changes may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the municipality shall give notice of any such changes by mail to each affected

Sponsor: _____

Page 2

taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the change to the Project Area boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures.

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 removed from the TIF No. 1.

Section 2. That the City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk and County Recorder of Rock Island County forthwith after the adoption and approval of this Ordinance.

Section 3. That the City Clerk is hereby directed, within 10 days from the date of passage and approval, to give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in the Moline Dispatch, a newspaper of general circulation within the affecting taxing districts.

Section 4. That all ordinances and parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. 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

Area to be Removed from City of Moline TIF Redevelopment Project Area No. 1 related to the Riverbend Commons

Part of the fractional Northeast quarter and part of the fractional Northwest quarter of Section 33, Township 18 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 northwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 149 feet, more or less to the south bank of the Mississippi River;

Thence easterly along said south bank, a distance of 1,200 feet, more or less to the east line of Tax Parcel No. 08-522;

Thence southerly along said east line, a distance of 102 feet, more or less to the northerly right of way line of River Drive;

Thence easterly along said northerly right of way line, a distance of 327 feet, more or less to the northerly projection of the east line of Lot 2 of Technology Corridor 1st Addition;

Thence southerly along said east line and its northerly projection, a distance of 342 feet, more or less to a point 200 feet northerly of the southeast corner of said Lot 2;

Thence easterly, a distance of 178 feet, more or less;

Thence southerly, a distance of 331 feet, more or less to the southerly right of way line of a railroad and the northwest corner of Tax Parcel No. 08-553-2;

Thence easterly along said southerly right of way line, a distance of 1,611 feet, more or less to the west right of way line of 34th Street;

Thence southeasterly, a distance of 91 feet, more or less to the east right of way line of 34th Street and the southerly right of way line of a railroad;

Thence southerly along said east right of way line, a distance of 421 feet, more or less;

Thence southerly along said east right of way line, a distance of 27 feet, more or less;

Thence southeasterly along said east right of way line, a distance of 39 feet, more or less to the northerly right of way line of 4th Avenue;

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

Thence southerly, a distance of 104 feet, more or less to the southerly right of way line of 4th Avenue;

Thence westerly, a distance of 171 feet, more or less to the intersection of the west right of way line of 34th Street and the southerly right of way line of 5th Avenue;

Thence northwesterly, a distance of 80 feet, more or less to the intersection of the westerly right of way line of 34th Street and the northerly right of way line of 5th Avenue;

Thence northerly along said westerly right of way line, a distance of 22 feet, more or less to the south right of way line of 4th Avenue;

Thence westerly, a distance of 2,780 feet, more or less to the southerly projection of the west line of Tax Parcel No. 08-552-2;

Thence northerly along said west line and its southerly projection, a distance of 284 feet, more or less to the southerly line of Tax Parcel No. 08-552-3;

Thence westerly along said southerly line, a distance of 458 feet, more or less to the east right of way line of 25th Street and the southerly right of way line of a railroad;

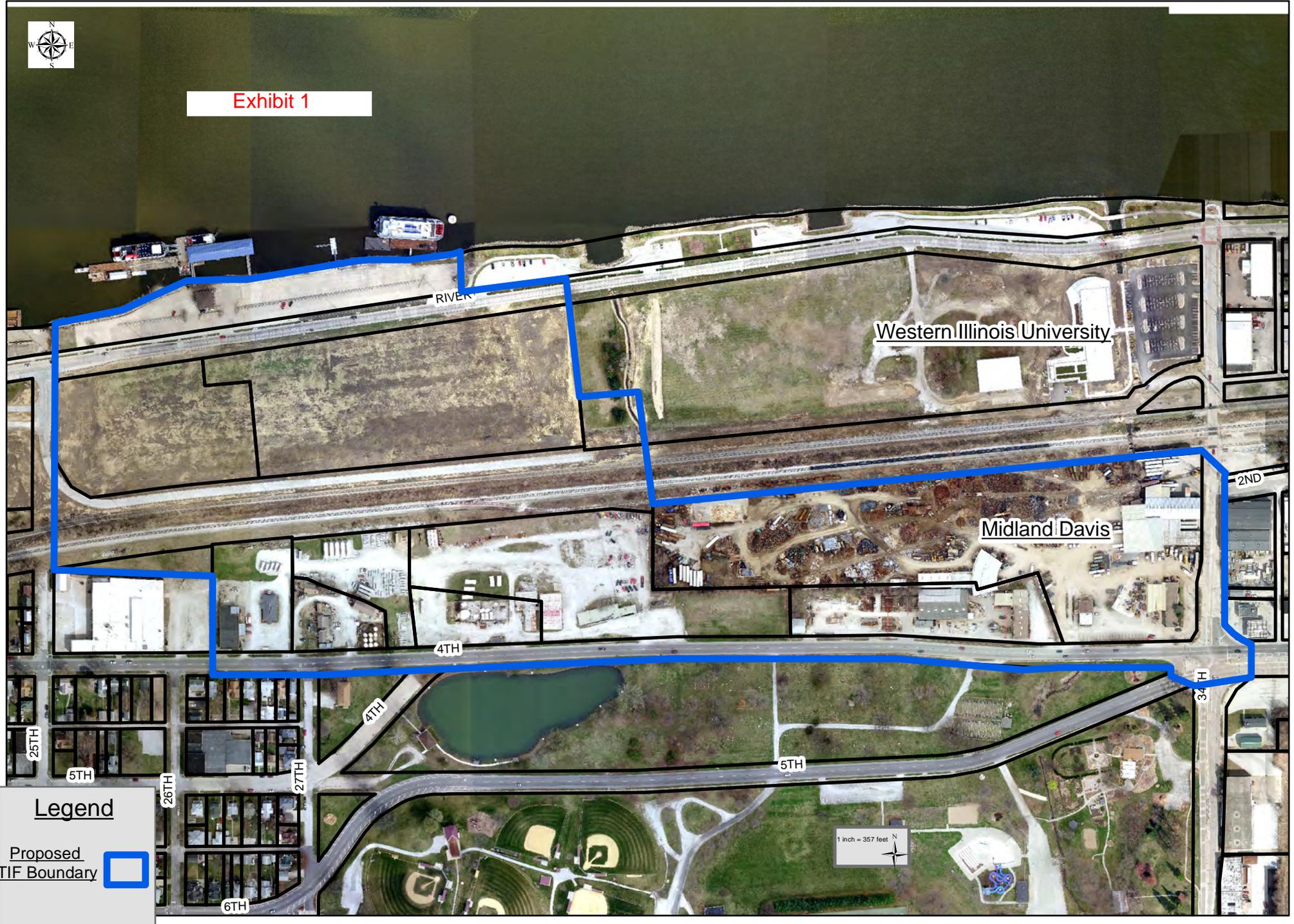
Thence northerly, a distance of 127 feet, more or less to the southwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 418 feet, more or less to the Point of Beginning.

The above described parcel contains 61.2 acres, more or less as shown by the attached Exhibit "1".

Riverbend Commons - Proposed TIF District

Exhibit 1



Council Bill/General Ordinance No. 3044-2013

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the Riverbend Commons 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 Riverbend Commons 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 2, 2013; and

WHEREAS, the City Council did on August 13, 2013 pass Resolution 1124-2013 setting October 1, 2013 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 August 14, 2013 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 Riverbend Commons 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 August 15, 2013 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 Riverbend Commons 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 Riverbend Commons Redevelopment Project Area on October 1, 2013 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 August 14, 2013, by publication on September 11, 2013 and September 18, 2013, and by certified mail to property owners within the Area on September 18, 2013; 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 Riverbend Commons Redevelopment Project Area as the term “blighted area” is defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Riverbend Commons 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 Riverbend Commons 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 Riverbend Commons 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 “blighted area” as defined in Section 11-74.4-3 of the Act.
- c) The Riverbend Commons 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 Riverbend Commons 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 Riverbend Commons 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 Riverbend Commons Redevelopment Project Area, which has the subject matter of the hearing held on October 1, 2013, 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

Area to be Removed from City of Moline TIF Redevelopment Project Area No. 1 related to the Riverbend Commons

Part of the fractional Northeast quarter and part of the fractional Northwest quarter of Section 33, Township 18 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 northwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 149 feet, more or less to the south bank of the Mississippi River;

Thence easterly along said south bank, a distance of 1,200 feet, more or less to the east line of Tax Parcel No. 08-522;

Thence southerly along said east line, a distance of 102 feet, more or less to the northerly right of way line of River Drive;

Thence easterly along said northerly right of way line, a distance of 327 feet, more or less to the northerly projection of the east line of Lot 2 of Technology Corridor 1st Addition;

Thence southerly along said east line and its northerly projection, a distance of 342 feet, more or less to a point 200 feet northerly of the southeast corner of said Lot 2;

Thence easterly, a distance of 178 feet, more or less;

Thence southerly, a distance of 331 feet, more or less to the southerly right of way line of a railroad and the northwest corner of Tax Parcel No. 08-553-2;

Thence easterly along said southerly right of way line, a distance of 1,611 feet, more or less to the west right of way line of 34th Street;

Thence southeasterly, a distance of 91 feet, more or less to the east right of way line of 34th Street and the southerly right of way line of a railroad;

Thence southerly along said east right of way line, a distance of 421 feet, more or less;

Thence southerly along said east right of way line, a distance of 27 feet, more or less;

Thence southeasterly along said east right of way line, a distance of 39 feet, more or less to the northerly right of way line of 4th Avenue;

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

Thence southerly, a distance of 104 feet, more or less to the southerly right of way line of 4th Avenue;

Thence westerly, a distance of 171 feet, more or less to the intersection of the west right of way line of 34th Street and the southerly right of way line of 5th Avenue;

Thence northwesterly, a distance of 80 feet, more or less to the intersection of the westerly right of way line of 34th Street and the northerly right of way line of 5th Avenue;

Thence northerly along said westerly right of way line, a distance of 22 feet, more or less to the south right of way line of 4th Avenue;

Thence westerly, a distance of 2,780 feet, more or less to the southerly projection of the west line of Tax Parcel No. 08-552-2;

Thence northerly along said west line and its southerly projection, a distance of 284 feet, more or less to the southerly line of Tax Parcel No. 08-552-3;

Thence westerly along said southerly line, a distance of 458 feet, more or less to the east right of way line of 25th Street and the southerly right of way line of a railroad;

Thence northerly, a distance of 127 feet, more or less to the southwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 418 feet, more or less to the Point of Beginning.

The above described parcel contains 61.2 acres, more or less as shown by the attached Exhibit "1".

Riverbend Commons - Proposed TIF District

Exhibit 1

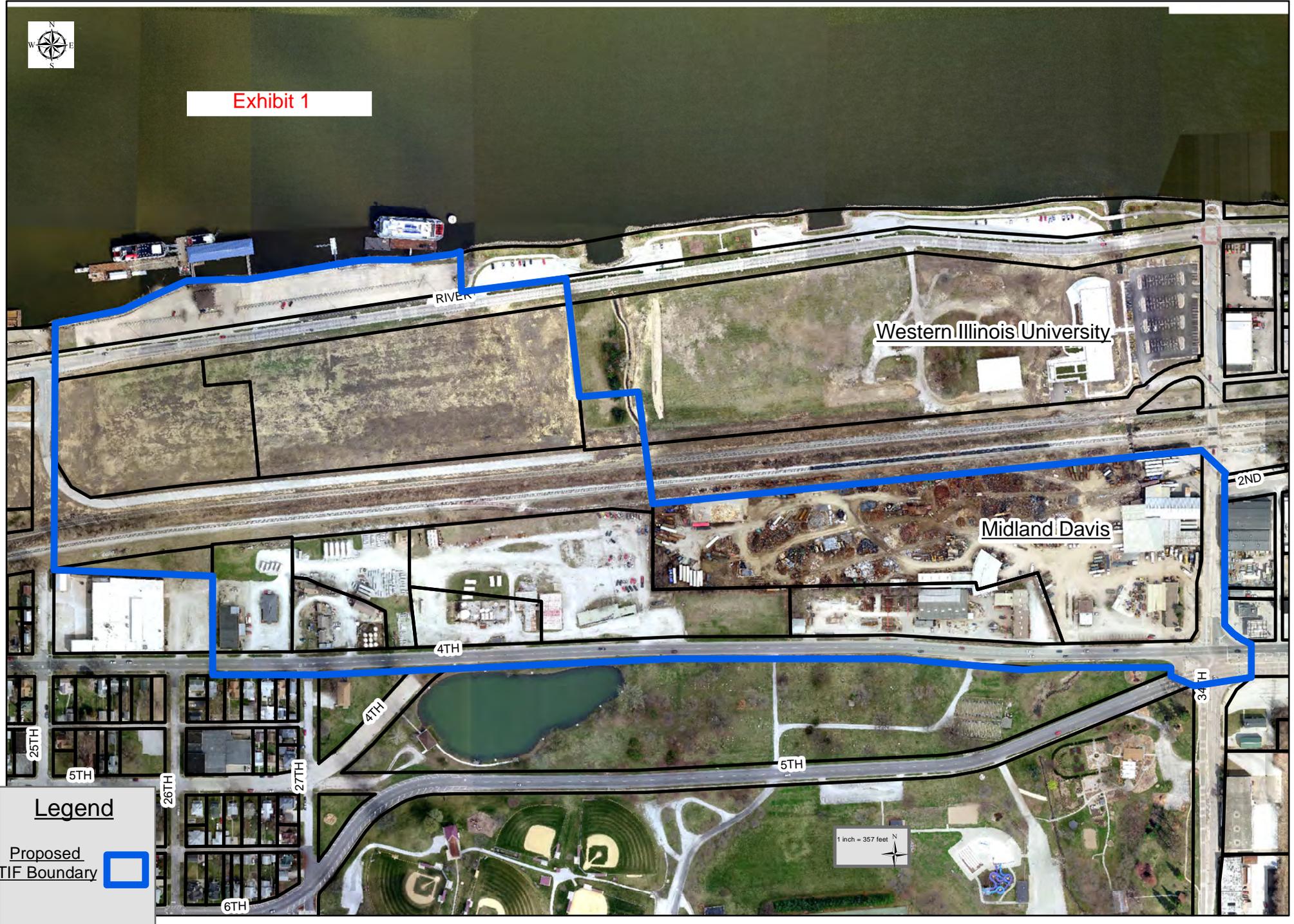


Exhibit B

Tax Increment Financing Redevelopment Plan & Project

.....
Riverbend Commons
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by
PCAV PLANNERS

August 1, 2013

CITY OF MOLINE, ILLINOIS

MAYOR

Scott Raes

CITY COUNCIL

Stephanie Acri

Janet Bender

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APPENDIX

- Attachment A - Resolution No. 1066-2013
- Attachment B - Boundary Description
- Attachment C - Existing Conditions Photos
- Attachment D - Parcel Identification Numbers and 2012 EAV

SECTION I

INTRODUCTION

On May 7, 2013, the Moline City Council passed **Resolution 1066-2013** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area (the "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 includes two relatively large parcels of property (approximately 13 acres) owned by the City of Moline and located east of 25th Street, between River Drive and the Iowa Interstate Railroad (IAIS Railroad). The Area also includes industrially developed real estate bounded by the IAIS Railroad, 34th Street, 4th Avenue and a north/south line located about 500 feet east of 25th Street. The area is referred to herein as the Riverbend Commons Redevelopment Project Area. The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary**. Refer also to the **Boundary Description** contained in the **Appendix as Attachment B**.

The Area contains approximately 61 acres, including street and alley rights-of-way (48 acres net of rights-of-way). There are a total of 12 parcels of real property, of which 8 have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

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 serve to renovate or redevelop underperforming and obsolete parcels within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since there are no housing units located within the Area and, therefore, no inhabited residential units will be displaced as a result of this Redevelopment Plan.

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.

Legend

 Redevelopment Project Area Boundary

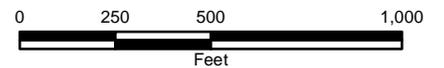


Exhibit A
Redevelopment Project Area Boundary
Riverbend Commons Redevelopment Project Area



August 2013



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 ***combination blighted area and 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 redevelop-

ment 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.”

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 who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- 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.

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 a parcel by parcel survey to document existing conditions in the Area on May 9, 2013. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with City staff and analysis of property assessment data from Rock Island County. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

Below are findings that are factors relating to improved land that are considered present to a meaningful extent within the Area:

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies 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. Of the 29 buildings in the Area 19 (66%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from examining aerial photos taken in 1970 and corroborating this photo analysis with PGAV's fieldwork.

- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 20 (69%) of the 29 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, roofing, masonry and fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements were also found on all of the improved parcels in the Area. Also, significant deterioration of street pavement exists on River Drive and 34th Street. Significant cracking was also documented on sidewalks along the western portion of 4th Avenue that is located within the Area. **Attachment C** in the **Appendix** provides **photographic evidence** of the conditions found on these properties and within the public rights-of-way.

Exhibit C
SUMMARY OF BLIGHTING AND
CONSERVATION AREA FACTORS
Riverbend Commons Redevelopment Project Area
City of Moline, Illinois

	Total	%
No. of improved parcels	8	67%
No. of vacant parcels	4	33%
Total parcels	12	100%
No. of buildings	29	100%
No. of buildings 35 years or older	19	66%
No. housing units	0	
No. housing units occupied	0	
Sub-area count	2	100%
IMPROVED LAND FACTORS:		
No. of deteriorated buildings	20	69%
No. of parcels with site improvements that are deteriorated	8	100%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	2	100%
No. of dilapidated buildings	2	7%
No. of obsolete buildings	1	3%
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Total Building Square Footage	120,095	
Vacant Building Square Footage	11,601	10%
No. of parcels with excessive land coverage or overcrowding of structures	3	38%
Inadequate utilities (by Sub-Area)	nd ¹	
Deleterious land use or layout	Yes	
Lack of community planning	Yes	
Declining or Sub-par EAV Growth	Yes	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	1	25%
Diversity of Ownership	nd ¹	
Tax Delinquencies	nd ¹	
Deterioration of Struct. Or Site Improvements in Neighboring Areas	4	100%
Environmental Clean-up	Yes	
Declining or Sub-par EAV Growth	Yes	

¹ Not determined

- c. Summary of Findings Regarding Deleterious Land Use or Layout: The metal recycling operations, bulk fuel operations, and other industrial uses located within the Area are legal non-conforming uses in the City's "B-2" Central Business zoning district. These uses are incompatible and unsuitable for the surrounding area of residential, the City's Riverfront Park, and the new Western Illinois University (WIU) riverfront campus. The City's River Drive Corridor Plan envisions that these industrial uses will eventually be redeveloped as an expansion of the Riverfront Campus and park land.
- d. Summary of Findings Regarding Lack of Community Planning: The Area developed prior to the City's first comprehensive plan adopted in 1958. Aerial photos from 1938 and 1959 show industrial land uses throughout the Area, indicating such industrial development occurred prior to the City's first comprehensive plan. This has ultimately led to incompatible land use relationships that have become more pronounced with the development of a portion of the WIU Quad Cities Riverfront Campus. Furthermore, the existing industrial development is inconsistent with the River Drive Corridor Plan.
- e. 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 Consumer Price Index (CPI) for five (5) of the last five (5) calendar years. In addition, the EAV has declined for three (3) out of the last five (5) years. A comparison of EAV for the Area, and the CPI, is shown in **Exhibit E, Comparison of EAV Growth Rates (2007-2012)**.

2. Findings on Vacant Land

There are four vacant parcels located within the Project Area. The factors present include deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; and the total EAV of the proposed Area has increased at a rate that is less than the CPI for five (5) of the last five (5) years. Photos of the deteriorated buildings and site conditions are located in **Attachment C** in the **Appendix**. In addition, the City has incurred environmental remediation costs in order to receive an environmental "No Further Remediation" (NFR) letter from the Illinois Environmental Protection Agency (IEPA) for the two parcels it owns north of the IAIS Railroad (IEPA #1618150006 - former American Air Filter site).

Exhibit E
COMPARISON OF EAV GROWTH RATES (2007-2012)
 Riverbend Commons Redevelopment Project Area

Assessment Year	Project Area ¹ EAV	Consumer Price Index (CPI) ²	Area Growth Rate Less Than CPI?
2007	\$ 1,890,363	201.60	
2008	\$ 1,243,582	207.34	
Annual Percent Change	-34.2%	2.8%	YES
2009	\$ 1,270,691	215.30	
Annual Percent Change	2.2%	3.8%	YES
2010	\$ 1,228,371	214.54	
Annual Percent Change	-3.3%	-0.4%	YES
2011	\$ 1,197,662	218.06	
Annual Percent Change	-2.5%	1.6%	YES
2012	\$ 1,197,662	224.94	
Annual Percent Change	0.0%	3.2%	YES

¹ Source: Rock Island County Assessor data.

² Source: U.S. Bureau of Labor Statistics.

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a *combination blighted area and conservation area*. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** - Of the 29 buildings located in the Area, 19 (66%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** - 69% of the buildings and non building site improvements on all parcels exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration among buildings and site improvements.
- **Deleterious Land Use or Layout** - The industrial land uses are incompatible with surrounding land uses.
- **Lack of Community Planning** - The current industrial land uses within the Area developed prior to a comprehensive plan for the City. These uses are also inconsistent with the current adopted River Road Corridor Plan.

- **Sub-par EAV trends** - The growth in the Area's EAV has failed to keep pace with inflation for five (5) out of the last five (5) years. In addition, the EAV of the Area has declined for three (3) out of the last five (5) years. This factor applies to both improved land and vacant land.
- **Deteriorated buildings or site improvements in neighboring areas** - The vacant parcels of property negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program to induce private and public investment for the redevelopment of the Area. These findings were made considering the 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 these deficiencies 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 Riverbend Commons Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as 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 shall be consistent with the River Road Corridor Plan as it applies to the "Riverfront Campus". The key goal of this Plan is for the development of a highly integrated pedestrian-oriented, campus like environment. The potential uses include:

- Mixed-use/transit oriented development
- Higher Education
- Office, Research, Innovation, and Technology Enterprises
- High or mixed density residential
- Parks and open space.

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 in the redevelopment of the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. 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 prospective developers 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:

Proposed private redevelopment will include phased redevelopment consisting of approximately 695,000 square feet of new buildings, along with other site improvements. The initial phases of redevelopment will occur on a portion of the 15.5 acres of land owned by the City north of the IAIS Railroad right-of-way. This development, known as Riverbend Commons, is estimated to involve a total investment of approximately \$80 million in a mixed use development comprising of approximately 439,000 square feet when all phases are complete. The first phase of the Riverbend Commons development will be a building of approximately 100,000 square feet to contain student housing, retail and amenity space. Redevelopment of the area south of the IAIS Railroad will be predicated on the ability to acquire property and relocate existing industrial business. Based on a concept site plan prepared in 2006 for this area, entitled "River Tech", it is estimated there would be private investment of approximately \$44 million to build approximately 255,000 square feet of building space accommodating commercial and mixed use development. This investment figure is exclusive of the costs of acquiring properties and relocating existing industrial uses. Furthermore, this investment figure does not include any investment by WIU in expanding the Riverfront Campus as shown on the River Tech concept plan.

2. Public Redevelopment Activities:

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

- a. *Land assembly and site preparation.* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in the relocation of existing businesses, site preparation, building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Area.
- c. *Public parking.* Construction of parking structures to support future parking demand in the Project Area.
- d. *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** below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.
- e. *Expansion of the WIU Riverfront Quad Cities Campus.* Not included in the estimated 695,000 square feet of building space associated with private redevelopment activities is the potential for expansion of the adjoining WIU campus. This could be in addition to, or in lieu of, some of the projected private building space.

3. Land Assembly & Displacement Certificate:

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 or private parties, as necessary, to implement a specific public or private redevelopment project. Since there are no housing units located within the Area, such property assembly will not involve the displacement of inhabited housing units (see below).

Displacement Certificate:

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units.

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 public 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.

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 costs” 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.

Exhibit F

ESTIMATED REDEVELOPMENT PROJECT COSTS
 Riverbend Commons Redevelopment Project Area
 City of Moline, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities, sidewalks and other public improvements)</i>	\$1,850,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$11,200,000
C. Building Rehabilitation	\$10,000
D. Relocation	\$5,000,000
E. Taxing District Capital Costs	\$100,000
F. Job Training	\$500,000
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>	\$1,500,000
H. Interest Costs Incurred by Developers	\$1,000,000
I. Planning, Legal and Professional Services	\$500,000
J. General Administration	\$300,000
K. Financing Costs	See Note 3
L. Contingency	\$2,200,000
Total Estimated Costs	\$24,160,000

Notes:

1. All costs shown are in 2013 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.

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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
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**, including the cost of “welfare to work” programs 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.
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;
12. Unless explicitly stated in the Act, 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 Update as supplemented and amended by the River Drive Corridor Plan adopted February 2, 2010. In addition, all development in the Area will comply with applicable codes and ordinances.

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

There has been very limited investment that would constitute as growth and development within the Area. The lack of Area-wide investment in growth and development is indicative, in part, by the fact that the tax base of the Area has fallen since 2007 by approximately \$693,000, or minus 36.6%. A substantial amount of the decline was due to the City purchasing the former American Air Filter property, which has since become tax exempt. In addition, the buildings on this property have since been demolished. If this one parcel were excluded from the trend analysis, the EAV for the Area still declined by 15%. **Exhibit G, EAV Trends (2007-2012)** provides a comparison of property value trends in the Area to the Consumer Price Index. When compared to a modest rate of inflation, the value of property in the Area falls far short. Thus, it is quite apparent that the area has not been subject to growth and investment by private enterprise that would result in property value increases.

Exhibit G
EAV Trends (2007-2012)
Riverbend Commons Redevelopment Project Area

	EAV 2007	EAV 2012	Change	Percent	Annual Percent Rate
RPA ¹	\$ 1,890,363	\$ 1,197,662	\$ (692,701)	-36.6%	-8.7%
RPA without PIN 08-33-122-002 ²	\$ 1,408,190	\$ 1,197,662	\$ (210,528)	-15.0%	-3.2%
CPI ³	201.6	224.9	23.3	11.6%	2.2%
Balance of City ⁴	\$ 845,023,376	\$ 867,612,979	\$ 22,589,603	2.7%	0.5%

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

² Former American Air Filter property. Property purchased by City and value dropped to zero in 2008.

³ Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

⁴ Total EAV minus Project Area EAV.

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 cer-

tainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance. Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the "but for" argument. These conditions discourage private investment and will likely worsen as buildings continue to age further. This was borne out in the City's and Renew Moline's attempts to attract developer interest in redeveloping portions of the proposed TIF Area. The City is now working with another prospective developer to generate new private investment in the City-owned property. This developer is seeking to close a financial gap on the order of \$2 million or more before moving forward with the project.

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. However, the Plan may directly result in a net increase in enrollment in the Moline School District, if residential development occurs as part of a mixed use development. Such residential development is not likely to generate a significant amount of school aged population. However, to the extent it does occur, the School District may be entitled to receive a portion of the tax increment generated by TIF-assisted housing units that create the net increase in new students (see 65 ILCS 11-74.4-3 (q) (7.5)).

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 \$1,197,662. A table with **Parcel Identification Numbers and 2012 EAV** is located in the **Appendix as Attachment D**. This is accompanied by a map showing the location of the parcels 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 \$22 to \$23 million (2013 dollars) upon completion of the redevelopment projects.

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. 1066-2013
Riverbend Commons Redevelopment Project Area**

Council Bill/Resolution No. 1066-2013

Sponsor: _____

A RESOLUTION

PROVIDING for a feasibility study on the designation of a portion of the City of Moline as a redevelopment project area 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 11-74.4-1, et seq.* ("the 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 exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered includes the City Owned property also known as the former American Air Filter/ABC Supply/Hendricks property and the surrounding area adjacent to the new Western Illinois Quad Cities Riverfront Campus, as delineated on Exhibit "A" attached hereto; 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 first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage Three Corners Development, Inc. (the Developer) 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 Developer; 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
Economic Development Director
City of Moline
619 16th St.
Moline, IL 61265
Telephone (309) 524-2032

CITY OF MOLINE, ILLINOIS

Scott Raes

Mayor

May 7, 2013

Date

Passed: May 7, 2013

Approved: May 14, 2013

Attest: *Rachelle Wanda*
City Clerk

Approved as to Form:

Maura E. G.
City Attorney

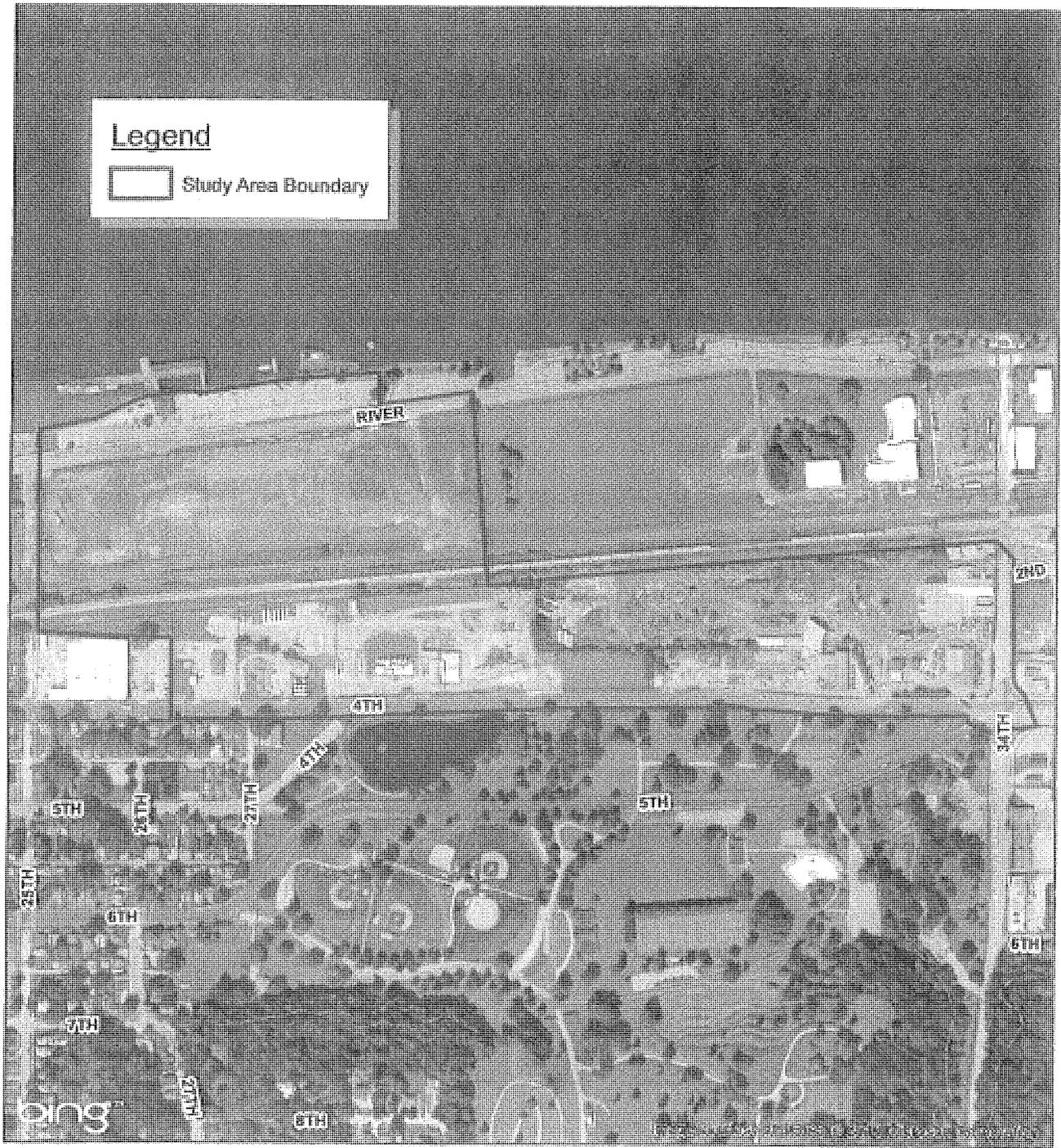
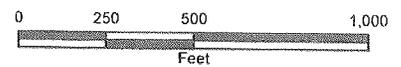


Exhibit A
Study Area Boundary Map
 Proposed Riverbend Commons
 Redevelopment Project Area



March 2013



ATTACHMENT B

Boundary Description
Riverbend Commons Redevelopment Project Area
(To be provided by City)

ATTACHMENT C

Existing Conditions Photos



A large crack in the curb/gutter of 2501 River Drive. Note the gap forming between the parking lot and the gutter due to excessive settling.



A deteriorated curb at 2501 River Drive.



The space underneath the deck of 2501 River Drive is being used as storage.



Trash and debris is accumulating along the river at 2501 River Drive.



Sections of the parking lot at 2501 River Drive are deteriorated.



Old walkways for boat access are stored on 2501 River Drive .



The pavement along River Drive is cracked and crumbling.



The pavement and entry walkway at the loading area located at 3401 4th Avenue is badly deteriorated.



Piles of scrap metal from 3401 4th Street can be seen from 34th Avenue.



Trucks and other equipment being stored in an unscreened lot along 4th Avenue.



The steel siding on this building located at 3401 4th Avenue is dented.



The sidewalk along the loading dock at 3401 4th Avenue is severely deteriorated (also see photo on previous page bottom right).



Old equipment (possibly inoperable) being stored at 3401 4th Avenue.



The concrete pad on the loading dock is cracked and crumbling.



The block walls on the former Quality Automotive building at 3401 4th Avenue has severe cracking.



Several sections of the parking lot throughout 3401 34th Street are deteriorated, with very large potholes.



A large pothole at 3201 4th Avenue contains standing water.



This building located at 3201 4th Avenue is in need of tuck-pointing.



Step cracking in one of the buildings at 3201 4th Avenue.



The fabrication yard at 3201 4th Avenue is unscreened to the park across the street. Note piles of scrap metal from 3401 4th Avenue in the background.



The concrete parking lot for 3201 4th Avenue is deteriorated



Steel panels have become dislodged on this building located at 3201 4th Avenue.



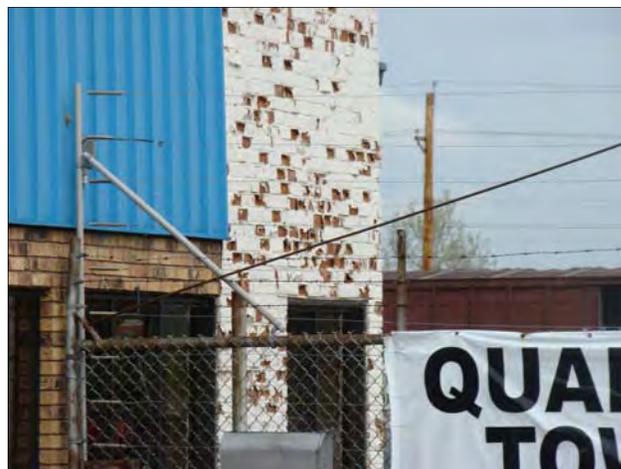
The paint on the metal siding of this building at 3201 4th Avenue has peeled off



The foundation on the 3201 4th Avenue building is badly cracked and bowing.



This severely leaning fence along 4th Avenue is adjacent to a park and cemetery.



The bricks on 2935 4th Avenue are spalling.



2915 4th Avenue is vacant.



The roof on 2915 Avenue is rusted.



Broken windows on 2915 4th Street.



Trucks and a rusted tank are all visible from the adjacent park, resulting in an incompatible land use.



All of the buildings at 2703 4th Street are deteriorated.



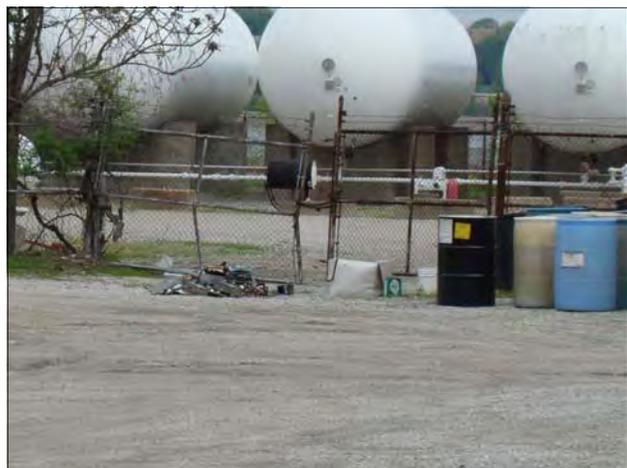
The metal roofing on this building at 2703 4th Street has peeled back and is rusted.



The wall of this building at 2703 4th Street is dented and leaning



Rusted roofing on another building at 2703 4th Avenue.



This gate located at 2703 4th Avenue is rusted and bent and provides unauthorized access to hazardous chemicals and substances.



The fence along 4th Avenue for 2703 4th Avenue is rusted and bent.



The bricks on this building at 2403 4th Avenue are in need of tuck-pointing.



The sidewalk along 4th Avenue is severely deteriorated.



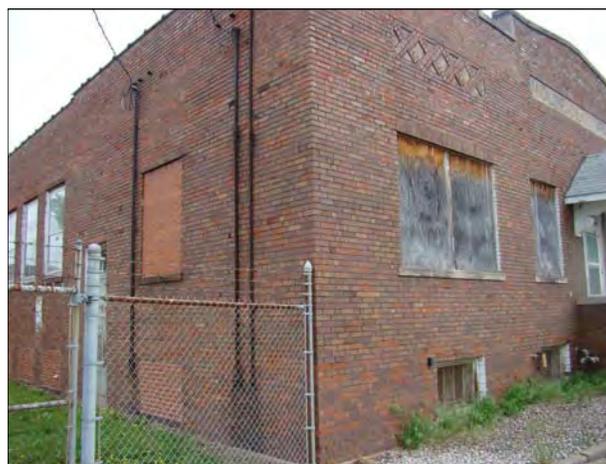
The windows on this building at 2403 4th Avenue are broken.



Deteriorated paving located at 2403 4th Avenue.



The bricks on the porch of 2403 4th Avenue have become dislodged.



Boarded up windows on 2403 4th Avenue.



Debris located along the railroad right-of-way from the recycling facility at 3301 4th Avenue.



Large piles of metal and other materials are viewable from the Western Illinois University-Quad Cities Riverfront Campus Development.



Graffiti located in a culvert along the railroad.

Deteriorated bridges constructed of railroad ties located along the railroad.



The pavement along 34th Street is deteriorated..

ATTACHMENT D

**Parcel Identification Numbers,
Property Owner and 2012 EAV**

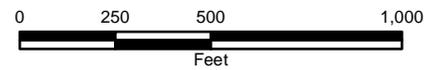
Property Identification Number (PIN) List & 2012 EAV

Riverbend Commons Redevelopment Project Area

Locato r No.	Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2012 EAV
1	0833101005	SCHADLER RIVER EXCURSIONS	2501 RIVER DR	MOLINE, IL 61265	\$ 124,700
2	0833122001	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
3	0833122002	CITY OF MOLINE	619 16TH ST	MOLINE, IL 61265	\$ -
4	0833201001	WESTERN ILLINOIS UNIVERSITY	1 UNIVERSITY CIR	MACOMB, IL 61455	\$ -
5	0833100036	GOLD STAR RS INC	101 N EAST ST	CAMBRIDGE, IL 61238	\$ 3,254
6	0833100038	GOLD STAR RS INC	101 N EAST ST	CAMBRIDGE, IL 61238	\$ 81,242
7	0833201005	QUINT CITIES PETROLEUM CO	4905 WOODLAND AVE	DAVENPORT, IA 52807	\$ 88,731
8	0833201004	GOLD STAR RS INC	101 N EAST ST	CAMBRIDGE, IL 61238	\$ 13,790
9	0833201006	QUINT CITIES PETROLEUM CO	4905 WOODLAND AVE	DAVENPORT, IA 52807	\$ 83,542
10	0833201007	QUINT CITIES PETROLEUM CO	4905 WOODLAND AVE	DAVENPORT, IA 52807	\$ 182,216
11	0833201003	WESTERN STRUCTURAL CO	3201 4TH AVE	MOLINE, IL 61265	\$ 135,016
12	0833201002	MIDLAND IRON AND STEEL CO	3301 4TH AVE	MOLINE, IL 61265	\$ 485,171
TOTAL					\$ 1,197,662

Legend

-  Redevelopment Project Area Boundary
-  Locator ID



Locator ID Riverbend Commons Redevelopment Project Area



August 2013





200 North Broadway, Suite 1000 • Saint Louis, Missouri 63102
1900 West 47th Place, Suite 100 • Westwood, Kansas 66205

www.pgavplanners.com
www.pgav.com

Council Bill/General Ordinance No. 3045-2013
Sponsor: _____

AN ORDINANCE

DESIGNATING _____ the Riverbend Commons Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. 3044-2013 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Riverbend Commons Redevelopment Project Area with respect to which a public hearing was held on October 1, 2013 and it is now necessary and desirable to designate the area referred to in said plan as the Riverbend Commons 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 Riverbend Commons 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

Exhibit A

Riverbend Commons Redevelopment Project Area

Part of the fractional Northeast quarter and part of the fractional Northwest quarter of Section 33, Township 18 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 northwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 149 feet, more or less to the south bank of the Mississippi River;

Thence easterly along said south bank, a distance of 1,200 feet, more or less to the east line of Tax Parcel No. 08-522;

Thence southerly along said east line, a distance of 102 feet, more or less to the northerly right of way line of River Drive;

Thence easterly along said northerly right of way line, a distance of 327 feet, more or less to the northerly projection of the east line of Lot 2 of Technology Corridor 1st Addition;

Thence southerly along said east line and its northerly projection, a distance of 342 feet, more or less to a point 200 feet northerly of the southeast corner of said Lot 2;

Thence easterly, a distance of 178 feet, more or less;

Thence southerly, a distance of 331 feet, more or less to the southerly right of way line of a railroad and the northwest corner of Tax Parcel No. 08-553-2;

Thence easterly along said southerly right of way line, a distance of 1,611 feet, more or less to the west right of way line of 34th Street;

Thence southeasterly, a distance of 91 feet, more or less to the east right of way line of 34th Street and the southerly right of way line of a railroad;

Thence southerly along said east right of way line, a distance of 421 feet, more or less;

Thence southerly along said east right of way line, a distance of 27 feet, more or less;

Thence southeasterly along said east right of way line, a distance of 39 feet, more or less to the northerly right of way line of 4th Avenue;

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

Thence southerly, a distance of 104 feet, more or less to the southerly right of way line of 4th Avenue;

Thence westerly, a distance of 171 feet, more or less to the intersection of the west right of way line of 34th Street and the southerly right of way line of 5th Avenue;

Thence northwesterly, a distance of 80 feet, more or less to the intersection of the westerly right of way line of 34th Street and the northerly right of way line of 5th Avenue;

Thence northerly along said westerly right of way line, a distance of 22 feet, more or less to the south right of way line of 4th Avenue;

Thence westerly, a distance of 2,780 feet, more or less to the southerly projection of the west line of Tax Parcel No. 08-552-2;

Thence northerly along said west line and its southerly projection, a distance of 284 feet, more or less to the southerly line of Tax Parcel No. 08-552-3;

Thence westerly along said southerly line, a distance of 458 feet, more or less to the east right of way line of 25th Street and the southerly right of way line of a railroad;

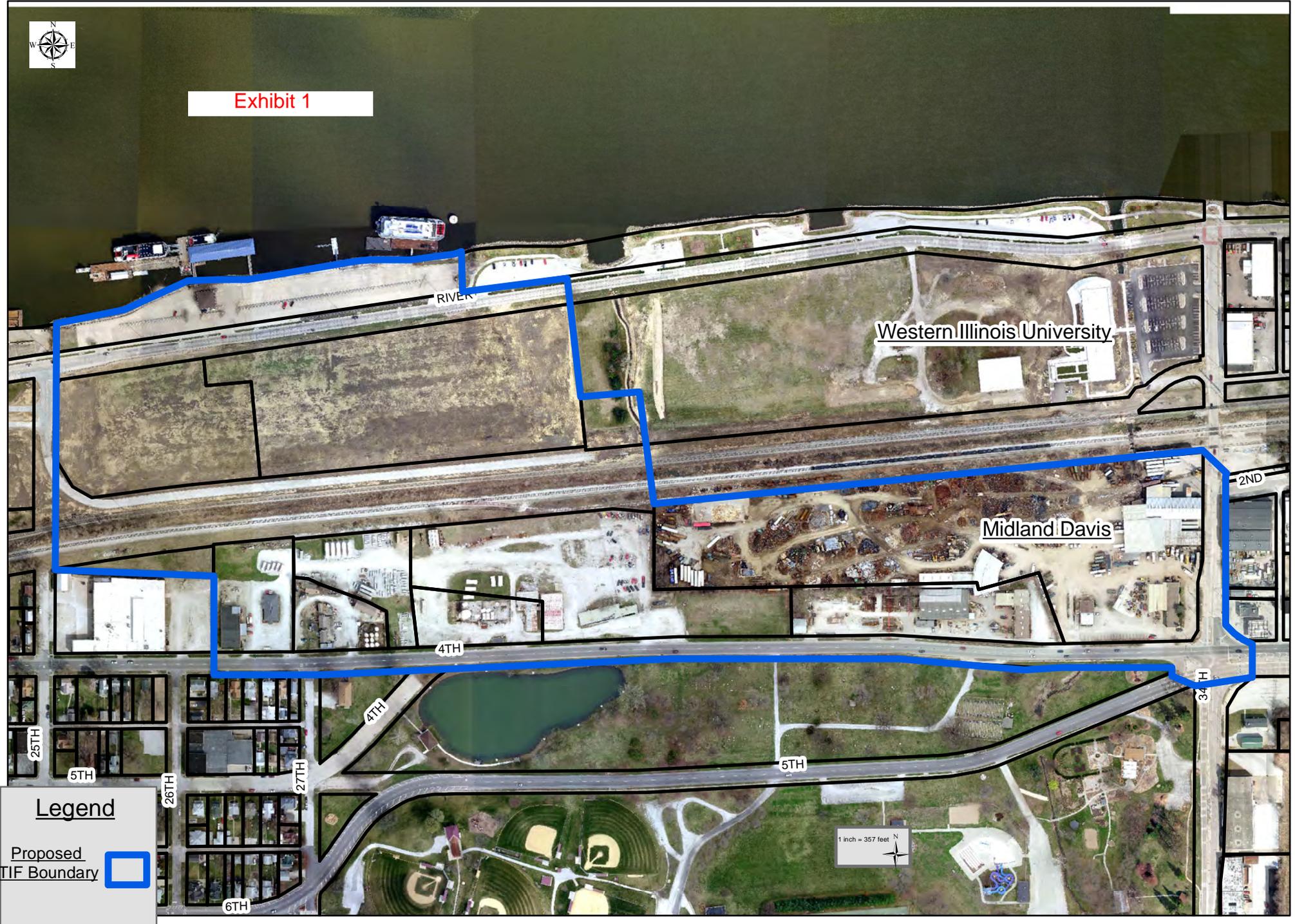
Thence northerly, a distance of 127 feet, more or less to the southwest corner of Lot 1 of Technology Corridor 1st Addition;

Thence northerly along the east right of way line of 25th Street, a distance of 418 feet, more or less to the Point of Beginning.

The above described parcel contains 61.2 acres, more or less as shown by the attached Exhibit "A".

Riverbend Commons - Proposed TIF District

Exhibit 1



Western Illinois University

Midland Davis

Legend

Proposed TIF Boundary



1 inch = 357 feet



Council Bill/General Ordinance No. 3046-2013

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the Riverbend Commons 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”;

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the Riverbend Commons 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 Riverbend Commons Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3044-2013 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3045-2013 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the Riverbend Commons Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Riverbend Commons Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Riverbend Commons 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 Riverbend Commons 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

Riverbend Commons Redevelopment Project Area over and above the initial equalized assessed value of each property in the Riverbend Commons 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 Riverbend Commons 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

Council Bill/Special Ordinance No.: 4052-2013

Sponsor: _____

A SPECIAL ORDINANCE

AUTHORIZING the Utilities General Manager to accept a proposal from Engineered Treatment Systems (ETS) in the amount of \$526,000.00 for eight (8) Model SX-635-16 ultraviolet (UV) reactors, related equipment, spare parts, and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required.

WHEREAS, in September 2010, the Moline City Council exercised its home rule powers by granting a variance to the purchasing requirements of the Illinois Municipal Code and Chapter 27, "Purchasing," of the Moline Code of Ordinances, which authorized City staff to obtain written proposals for UV disinfection equipment for the City's UV Project and to select the lowest responsive and responsible proposal for Illinois Environmental Protection Agency (IEPA) review, pre-approval and possible procurement by the City; and

WHEREAS, City staff obtained written proposals for UV disinfection equipment and worked with the City's UV project consultant to complete an extensive technical assessment of the associated UV system alternatives; and

WHEREAS, the installation of ETS Model SX-635-16 UV reactors on the effluent piping as each of the eight filters was ultimately determined to be the most prudent and cost-effective means to provide 2.5 log cryptosporidium inactivation at the Moline water treatment plant; and

WHEREAS, the IEPA has reviewed the ETS Model SX-635-16 UV reactors and provided pre-approval of the proposed installation of these UV reactors at the Moline water treatment plant; and

WHEREAS, given the installation of ETS Model SX-635-16 UV reactors has been determined to be the most prudent and cost-effective means to provide 2.5 log cryptosporidium inactivation and the IEPA's pre-approval of the ETS SX-635-16 UV reactors, City staff seeks to have the City Council exercise its home rule powers to grant a variance to the purchasing requirements of the Illinois Municipal Code and Chapter 27, "Purchasing," of the Moline Code of Ordinances, authorizing the Utilities General Manager to accept a proposal from Engineered Treatment Systems (ETS) in the amount of \$526,600.00 for eight (8) Model SX-635-16 UV reactors, related equipment, spare parts and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required.

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

Section 1 – That Utilities General Manager is hereby authorized accept a proposal from Engineered treatment Systems (ETS) in the amount of \$526,600.00 for eight (8) Model SX-635-16 UV reactors, related equipment, spare parts and technical support services, with an additional \$30,000.00 allocation for six (6) additional UV transmittance monitors, if required, provided said proposal is substantially similar in form and content to Exhibit "A," attached hereto and incorporated herein by this reference thereto, and has been approved as to form by the City Attorney.

Section 2 – That this ordinance is an exercise of the City’s home rule powers granted to it by virtue of Article VII, Section 6 of the 1970 Illinois Constitution, and shall therefore take precedence over any conflicting State statutes or rules.

Section 3 – That this ordinance shall not constitute a repeal of any or all ordinances or resolutions in conflict herewith but shall be construed as a one-time variance to Chapter 27 with regard to such conflicting ordinances or resolutions.

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



Engineered Treatment Systems, LLC
 238 Commercial Dr.
 P.O. Box 392
 Beaver Dam, WI 53916 USA
 Phone 877.885.4628
 Cell 859.760.7365
 Fax 920.885.4386

Date: September 23, 2013
To: City of Moline, IL
Attn: Greg Swanson
Project: City of Moline, IL UV Disinfection Project

The following is the scope of supply ETS will provide for the City of Moline, IL UV Project.

UV SYSTEM SCOPE OF SUPPLY

UV Reactors: Model SX-635-16

Item Number	Description	Quantity
1	SX-635-16 UV reactors manufactured with 316L stainless steel and fitted with 16" ANSI flanges	8
2	Power/control modules with UPS units to keep controls operating. UPS to keep lamp operational is not provided. Back-up copy of control program shall be provided.	8
3	Online transmittance monitors	2
4	Hand held sensor radiometer (for sensor checks)	1
5	All spare parts (lamps, thimbles and seals, wiper rings, and monitor calibrations)	Free of charge for 5 years after startup
6	Consumables/spare parts after initial 5 year period	Discounted 25%
7	Freight to site	Included
8	Startup & operator training of system (1 trip/2 technicians/2 days per trip)	4
9	Plant operating and maintenance training (1 trip/2 days)	1
10	Annual service visit for first five years of operation (1 trip/2 technicians/2 days)	5
11	Work with IEPA, City of Moline, and Greeley and Hansen to gain the necessary approvals in a timely matter and fashion. Work with Greeley and Hansen City of Moline, and system integrator to ensure effective interface between ETS control modules and Plant SCADA system.	As required
12	Free technical support via phone over life of system	Included



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OPERATING PARAMETERS

The project scope, as listed above, along with the following information is based on the following conditions:

Average number of reactors operating:	6
Average flowrate per reactor:	1.2 MGD
Average transmittance:	80%
Crypto log inactivation:	2.5
ASCF:	10%

CLOSED VESSEL UV DISINFECTION REACTORS

Each reactor is constructed of 316L stainless steel manufactured with 16" ANSI inlet and outlet flanges. The reactors contain the following components:

- Six medium pressure, high intensity UV lamps installed in quartz sleeves. The quartz sleeves are sealed on the open end via o-rings which allows for waterproof connections between the water and the lamps.
- A motor driven automatic cleaning mechanism that reduces fouling that can occur on the quartz sleeves and the lamp intensity monitor. The cleaning mechanism uses embedded pulse technology which eliminates the need for internal or external limit switches.
- UV lamp intensity monitor which measures the intensity of all lamp outputs.
- A temperature sensor that will shutdown the reactor during periods of no or low flow. Over temperature of an UV reactor can lead to internal damage of components.

POWER/CONTROL EQUIPMENT

We include one free standing power/control cabinet for each reactor. Each cabinet has a NEMA12 rating, dimensions of 79" high x 48" wide x 20" deep, powers six UV lamps, and monitors the operation of the system. The cabinets are suitable at the planned location on the operating floor of the Moline Filter Plant.

Please note that ETS will only supply equipment and services as listed previously. All other equipment or services either stated or implied are not covered under this scope. The contractor shall provide all valves, flow meters, point-to-point wiring, conduit, piping, bolts, air release valves, videotaping of training, photography, or other equipment and services required to successfully furnish and install an ultraviolet disinfection system per the specifications and drawings.



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 238 Commercial Dr.
 P.O. Box 392
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SPARE PARTS

As stated above, consumable spare parts will be provided for a period of 5 years free of charge (below is estimated quantities that will ship with initial equipment). Any parts not identified below will be provided at 25% discount (along with consumable part replacement after 5 years).

Component	Quantity	Estimated Replacement Interval
UV lamps	130	12,000 hours
Quartz thimbles and seals	48	5 years
Wiper rings	270	Yearly
Monitor recalibration		As required

TERMS AND CONDITIONS

Prices quoted are F.O.B. factory (Beaver Dam, WI) with full freight allowed to the nearest accessible point to the jobsite, not unloaded. Prices quoted do not include any sales, use, excise, or similar taxes. ETS standard terms and conditions apply (available upon request).

Requested payment terms are as follows:

- 10% upon IEPA approval of validation documents and system performance
- 20% upon IEPA approval of specifications and plans
- 55% upon delivery of equipment
- 15% upon equipment startup – assuming four start up trips (2 systems per trip). 3.75% per start up.

Prices quoted are firm for the anticipated project schedule..

Submittals can be made within 4 to 8 weeks after receipt of an approved order. Delivery can be made 12 to 16 weeks after final approval of submittals. Submittal and shipment schedules may be adjusted at time of order placement, depending upon existing order backlog.

The price for the equipment, consumables, and service
 as described above is: **\$526,600.00**

The price for 6 additional transmittance monitors: **\$30,000.00**



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238 Commercial Dr.
P.O. Box 392
Beaver Dam, WI 53916 USA
Phone 877.885.4628
Cell 859.760.7365
Fax 920.885.4386

We would appreciate receiving written notification of acceptance of this proposal immediately subsequent to approval by the Moline City Council.

Should questions arise with this scope of supply, please do not hesitate to let me know.

Sincerely,
Patrick Bollman, P.E.
Municipal Operations Manager

cc. Jon McClean, Engineered Treatment Systems
Jim Mallery, Engineered Treatment Systems
John Duschene, Gasvoda & Associates
John Greaney, Gasvoda & Associates

- **Warranty information.**

ETS standard warranty is included below, however all items are negotiable and open for discussion.

Product Warranty – Terms and Conditions

1. Product

Duration

The product (excluding consumables) is guaranteed for a period of one year after commencement of operation not to exceed 18 months from arrival of equipment on site. Use of non ETS components invalidates any and all warranties.

Replacement of components under warranty

The manufacturer will supply replacement components to the same specification of the original component, delivered by carrier free of charge to the equipment site. The manufacturer reserves the right to request that items claimed as faulty under warranty are returned freight paid to the factory for inspection. Should the user unreasonably fail to return the defective item then the manufacturer reserves the right to charge for any items claimed under warranty.

Manufacturer repair under warranty

The manufacturer will carry out repairs under warranty under the following provisions:
The manufacturer will carry out a full repair and retest of the equipment if required in the factory. In such circumstances all components and factory labor would be free of charge, as would any return freight. The user would be expected to return the unit for repair to the factory in the same condition as it is at the time of the claim. The manufacturer can carry out repairs to the unit on site. Under such circumstances all site labor will be free of charge but the manufacturer reserves the right to charge for all travel time and travel expenses.

2. Consumables

Definition

Consumables are normally defined as all components having a limited life e.g. UV lamps, quartz sleeves and seals, and wiper rings.

Replacement of components under warranty

The warranty period for consumables is dependent on the use and type. Users should consult on the consumables warranty for each installed system. The General Warranty is:

UV lamps –

Engineered Treatment Systems (ETS), LLC supplies the most advanced and reliable UV lamps currently available for commercial use. They are developed from rigorous research programs, using the finest materials available, and carefully matched to a power supply. Occasionally lamps can fail prematurely. We operate a fully traceable supply process, and so it is important that we are informed of lamp failures. In the event of lamp failure, you will be asked a number of questions to help us to determine why the lamp failed. Your statutory rights are not affected by this document. The warranty we offer is outlined below.

Continuous Operation (24 hours per day)

Medium pressure lamps installed in systems are guaranteed to operate for a minimum of 2,000 hours. Should a lamp(s) not meet the guarantee it shall be replaced free of charge. Any claim on this warranty will require return of the lamp to ETS for inspection and approval, according to the General conditions below and must include lamp installation date, failure date, and hours of operation from system hours counter. Replacements will be charged pro rata up to 8,000 hours of operation (provided the system is designed to operate with power levels), on the following basis:

Duty Hours	% list price replacement
0 – 2,000	Free of Charge
2,001 – 3,999	25%
4,000 – 5,999	50%
6,000 – 7,999	75%
8,000+	100%

Intermittent Operation (up to 6 switching cycles per day)

Medium pressure lamps installed in systems are guaranteed to operate for a minimum of 1,000 hours. Should a lamp(s) not meet the guarantee it shall be replaced free of charge. Any claim on this warranty will require the return of the lamp to ETS for inspection and approval, according to the General conditions below and must include lamp installation date, failure date, and hours of operation from system hours counter.

Arc Tube operations will be guaranteed against failure under the following conditions: maximum number of cycles per day 6 x On/Off. Replacement will be charged pro rata on the following basis

Duty Hours	% list price replacement
0 – 1,000	Free of Charge
1,001 – 2,999	50%
3,000 – 3,999	75%
4,000+	100%

Customers with more than 6 switching cycles per day will have a 1,000 hour lamp warranty.

General

Exemptions from the warranty are as follows: breakage in transit, physical breakage, connection breakage, connection to an incorrect power supply, or the use within the system of any counterfeit parts. Additional exemptions: lamp failure due to overheating, lack of water, or minimal flowrates while system is operating. There will be times when the system(s) will be designed to operate outside of the normal lamp warranty. When this occurs, a site specific lamp warranty will be provided. System must be operating according to ETS Installation and Operating Instructions. Lamp installation to commence within 2 years of supply.

- Quartz sleeves 3 years
- Quartz sleeve seals 3 years
- Wiper rings 1 year

Replacement of consumables under warranty

The manufacturer will supply replacement consumables to the same specification of the original component. The manufacturer reserves the right to request that items claimed as faulty under warranty are returned to the factory for inspection. Should the user unreasonably fail to return the defective item then the manufacturer reserves the right to charge for any items claimed under warranty. Where consumables have run to more than 50% of their rated life then a pro rata credit is normally issued.

Manufacturer repair under warranty

The user normally carries out consumable replacement. Should the manufacturer be requested to replace on site then all charges will be to the users account.

3. Force Majeure

ETS shall not be liable for any warranty claims resulting in whole or in part from Acts of God, severe conditions, improper installation/operation or circumstances beyond their control.

Council Bill/Ordinance No.: 4053-2013

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 Lagomarcino's Cocoa Beano 5K scheduled for Saturday, October 26, 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, October 26, 2013, from 6:00 a.m. to 11:00 a.m.

- All lanes of 5th Avenue from the westernmost side of 15th Street to the westernmost side of 14th Street
- All lanes of 14th Street from the northernmost side of 6th Avenue to the Arsenal Bridge
- All lanes of River Drive from the easternmost side of 15th Street to the westernmost side of 19st Street
- All lanes of 17th Street from the southernmost side of River Drive to the end of the cul de sac Bass Street Landing Plaza

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

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to form:

City Attorney