

## **Committee-of-the-Whole Agenda**

**6:30 p.m.**

**Tuesday, February 24, 2015**

---

### **Questions on the Agenda**

#### **Agenda Items**

- 1. Purchase of a 2015 Ford E-450 Cab and Chassis with Ambulance Remount** (J.D. Schulte, Fleet Manager)
- 2. Purchase of a compact excavator.** (J.D. Schulte, Fleet Manager)
- 3. Consent Agreement for AT&T at 4213 16<sup>th</sup> Avenue.** (Chris Mathias, Property Management Coordinator)
- 4. Consent Agreement for Speedconnect at 4213 16<sup>th</sup> Avenue.** (Chris Mathias, Property Management Coordinator)
- 5. Annexing 1522 36<sup>th</sup> Avenue.** (Shawn Christ, Land Development Manager)
- 6. Annexing 3815 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)
- 7. Annexing 3727 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)
- 8. Annexing 3823 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)
- 9. Ordinance Amendments** (Shawn Christ, Land Development Manager and Kirk Bishop, Principal at Duncan Associates, Inc.)
- 10. 2015-2017 Façade Improvement Program.** (Ray Forsythe, Planning & Development Director)
- 11. Project Management Team 6<sup>th</sup> Amendment** (Ray Forsythe, Planning & Development Director)
- 12. Rule Volume Cap Ceding.** (Kathy Carr, Finance Director)
- 13. Other**
- 14. Public Comment**

---

# Explanation

---

- 1. A Resolution authorizing the purchase of a 2015 Ford E-450 Cab and Chassis with Ambulance Remount pursuant to the terms of the Remount Estimate Quote from Sentinel Emergency Solutions for the amount of \$95,303.** (J.D. Schulte, Fleet Manager)

**Explanation:** The cab and chassis for Ambulance #165 has exceeded its useful life and is budgeted for a body remount in 2015. The City has had success in past years by remounting ambulance bodies on a new cab and chassis and returning those units to frontline service. The savings from remounting a modular body instead of purchasing a complete unit can be nearly \$60,000. Fleet Services has contacted Life Line Ambulances, the original manufacturer of the unit, and received a written quote of \$95,303 from its local dealer, Sentinel Emergency Solutions, for a remount of the existing ambulance body on a new 2015 Ford E-450 cab and chassis. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** \$121,000 budgeted in Fleet Services, Account #448-0867-437.07-03  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City, A Great Place to Live

---

- 2. A Resolution authorizing the purchase of a compact excavator for the Water and Street Divisions of Public Works from Martin Equipment, Rock Island, Illinois, for \$140,935.** (J.D. Schulte, Fleet Manager)

**Explanation:** The vehicle replacement plan has funds available for the budgeted purchase of a compact excavator in 2015. To maximize utilization of the equipment from seasonal demands, this unit will be cost shared between two divisions. The Water Division has rented units like this in the past for use on water main repairs and hydrant replacements. The Street Division uses these machines for excavations and ditch work in the spring, summer and fall. Because of factors related to utilization and depreciation, it has been determined that a shared unit between the Divisions will be the most advantageous approach for the community. The unit selected will be able to share attachments with the backhoes currently in the fleet. The unit is available from Martin Equipment, Rock Island, Illinois, on a National Joint Powers Alliance contract #060311-JDC in the amount of \$140,935. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** \$149,000 budgeted in Account #448-0867-437.07-03  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City, A Great Place to Live, Quality Neighborhoods

---

- 3. A Special Ordinance authorizing the Mayor and City Clerk to execute a Consent Agreement between the City of Moline and GTP Acquisition Partners II, LLC to permit a modification of equipment for AT&T Mobility for City-owned property located at 4213 16<sup>th</sup> Avenue.** (Chris Mathias, Property Management Coordinator)

**Explanation:** The City of Moline has a site license agreement with GTP Acquisition Partners II, LLC (Lessee), to allow cellular facilities on City-owned property located at 4213 16<sup>th</sup> Avenue. The Lessee has notified the City that AT&T Mobility would like to modify its existing equipment at the site. AT&T is adding three remote radio units and removing five existing panel antennas and replacing them with five new panels at the same mount height. All equipment will be at the same height as existing. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal impact:** N/A  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Upgrade City Infrastructure & Facilities

---

- 4. A Special Ordinance authorizing the Mayor and City Clerk to execute a Consent Agreement between the City of Moline and GTP Acquisition Partners II, LLC to permit a sublease to Speedconnect, LLC for City-owned property located at 4213 16<sup>th</sup> Avenue.** (Chris Mathias, Property Management Coordinator)

**Explanation:** The City of Moline has a site license agreement with GTP Acquisition Partners II, LLC (Lessee), that allows GTP to locate and operate a cellular tower and cellular facilities on City-owned property located at 4213 16<sup>th</sup> Avenue. The Lessee has requested to sublease space on the tower at the site to Speedconnect, LLC. Such a sublease is allowed by the site license agreement with the consent of the City. Speedconnect would be the fourth user to the site and the City would receive 50% of the gross receipts from this collocation. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal impact:** 50% of GTP Acquisition Partners II, LLC's gross receipts from Speedconnect, LLC to the City  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Upgrade City Infrastructure & Facilities

---

- 5. An Ordinance enlarging corporate limits of the City of Moline by annexing thereto a certain parcel of land in Rock Island County particularly described as 1522 36<sup>th</sup> Avenue.** (Shawn Christ, Land Development Manager)

**Explanation:** The City has received a petition of annexation filed by the owners of record of 1522 36<sup>th</sup> Avenue. Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline. Proper notice has been given to South Moline Township and its Boards and Commissioners of the pending annexations. Staff has found this annexation to be in the best interests of the City. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Public Notice given on February 15, 2015  
**Goals Impacted:** Financially Strong City

---

- 6. An Ordinance enlarging corporate limits of the City of Moline by annexing thereto a certain parcel of land in Rock Island County particularly described as 3815 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)

**Explanation:** The City has received a petition of annexation filed by the owners of record of 3815 15<sup>th</sup> Street D. Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline. Proper notice has been given to South Moline Township and its Boards and Commissioners of the pending annexations. Staff has found this annexation to be in the best interests of the City. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Public Notice given on February 15, 2015  
**Goals Impacted:** Financially Strong City

---

- 7. An Ordinance enlarging corporate limits of the City of Moline by annexing thereto a certain parcel of land in Rock Island County particularly described as 3727 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)

**Explanation:** The City has received a petition of annexation filed by the owners of record of 3727 15<sup>th</sup> Street D. Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline. Proper notice has been given to South Moline Township and its Boards and Commissioners of the pending annexations. Staff has found this annexation to be in the best interests of the City. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Public Notice given on February 15, 2015  
**Goals Impacted:** Financially Strong City

---

- 8. An Ordinance enlarging corporate limits of the City of Moline by annexing thereto a certain parcel of land in Rock Island County particularly described as 3823 15<sup>th</sup> Street D.** (Shawn Christ, Land Development Manager)

**Explanation:** The City has received a petition of annexation filed by the owners of record of 3823 15<sup>th</sup> Street D. Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline. Proper notice has been given to South Moline Township and its Boards and Commissioners of the pending annexations. Staff has found this annexation to be in the best interests of the City. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Public Notice given on February 15, 2015  
**Goals Impacted:** Financially Strong City

---

- 9. An Ordinance amending Chapter 29, “SUBDIVISIONS,” of the Moline Code of Ordinances, by repealing said chapter in its entirety and reserving the chapter for future use; and amending Chapter 35, “ZONING AND LAND DEVELOPMENT,” of the Moline Code of Ordinances, by repealing its table of contents and Articles I, II, and IV in their entirety and enacting in lieu thereof one new table of contents and new Articles I, II, and IV dealing with the same subject matter.** (Shawn Christ, Land Development Manager and Kirk Bishop, Principal at Duncan Associates, Inc.)

**Explanation:** On January 14, 2014, the City entered into a Professional Service Agreement with James Duncan Associates, Inc. to prepare a comprehensive update to Chapter 29, “Subdivisions,” of the Moline Code of Ordinances. A Steering Committee comprised of City staff and Plan Commissioners worked together with the consultant to review and recommend updates to said chapter. The Committee recommended merging updated subdivision standards into the Zoning and Land Development Code at Chapter 35 and creating a non-codified Policies and Procedures document to simplify and streamline the subdivision application and development process in Moline. On January 28, 2015, the Plan Commission held a public hearing and recommended approval of the proposed amendments. Consultant Kirk Bishop will attend the Committee-of-the-Whole meeting and provide a brief overview.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** Notice published January 10, 2015; January 11, 2015; January 13, 2015  
**Goals Impacted:** Improved City Infrastructure & Facilities; A Great Place to Live

---

- 10. A Resolution authorizing City staff to do all things necessary to implement the 2015-2017 Façade Improvement Program.** (Ray Forsythe, Planning & Development Director)

**Explanation:** The purpose of the City of Moline’s Façade Improvement Program (FIP) is to provide financial assistance to property owners (or tenants with property owner’s approval) for the rehabilitation of facades on tax generating structures in Moline’s Commercial Districts. All the rehabilitation work must be respectful of the historic character of the building, with every reasonable effort made to preserve the distinguishing original stylistic features of said building. This program has been developed for calendar years 2015, 2016 and 2017 (January 1 – December 31) with funds from the General Fund, and funding for 2016 and 2017 will be determined during the budget process. Staff is requesting authorization to implement the program on behalf of the City, including application review and approvals, and Loan Agreement, Promissory Note, Real Estate Mortgage and Personal Guarantee execution and recording as necessary in accordance with the application guidelines and requirements.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City; The Confidence to Invest; A Great Place to Live

---

**11. A Resolution authorizing the Mayor and City Clerk to execute a Sixth Amendment to the Memorandum of Understanding between the City of Moline and the Project Management Team for the conduct of the operations related to the Moline Centre Redevelopment Plan.** (Ray Forsythe, Planning & Development Director)

**Explanation:** City staff would like to make an amendment to Section I and Section XII of the Memorandum of Understanding between the City of Moline and the Project Management Team (“PMT”) to specify the duties of the PMT and the term of PMT. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** N/A  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City; A Great Place to Live

---

**12. A Resolution authorizing the ceding of 2015 Home Rule Volume Cap to QCREDA.** (Kathy Carr, Finance Director)

**Explanation:** As a home rule municipality, the City of Moline has received a direct allocation in 2015 in an amount equal to \$100 multiplied by its population. The 2015 State of Illinois Allocation Guidelines identified Moline’s population at 43,116, therefore, the 2015 Home Rule Volume Cap allocation to the City is \$4,311,600.

By utilizing the authority, a manufacturer can obtain tax-exempt funds (lower interest rate and exempt from federal income taxation) for a new plant or plant expansion. Tax exempt private activity bonds may also be issued under certain conditions for residential rental property, first time home buyers programs, airports, docks, wharves, mass commuting facilities, high-speed intercity rail facilities, sewage, solid waste or hazardous waste disposal facilities, environmental enhancements of electric energy or gas, facilities for furnishing of water, or local district heating or cooling facilities.

In 1996, the City Council adopted a policy with respect to how the City’s authority should be utilized. A copy of this policy and the history of Moline’s allocations are included in the attachment. The only request received for 2015 is from the Quad Cities Regional Economic Development Authority.

If the City does not obligate this allocation by May 1, it is automatically turned over to the State of Illinois for reallocation to other entities statewide. Additional documentation attached.

**Staff Recommendation:** Approval  
**Fiscal Impact:** Increased property values  
**Public Notice/Recording:** N/A  
**Goals Impacted:** Financially Strong City; Strong Local Economy

---

Quote for: City of Moline / J.D. Schulte  
Dealer: Sentinel Emergency Solutions / Bill Hemm  
Serial #90498SAD



**Remount Estimate Quote**

Date: 2/17/2015

Standard Remount - E chassis to E chassis  
2015 Ford E-450 with V10 Gas Engine  
Modify - Change to Pass Thru (Sliding Window)  
Life Line Keeps Chassis

**Exterior:**

- 1 Running boards to include grip strut

**Interior:**

- 1 Upgrade electrical to TouchPad system
- 2 Install new Tecniq LED dome lights N/C
- 3 Add Norcold 12V Fridge in Lower pass thru cabinet. Countertop with 1" Lip to the Top of Cabinet. Formica to match existing as close as possible.
- 4 Flooring - Color TBD N/C

**Paint & Lettering:**

- 1 Lower cab and module painted two tone (white over red) 50/50
- 2 Paint wheels white
- 3 1.00" Gold Scotchlite at paint break on module and cab per photo supplied.

<b>Grand Total</b>	<b>\$95,303.00</b>
--------------------	--------------------

**"Pricing Good 60 Days After Quoting" SJ**  
**Warranty on Life Line Remount is 2 year/24,000 mile**



**J.D. SCHULTE**  
**FLEET SERVICES**  
**CITY OF MOLINE**  
3635 4th Avenue  
Moline, Illinois 61265  
[jschulte@moline.il.us](mailto:jschulte@moline.il.us)  
P : 309.524.2380  
F : 309.524.2389

To: Mike Waldron, Public Works Director  
From: J.D. Schulte, Fleet Manager  
Subject: Sole Source Procurement-NPK  
Date: February 18, 2015

Chapter 27, Section 27-3105 of the Moline Code of Ordinances provides that the appropriate purchasing official may determine, after a good faith review, that there is only one source for the required item and the contract may be awarded without competition.

Chapter 27, Section 27-4101 (4) provides the use of a brand name or equal specification when it is in the City's best interest.

The Fleet Services Division has budgeted to purchase an impactor as an attachment for an excavator in the 2015 budget. We have standardized to the NPK brand of impactor. These units are used to get below the pavement or surface when accessing water mains or remove a paved surface for repair or replacement. The NPK brand of impactor is rebuildable and designed with removable wear sleeves and replaceable components versus replacement of the entire main body of the unit. An NPK impactor can typically be rebuilt for about ½ the cost of a main body replacement and less than 25% of the cost of a new unit.

Fleet Services staff is confident that this model of impactor will function with high levels of efficiency with minimal maintenance for the expected life of the unit. NPK has pre-established territories and built a dealer network to serve those territories. Martin Equipment, the John Deere Construction Dealer in Rock Island, is the dealer for the City of Moline.

Fleet Services is recommending that the budgeted impactor be provided by Martin Equipment from Rock Island, purchased as a Sole Source Procurement in accordance with Chapter 27, Section 27-3105 and Section 27-4101 of the Moline Code of Ordinances.



Martin Equipment  
 3720 85th Avenue West  
 Rock Island, IL 61201  
 (309) 787-6108

<b>Quote Issued To :</b> CITY OF MOLINE MUNICIPAL SERVICES 3635 4TH AVENUE MOLINE , IL , 61265 309-524-2381	<b>QUOTATION</b> <b>Quote # :</b> 4008990 <b>Issue Date :</b> 2/18/2015 <b>Expire Date :</b> 3/13/2015 <b>Est Delivery :</b> 5/12/2015 <b>FOB :</b> ROCK ISLAND
<b>Quote Issued By :</b> Franks, Brad	

**ITEMS LISTED FOR SALE**

Item #	Year	Make	Model	Serial #	Hours	Sale Price
017699	2015	JOHN DEERE	85G	1FF085GXLEJ017699	2	124,185.00
CRAWLER RUBBER PAD-450MM 20" 6'11" (2.12M) ARM W/BKT CYL AUX. HYD. INSTALLED TO RUN HAMMER, THUMB & COMPACTOR WERK BRAU MECHANICAL COUPLER WERK BRAU HYD. MAIN PIN THUMB WERK BRAU 36" SMOOTH BUCKET						

**Total: 124,185.00**

**ADDITIONAL ITEMS**

Description	Taxable	Price	Tax	Total
2015 NPK PH4 Hammer	N	16,750.00	0.00	16,750.00
Dedicated Top Bracket For 310SG Style Brackets To Match Your Existing Inventory	N	0.00	0.00	0.00
This Hammer Is Not On The NJPA Contract	N	0.00	0.00	0.00
	N	0.00	0.00	0.00
<b>Total of Additional Items :</b>				<b>16,750.00</b>

**Notes**

THIS MACHINE COMES WITH A 3 YEAR / 2,500 HR. POWER TRAIN + HYD. WARRANTY  
 THIS PRICING IS THRU JOHN DEERE / NJPA (NATIONAL JOINT POWERS ALLIANCE )  
 THIS MACHINE IS IN STOCK @ ROCK ISLAND

**QUOTE SUMMARY**

<b>Total Sale Price :</b>	<b>124,185.00</b>
<b>Less Trade Allowance :</b>	<b>0.00</b>
<b>Additional Taxable Items :</b>	<b>0.00</b>

<b>Subtotal:</b>	<b>124,185.00</b>
<b>Sales Tax :</b>	<b>0.00</b>
<b>Additional Nontaxable Items :</b>	<b>16,750.00</b>
<b>Total :</b>	<b>140,935.00</b>

**Acceptance Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.  
All prices are subject to expiration of any current sales programs and incentives.



**AMERICAN TOWER®**  
CORPORATION

VIA E-Mail – [cmathias@moline.il.us](mailto:cmathias@moline.il.us)

February 10, 2015

City of Moline  
619 Sixteenth Street  
Moline, IL 61265

**RE: Site License Agreement dated July 5, 2000 (the "License")  
AT&T Mobility at Optimist Park - Site #371067 / Project #608290  
4213 16<sup>th</sup> Ave, Moline, IL (the "Site")  
Request for Consent**

Dear Property Owner:

The purpose of this letter is to request your consent to a proposed modification of equipment by **AT&T Mobility**, its successors, assigns, parents, affiliates and subsidiaries, at the Site referenced above.

As you may be aware, AT&T is already an existing tenant at the Site and they now desire to modify their current equipment. AT&T is removing five existing panel antennas and replacing them with five new panels at the same mount height. AT&T is also adding 3 Remote Radio Units at the same mount height. Thus, we are requesting your permission for this modification as is required by the License.

GTP Acquisition Partners II, LLC will continue to be responsible for performance of all obligations under the License with you. Please acknowledge your approval to this installation by signing and dating the two (2) enclosed originals as provided in the space below and returning one immediately. Please keep the other original for your records. If you have any questions, please do not hesitate to call me at 781-926-4998 or e-mail me at [ryan.oatis@americantower.com](mailto:ryan.oatis@americantower.com).

Thank you for your attention to this matter.

Sincerely,

Ryan Oatis  
Attorney I  
American Tower Corporation



**AMERICAN TOWER<sup>®</sup>**  
CORPORATION

I acknowledge and agree to the proposed modifications by AT&T, its successors, assigns, parents, affiliates and subsidiaries, and at the aforereferenced communications tower. This consent shall apply to any and all approvals and notices related to the modifications of AT&T, its successors, assigns, parents, affiliates and subsidiaries, at the tower site including, but not limited to, notice of construction, construction approvals. This consent is not a representation that such installation is in compliance with all applicable governmental laws, ordinance, rules and regulations or that such facilities will not cause interference with other communication systems.

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
NAME

\_\_\_\_\_  
DATE

Approved as to form:

\_\_\_\_\_  
City Attorney



**AMERICAN TOWER\***  
CORPORATION

VIA E-Mail – [cmathias@moline.il.us](mailto:cmathias@moline.il.us)

February 10, 2015

City of Moline  
619 Sixteenth Street  
Moline, IL 61265

RE: **Site License Agreement dated July 5, 2000 (the "License")**  
**Speedconnect LLC at Optimist Park - Site #371067 / Project #608201**  
**4213 16<sup>th</sup> Ave, Moline, IL (the "Site")**  
**Request for Consent**

Dear Property Owner:

The purpose of this letter is to request your consent to a proposed sublease between **Speedconnect LLC**, its successors, assigns, parents, affiliates and subsidiaries ("Speedconnect"), and **GTP Acquisition Partners II, LLC** at the communications tower located on your property. GTP Acquisition Partners II, LLC will continue to be responsible for performance of all obligations under the License with you. Further, all of the terms and condition found in Section 18b(i)-(iv) have been sufficiently satisfied in American Tower's reasonable determination. Speedconnect is proposing to place tower equipment at a mount height of 170' and use a 6' x 6' ground space. Since the 6' x 6' ground space that SpeedConnect will be using is contained within an existing 7' x 8' shelter and is not taking any new ground space, the requirement that Speedconnect enter into a separate ground lease with the City of Moline, found in section 18 of the License, is waived. Speedconnect will be the Fourth User and per the License, you will receive 50% of the gross receipts from this collocation. Please acknowledge your approval to this installation by signing and dating the two (2) enclosed originals as provided in the space below and returning one immediately. Please keep the other original for your records. If you have any questions, please do not hesitate to call me at 781-926-4998 or e-mail me at [ryan.oatis@americantower.com](mailto:ryan.oatis@americantower.com).

Thank you for your attention to this matter.

Sincerely,

Ryan Oatis  
Attorney I – US Tower Legal  
American Tower Corporation



**AMERICAN TOWER<sup>®</sup>**  
CORPORATION

I acknowledge and agree to a sublease between Speedconnect, its successors, assigns, parents, affiliates and subsidiaries, and GTP Acquisition Partners II, LLC at the aforereferenced communications tower. This consent shall apply to any and all approvals and notices related to the sublease of Speedconnect, its successors, assigns, parents, affiliates and subsidiaries, at the tower site including, but not limited to, notice of construction, construction approvals and approval of the sublease. This consent is not a representation that such installation is in compliance with all applicable governmental laws, ordinance, rules and regulations or that such facilities will not cause interference with other communication systems.

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
NAME

\_\_\_\_\_  
DATE

Approved as to form:

\_\_\_\_\_  
City Attorney

Hyon Young (309) 738-0122  
 1522-36 AVE  
 Moline, IL 61265



**PETITION FOR ANNEXATION OF  
 CERTAIN TERRITORY TO THE  
 CITY OF MOLINE, ILLINOIS**

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS

The undersigned petitioners respectfully show:

- Petitioners are all of the owners of record of all the land within the following described territory and are at least 51% of the Electors (registered voters) residing thereon. Said territory is described as follows:

Legal Desc.  
Lot 6 John G. Scheuermans 3rd Black Hawk Add.  
Rock Island County  
PARCEL 8214

- Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline, Illinois.

- Your petitioners request that said territory be annexed to said City of Moline, Illinois.  
 (check which apply)

NAME (Individual Signatures)	LAND OWNER	AND/OR	ELECTOR
<u>Hyon Young</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

State of Illinois )  
 ) ss  
 County of Rock Island )

I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY THAT Hyon Young, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that (s)he (they) signed and delivered the said instrument as his (her) (their) free and voluntary act for the uses and purposes therein set forth.

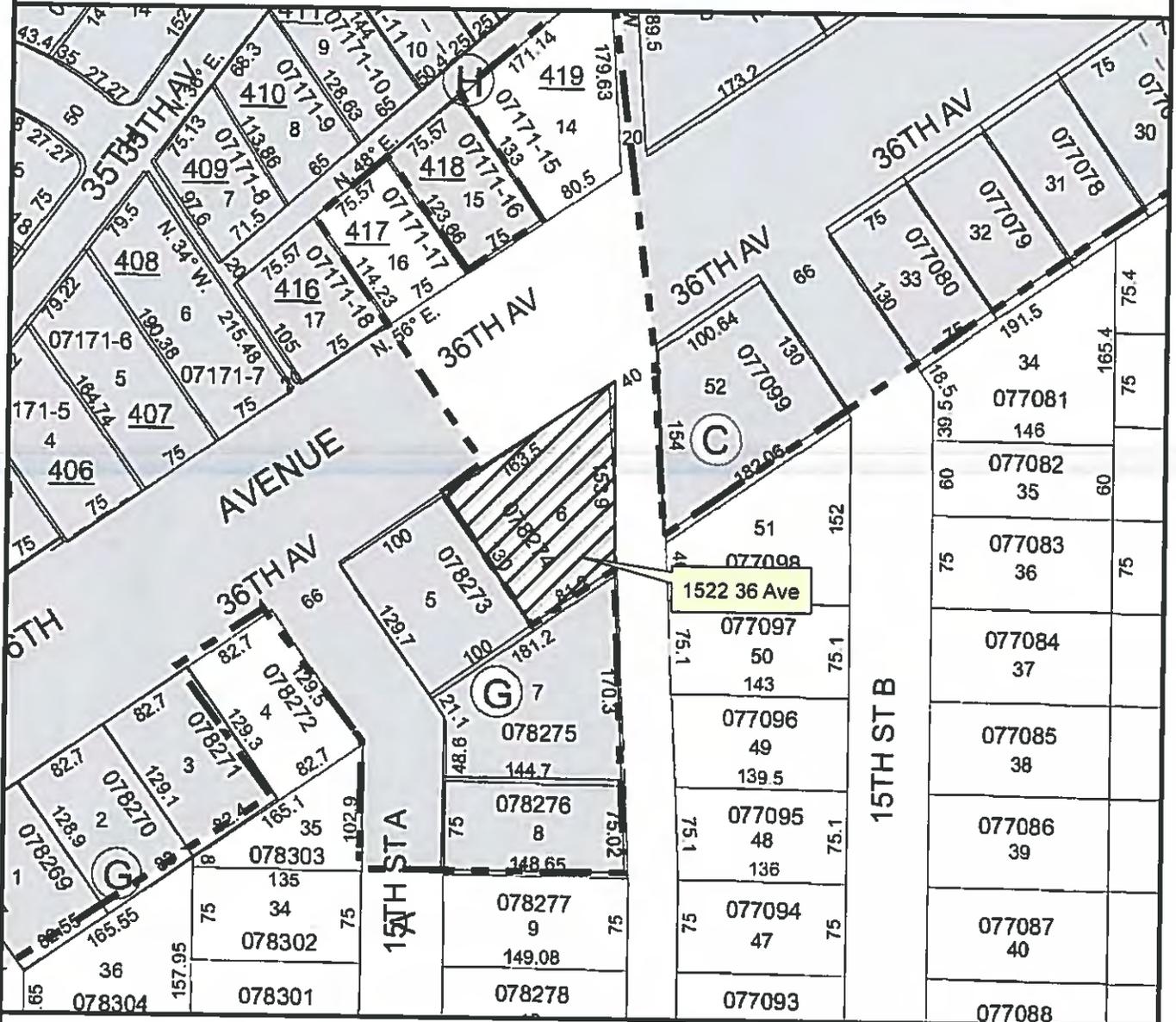
Given under my hand and notarial seal this 22 day of December A.D., 2014.



Barbara Ann Mueller  
 NOTARY PUBLIC

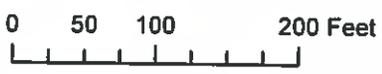
My Commission Expires 7-16-15

# PLAT OF ANNEXATION to the City of Moline, Illinois



**Legend**

- Parcels
- Existing Corporate Limits
- Tract to be Annexed



This plat represents property annexed by the City of Moline by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_, 20\_\_\_\_

Scott Hinton, P.E., City Engineer

Prepared by the City of Moline Planning & Development Department



PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF MOLINE, ILLINOIS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS

The undersigned petitioners respectfully show:

- 1. Petitioners are all of the owners of record of all the land within the following described territory and are at least 51% of the Electors (registered voters) residing thereon. Said territory is described as follows:

3815 15th Street D
Lot 14 Marydel Manor 1st addition

- 2. Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline, Illinois.

- 3. Your petitioners request that said territory be annexed to said City of Moline, Illinois. (check which apply)

Table with columns: NAME (Individual Signatures), LAND OWNER, AND/OR, ELECTOR. Includes signatures of Brian Brunsvold and Joanne Brunsvold with checkmarks in the latter columns.

State of Illinois )
) ss
County of Rock Island )

I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY THAT Brian Brunsvold and Joanne Brunsvold, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that (s)he (they) signed and delivered the said instrument as his (her) (their) free and voluntary act for the uses and purposes therein set forth.

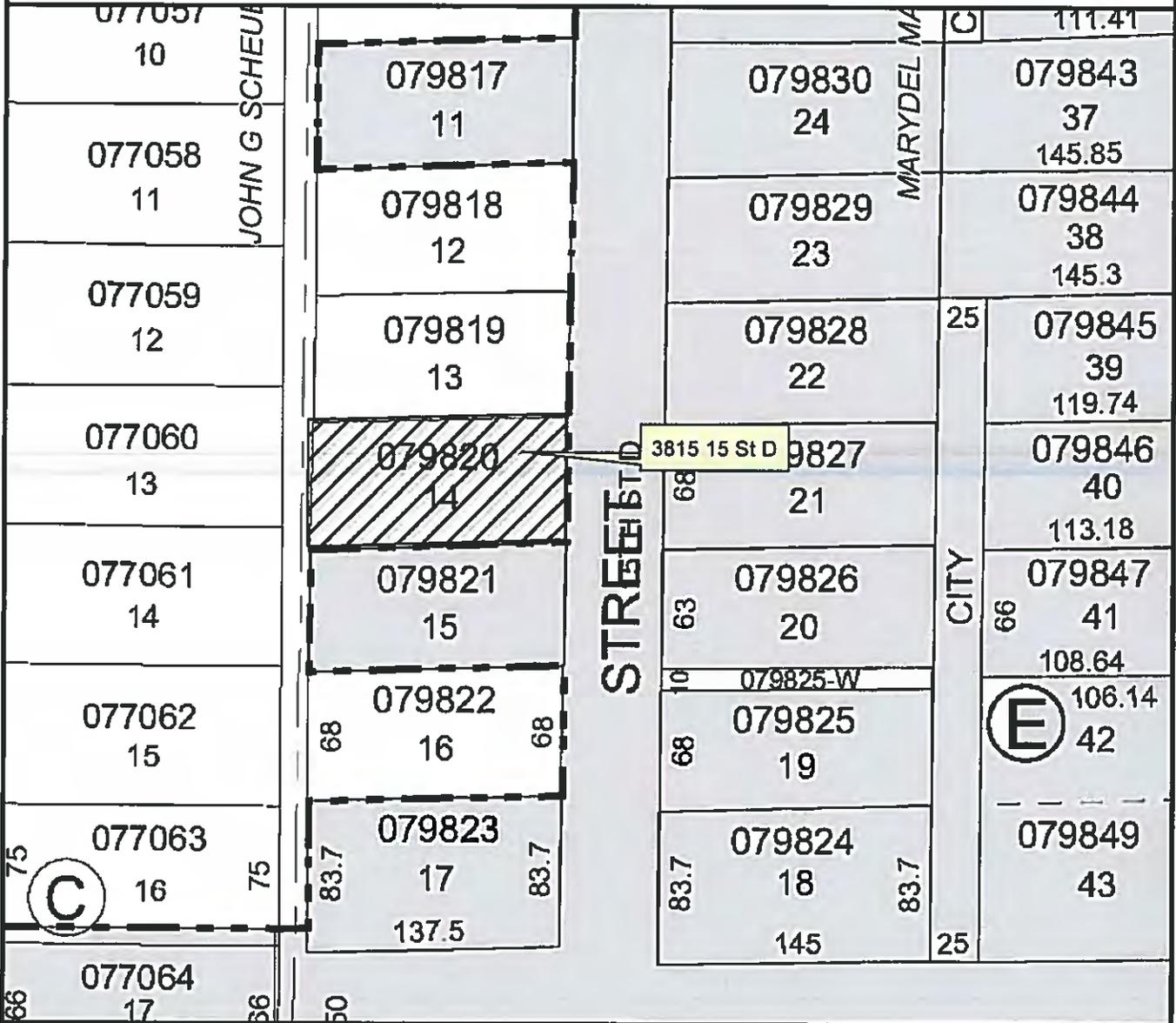
Giver under my hand and notarial seal this 19 day of December A.D. 2014

[Signature]
NOTARY PUBLIC

My Commission Expires 2-28-2018

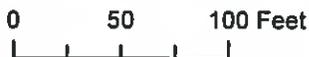


# PLAT OF ANNEXATION to the City of Moline, Illinois



**Legend**

- Parcels
- Existing Corporate Limits
- Tract to be Annexed



This plat represents property annexed by the City of Moline by Ordinance No. \_\_\_\_\_

passed \_\_\_\_\_, 20\_\_\_\_

Scott Hinton, P.E., City Engineer

Prepared by the City of Moline  
Planning & Development Department



# PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF MOLINE, ILLINOIS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS

The undersigned petitioners respectfully show:

- Petitioners are all of the owners of record of all the land within the following described territory and are at least 51% of the Electors (registered voters) residing thereon. Said territory is described as follows:

3727 15th Street D Moline IL. 61265, South Moline Township, Rock Island County Parcel # 9816

3727 15th Street D Moline IL. 61265, South Moline Township, Rock Island County Parcel # 9816

3727 15th Street D Moline IL. 61265, South Moline Township, Rock Island County Parcel # 9816

3727 15th Street D Moline IL. 61265, South Moline Township, Rock Island County Parcel # 9816

- Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline, Illinois.

- Your petitioners request that said territory be annexed to said City of Moline, Illinois.  
(check which apply)

NAME (Individual Signatures)	LAND OWNER	AND/OR	ELECTOR
Leon E. Demink <i>Leon E. Demink</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Laure L. Demink <i>Laure L. Demink</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

State of Illinois )  
 ) ss  
 County of Rock Island )

I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY THAT Leon E Demink & Laure L Demink

personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that (s)he (they) signed and delivered the said instrument as his (her) (their) free and voluntary act for the uses and purposes therein set forth.

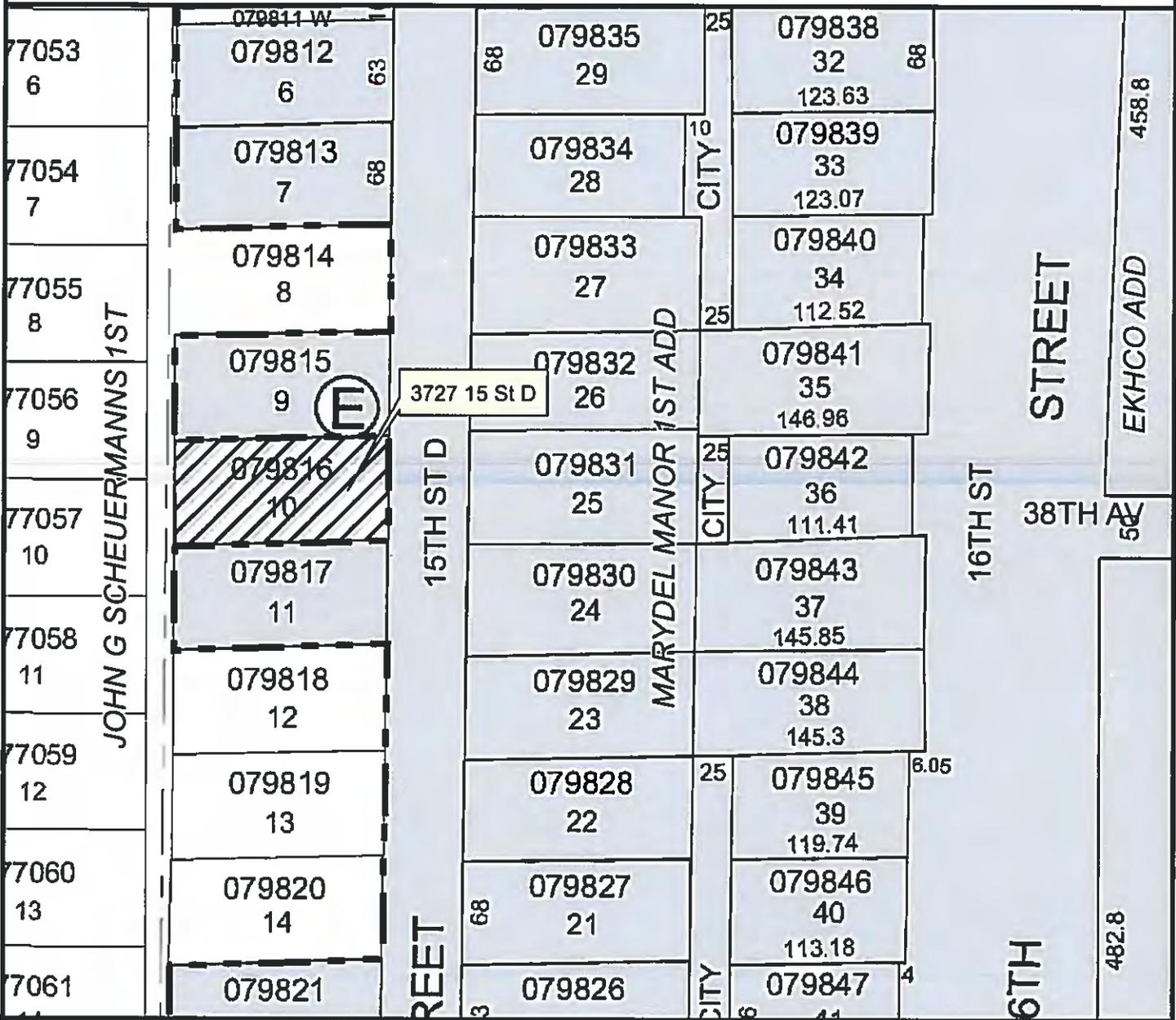
Giver under my hand and notarial seal this 11 day of December A.D., 2014.

*[Signature]*  
NOTARY PUBLIC



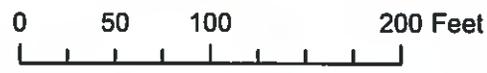
My Commission Expires 2018

# PLAT OF ANNEXATION to the City of Moline, Illinois



**Legend**

- Parcels
- Existing Corporate Limits
- Tract to be Annexed



This plat represents property annexed by the City of Moline by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_, 20\_\_\_\_.

*Scott Hinton*

Scott Hinton, P.E., City Engineer

Prepared by the City of Moline Planning & Development Department



# PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF MOLINE, ILLINOIS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS

The undersigned petitioners respectfully show:

- Petitioners are all of the owners of record of all the land within the following described territory and are at least 51% of the Electors (registered voters) residing thereon. Said territory is described as follows:

Lot Number Sixteen (16) in Marydel Manor First Addition, a Subdivision  
in the Southwest Quarter (SW¼) of Section Nine (9), in Township Seventeen (17)  
North, Range One (1) West of the Fourth (4th) Principal Meridian.  
3823 - 15th Street D Moline, IL 61265

- Said territory is not within the corporate limits of any municipality but is contiguous to the City of Moline, Illinois.

- Your petitioners request that said territory be annexed to said City of Moline, Illinois.  
(check which apply)

NAME (Individual Signatures)	LAND OWNER	AND/OR	ELECTOR
<u>Kevin L. Nonnenmann</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<u>Jamie D. Nonnenmann</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>		<input type="checkbox"/>
_____	<input type="checkbox"/>		<input type="checkbox"/>

State of Illinois )  
 ) ss  
 County of Rock Island )

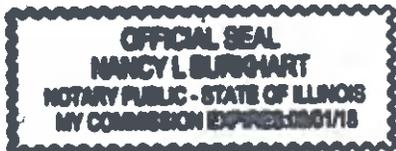
I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY THAT

Kevin L. Nonnenmann & Jamie D. Nonnenmann

\_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that (s)he (they) signed and delivered the said instrument as his (her) (their) free and voluntary act for the uses and purposes therein set forth.

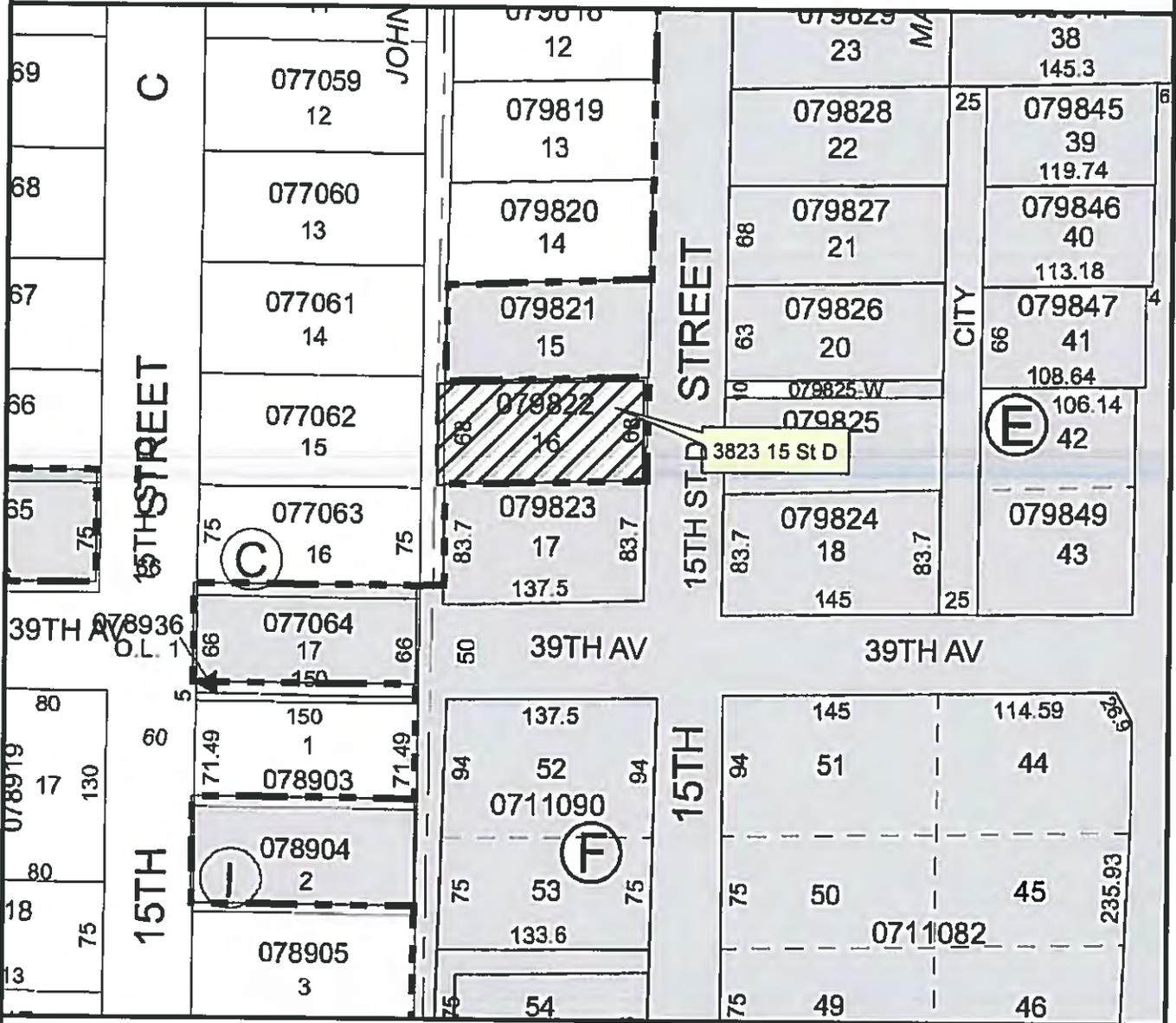
Giver under my hand and notarial seal this 17th day of December A.D., 2014.

Nancy L. Burkhardt  
 NOTARY PUBLIC



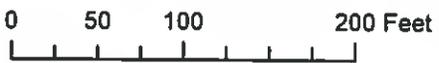
My Commission Expires \_\_\_\_\_

# PLAT OF ANNEXATION to the City of Moline, Illinois



**Legend**

- Parcels
- Existing Corporate Limits
- Tract to be Annexed



This plat represents property annexed by the City of Moline by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_, 20\_\_.

Scott Hinton, P.E., City Engineer

Prepared by the City of Moline  
Planning & Development Department

# City of Moline Small Business and Façade Rehabilitation Incentives



Office of Planning & Development  
City of Moline  
619 16th Street  
Moline, IL 61265

# City of Moline Small Business and Façade Rehabilitation Incentives

## Overview

The purpose of the City of Moline’s Small Business and Façade Rehabilitation Incentives program is to provide small business and property owners with financial assistance to succeed in today’s marketplace. Local business increases local character and prosperity, and community well-being; keeps jobs, wages, and dollars in the local economy; encourages entrepreneurs; sustains the environment through increased walkability; and allows for product diversity and competition. Likewise, the City of Moline wishes to strengthen its existing commercial areas by encouraging extant building reuse and infill design. Projects that involve historic rehabilitation will be reviewed to ensure that the architectural integrity of the building is retained and that every reasonable effort is made to preserve the building’s distinguishing stylistic features.

The City of Moline is able to offer the following programs:

• Storefront Restoration Grant .....	3
• Traditional Commercial Areas Rejuvenation Program .....	3
• Revolving Loan Fund .....	10

**Due to limited funding and the annual budget, applicants are encouraged to apply as early in the year as possible.**

## General Guidelines

- Preference given to locally owned businesses
- Sales tax revenues are the primary source of funding for general municipal operations of the City; therefore, developments that have the greatest potential to produce these types of revenues will be given priority when evaluating funding requests
- All work must be done in compliance with all applicable City and State codes/ordinances
- All work must follow what is approved in the Letter of Commitment
- Applications for projects already underway will not be considered
- Property owners that will also have a Development Agreement with the City are ineligible (such as those tied to tax increment financing or sales tax rebate)
- All monies extended by the City shall be subject to repayment by the applicant/owner to the City should the business fail to meet its agreed upon goals
- Business or property owners can receive assistance through the Small Business and Façade Incentive program twice every 5 years.

For more information:  
Planning & Development Department: (309) 524-2035  
City of Moline, 619 19<sup>th</sup> Street, Moline, IL 61265, [www.moline.il.us](http://www.moline.il.us)

## City of Moline Small Business and Façade Rehabilitation Incentives

### Storefront Restoration Grant for Small Businesses

This grant is designed to assist tenants within the City of Moline with building façade improvement, specifically related to street facing storefronts. Projects that assist with the restoration of a building's character and streetscape compatibility are encouraged. Examples of project activities include (but are not limited to): new signage, paint, lighting, or awnings.

Further, preference is given to projects where the removal of overlay materials reveals:

- a. superior design, materials, or workmanship;
- b. historic materials, design, or workmanship; or
- c. where the removal will facilitate the restoration or construction of a façade that is more compatible with the character of the building and surrounding streetscape.

- 1/3 the project cost up to \$2,500
- Facades must be visible from public right-of-way
- Design approval by the Main Street Design Committee required
- Applicants are encouraged to inquire about free design consultation provided by the Main Street Design Committee and the Illinois Historic Preservation Agency
- Awnings cannot display any text, including the business name or logos
- Competitive bids or written proposals required
- Work cannot start until the applicant has received a Letter of Commitment from the City
- Funding for projects is provided as a grant via reimbursement after all project costs have been paid

### Traditional Commercial Areas Rejuvenation Program

This program serves to provide financial assistance to building owners for the rehabilitation of facades of property tax generating structures, with priority given to historically and architecturally significant buildings in Moline's commercial areas that predate 1970, including (but not limited to): Downtown, Riverside, Olde Towne, Uptown, and Avenue of the Cities. All rehabilitation work will be reviewed according to the Secretary of the Interior's Standards for Rehabilitation (see page 6) with respect to the building's architectural integrity to ensure that every reasonable effort is made to preserve its distinguishing stylistic features and that the building remains a cohesive element in its surrounding streetscape.

- 1/3 project cost up to \$7,500
- Funds are awarded as a 5 year forgivable loan
- Facades must be visible from public right-of-way
- Competitive bids or written proposals required
- Design approval by the Main Street Design Committee required\*
- Applicants are encouraged to inquire about free design consultation provided by the Main Street Design Committee and the Illinois Historic Preservation Agency
- Funding for projects is provided via reimbursement after all project costs have been paid
- Design fees will be reimbursed up to \$500, as part of the overall total, upon project completion
- Work cannot start until the applicant has received a Letter of Commitment from the City
- The entire application process takes approximately 8 weeks

## City of Moline Small Business and Façade Rehabilitation Incentives

\*If the property owner is also applying for Federal Historic Tax Credits, an additional design review by the Main Street Design Committee is not required. City funding will not be awarded, however, until Part 3 of the Historic Tax Credit application has been received from the Illinois Historic Preservation Agency.

NOTE: Once the annual money allocated for the Storefront Restoration and Traditional Commercial Areas Rejuvenation programs is disbursed no additional funds may be awarded under these programs without specific approval of City Council.

### **How to Qualify for the Storefront Restoration, and Traditional Commercial Area Programs**

Any building owner or store proprietor/tenant with lease authority or authorization from the owner can apply for funding. All property tax payments must be current in order to qualify for participation in the program.

For more information:  
Planning & Development Department: (309) 524-2035  
City of Moline, 619 19<sup>th</sup> Street, Moline, IL 61265, [www.moline.il.us](http://www.moline.il.us)

### The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# City of Moline Small Business and Façade Rehabilitation Incentives

## Bid/Estimate Submittal

Please attach all bids/estimates to this application.

Description of work: \_\_\_\_\_

Bid #1: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Bid #2: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Description of work: \_\_\_\_\_

Bid #1: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Bid #2: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Description of work: \_\_\_\_\_

Bid #1: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Bid #2: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Description of work: \_\_\_\_\_

Bid #1: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Bid #2: Submitted by: \_\_\_\_\_ Amount \_\_\_\_\_

Please  which bid you prefer for each description of work listed above.

**\*\*All Invoices and Receipts (Proof of Payment) will be required for reimbursement after project completion.\*\***

### Building Owner Consent

Building Owner Name \_\_\_\_\_

Building Owner Mailing Address \_\_\_\_\_

Building Owner Daytime Phone Number \_\_\_\_\_

*As the legal owner of the property mentioned above, I hereby grant authorization to complete the improvements as indicated on this application. I also stipulate that I have read the entire application and applicant checklist. I understand my responsibilities and obligations as the property owner under this application.*

Building Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

(If not property owner)

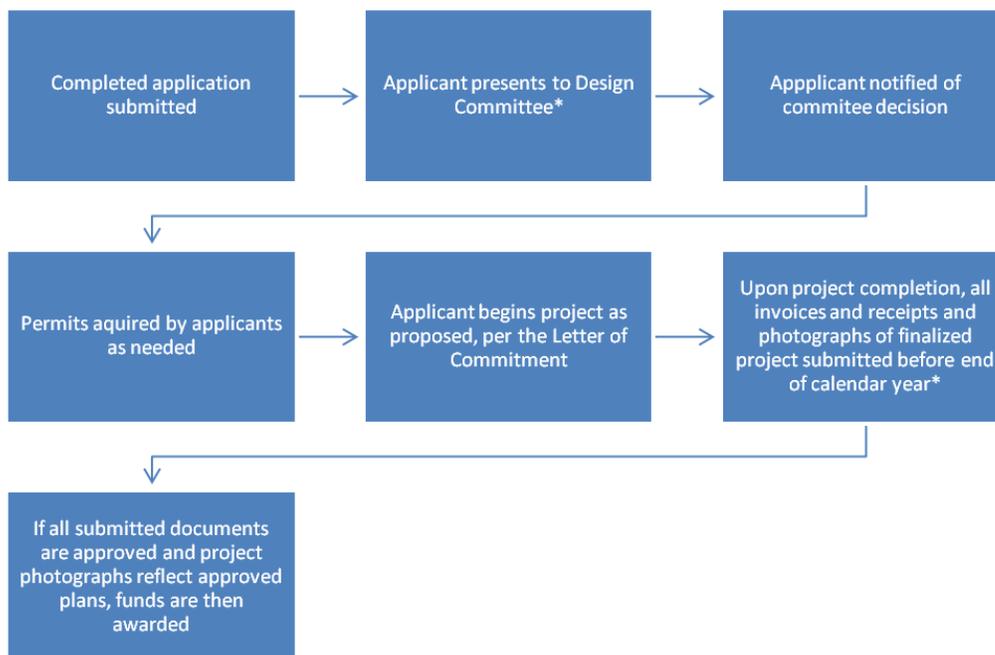
## City of Moline Small Business and Façade Rehabilitation Incentives

### Supporting Materials

- Detailed Description of Work to Be Completed
- Current photos of the Building and Adjacent Properties
- Sketch, Elevation, or Rendering of Proposed Façade  
(showing dimensions, colors, materials, awnings, etc.)
- Copies of All Cost Estimates (two estimates required for each work item)  
*\*note: If façade work is part of a larger remodeling, façade work needs to be separately itemized*
- Schedule of Work to be Completed (must occur entirely during calendar year)\*
- Proof of Payment of Property Taxes ([www.co.rock-island.il.us](http://www.co.rock-island.il.us))

For owners other than an individual:

- Articles of Incorporation
- Corporate Resolution authorizing the entity to participate in the program



\*If the property owner is also applying for Federal Historic Tax Credits, an additional design review by the Main Street Design Committee is not required. City funding will not be awarded, however, until Part 3 of the Historic Tax Credit application has been received from the Illinois Historic Preservation Agency (this does not have to occur within the calendar year).



**Right-of-Way Licensing Agreement**  
**Permit Application**

<p><i>For Staff Use Only</i></p> <p>Date: _____</p> <p>Case # _____</p> <p>\$150.00 Application Fee \$75 for Revision (NON-REFUNDABLE)</p>
--

**APPLICANT INFORMATION (owner of facilities/structure):**

Name: \_\_\_\_\_ Interest in Property: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTRACTOR INFORMATION (if different than applicant):**

Name of Company: \_\_\_\_\_ Name of Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**DESCRIPTION OF THE FACILITIES OR STRUCTURES TO BE INSTALLED IN RIGHT-OF-WAY:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**LOCATION OF THE FACILITIES OR STRUCTURES TO BE INSTALLED IN RIGHT-OF-WAY (ATTACH A SITE PLAN):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT CHECKLIST:**

**(Application is not complete unless the following materials are included:)**

- APPLICATION FEE - Check made out to "City of Moline" in the amount of \$150:
- Drawings, plans and specifications showing the work proposed, certified by an engineer that such drawings, plans and specs comply with applicable codes, rules and regulations:
- Evidence of Insurance as required in Sec 6-1107 of Moline Code of Ordinances:

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## City of Moline Small Business and Façade Rehabilitation Incentives

### Revolving Loan Fund Program

The City of Moline Revolving Loan Fund (RLF) Program is an opportunity for an entrepreneur/business person to obtain supplemental financing for a project.

The specific guidelines and policies of the program are outlined as follows:

**Overall Intent** - The overall intent of the RLF is to encourage the expansion and development of viable business/industrial activity in the City of Moline. The RLF will be targeted to those businesses and industries that cannot obtain economically feasible financing because of conventional interest rates and lending/exposure limits applied by local lending institutions. The RLF program is intended to provide the funds that make the project viable by filling the financing gap created by these conditions. Other financial commitments must be in place at the time of application. No loan shall be made from the program where there is reasonable doubt as to the ability of the borrower to repay the loan.

**Job/Cost Ratio** - A minimum of one job created per \$ 10,000 loaned. Full Time Equivalent must be created within two years.

**Leverage** - The purpose of this program is to supplement financing for projects for entrepreneurs and business people that “but for” this assistance, the project could not proceed. The applicant will be required to provide a Justification of Public Financing document from their financial institution identifying the following:

- Total Cost of Project
- Amount Financed
- Remaining Amount of Funds Needed
- Reason Financial Institution is Unable to Fund Full Amount of Project

**Loan Use** - The loan program shall be available for use towards working capital financing to locate, expand, or retain their operation within the area. The loans can be used for but are not limited to construction of buildings, reuse and modernization of facilities, purchase of equipment and purchase of inventory. RLF loans shall not subsidize or refinance existing business loans.

**Loan Term** - The term of the loan shall not exceed 10 years.

**Interest Rate** – The interest rate will be 50% below Prime rate or at Prime rate as determined by bankrate.com and signed off by applicant when application submitted.

**Personal Guaranty** - Generally required by any principal owning 20% or more of the company.

**Equity and Collateral Requirements** - The borrower will be required to provide a minimum of 10 percent equity into the project. All loans shall be secured by collateral in an amount at least equal to the face value of the loans. Collateral requirements may vary as a function of amount, equity, and purpose. A first position lien on fixed assets and property is preferred security, but a secured subordinate position to another lender may be permitted. Assets other than cash that are used for collateral must be documented by appraisals or other appropriate valuation techniques. In projects involving direct working capital loans, the RLF will obtain collateral such as liens on inventories, receivables, fixed assets, and/or other available assets of the borrowers. Such liens shall be subordinate only to existing liens of record and other loans involved in the project. When appropriate, the borrower will be required to provide life insurance, fire hazard, or normal business insurance on all assets for the term and in the amount of the loan. Where required, the borrower shall also obtain flood insurance on property assigned as collateral.

## City of Moline Small Business and Façade Rehabilitation Incentives

### Revolving Loan Fund Program – Continued...

**Average Loan Size** – The minimum loan amount shall be \$10,000 with the maximum loan not exceeding \$100,000. No loan shall exceed the outstanding balance of the RLF account or 50% of the total project cost.

**Approval** – Approval of a RLF loan is determined by the City's Loan Committee with final approval from City Council.

**Federal Regulations** - All borrowers must comply with federal and state laws relating to civil rights, environmental protection, equal opportunity employment, flood protection, Davis-Bacon, access for the physically handicapped, affirmative action, historic sites, monthly employment reporting, and other regulations and assurances as required.

### Ineligible RLF Activities:

- Speculative activities, such as land banking and the construction of speculative buildings since they do not normally result in the near-term job creation or retention.
- Loan activities and economic benefits resulting from activities that are not located in the City of Moline. RLF assistance must be withdrawn if for any reason the activity financed is moved from the eligible area.
- Loans which assist the relocation of jobs from another labor area.
- Loans for the purpose of investing in high interest accounts, certificates of deposit or other investments.
- Loan guarantee program.
- RLF loans used as substitute for private capital, where conventional loans can be obtained.

For more information:  
Planning & Development Department: (309) 524-2035  
City of Moline, 619 19<sup>th</sup> Street, Moline, IL 61265, [www.moline.il.us](http://www.moline.il.us)



## City of Moline Small Business and Façade Rehabilitation Incentives

### Definitions

**Architectural integrity** is the ability for a property to convey its original design through the combination of elements that create the form, plan, space, structure, and style of a property.

**Business plan** is a formal statement of a set of business goals, the reasons why they are believed attainable, and the plan for reaching those goals. It also contains background information about the organization or team attempting to reach those goals.

**Equity investment** is the monetary value of property or business beyond any amounts owed on mortgages, claims, liens, etc., which is utilized to carry out a project.

**Forgivable loan** is an assistance extended by the City of Moline to the applicant/owner that is subject to a standard legal agreement, mortgage on the improved property, and a promissory note. The loan is generally reduced 20% each year after reimbursement until the end of the term (5 years) at which time it is considered "Paid in Full."

**Historic rehabilitation** is the act of making changes to a physical structure that is over 50 years of age that will increase its stabilization or enhance its design or appearance.

**Land banking** is the practice of purchasing raw land with the intent to hold on to it until such a time as it is profitable to sell.

**Main Street Design Committee** is a group of volunteers that are professionals in the fields of architecture, historic preservation, city planning, and real estate that meet periodically at City Hall to review commercial rehabilitation projects assisted by the City.

### Additional Resources

**Illinois Small Business Development Center (SCDC)** provides confidential one-on-one, no-cost business counseling to help prospective and established business owners make sound decisions about the feasibility of starting a business and the successful operation of a small business. For more information visit <http://www.sbdc.bhc.edu>

**SCORE** is meant to assist with developing an initial business plan, obtaining financing, and marketing procedures. SCORE offers free business counseling in many areas. Members are available on Tuesdays and Thursdays (10:00 AM-12:00 noon) at the Quad Cities Chamber-Moline office. For more information visit <http://quadcities.score.org/>

**Quad Cities Chamber of Commerce** exists to ensure the success of its partner businesses and to continually enhance the region's economic vitality and quality of life. For more information visit <http://www.quadcitieschamber.com>

For more information:  
Planning & Development Department: (309) 524-2035  
City of Moline, 619 19<sup>th</sup> Street, Moline, IL 61265, [www.moline.il.us](http://www.moline.il.us)

**MEMORANDUM OF UNDERSTANDING  
CITY OF MOLINE AND PROJECT MANAGEMENT TEAM  
MOLINE CENTRE PROJECT**

I. **CREATION OF PROJECT MANAGEMENT TEAM.** The City has agreed to create a Project Management Team (PMT) responsible for preparing and presenting a Memorandum of Understanding for the implementation of the Moline Comprehensive Plan Updates: Moline Centre, Floreciente and Edgewater to be known and referred to the Moline Riverfront Plan. The PMT will have only those powers given to them by previous or future Council rulings and ordinances, and those given by this Memorandum. All other activities requiring action or decision will require specific approval of the Council.

The PMT is charged with reviewing development projects and providing recommendations regarding said development projects in the Tax Increment Financing District#1, #5 (KONE), #11 (Multi-Modal), and #12 (RiverBend Commons) as well as those areas not currently in a TIF District but fall within the boundaries of the Moline Riverfront Plan. Further, the PMT shall serve as a vehicle for communication between such organizations as the Design Build Management Team, Property Owner's Group, Moline Centre Main Street, Western Illinois University and the City of Moline.

II. **INITIAL RESPONSIBILITY.** The initial responsibility of the PMT after approval of this Memorandum of Understanding will be to develop and recommend one or more specific redevelopment districts within the overall Plan. The district(s) will be chosen with respect to its potential positive impact on the Civic Center, its ability to generate significant tax revenue within the Tax Increment district, the immediacy of its nature and timing, and the feasibility of its success.

Additionally, the PMT shall develop and recommend to the Council specific funding strategies for each district. These strategies shall outline the economic feasibility and estimated financial return of each set of projects sufficient to warrant the Council's consideration. It is clearly understood that the City Council has final approval for all matters requiring City participation.

III. **COMMITTEES.** The PMT may establish committees for functional tasks and activities related to MCR Plan's implementation

IV. **VOTING MEMBERSHIP.** Voting membership of the Project Management Team will include the Mayor, four aldermen appointed by the Mayor with the advice and consent of the City Council, one member or appointed representative from Renew Moline, one member or appointed representative from the Board of Trustees of Western Illinois University, and two additional private sector members who shall be appointed by the Mayor with the advice and consent of the City Council.

A majority of voting members shall reside within the corporate limits of the City of Moline.

Staff members from the City, Renew Moline and Western Illinois University may take part in the discussions but may not vote.

V. **CREATION OF REDEVELOPMENT FUND.** If specific redevelopment districts and funding strategies are approved, the City agrees to set up a Moline Centre Redevelopment Fund

within its budget. The City will consider funding the Redevelopment Fund at levels found to be adequate for project implementation, based upon project feasibility and affordability.

Potential sources of funding may include Tax Increment Financing, both existing and projected; bond sales; special assessments; and gambling revenues; and all applicable federal and state revenues which may be available. If, after initial funding sources are identified, continued economic feasibility is proven, the City will continue funding the Redevelopment Fund on a yearly basis until such time as all Council-approved projects identified in the Moline Centre Master Plan are completed or until the Redevelopment Fund is proven to be economically infeasible, whichever is sooner.

**VI. INITIAL FUNDING.** It is recognized that an initial operating fund is needed for immediate preliminary activities related to MCR Plan, but for which funding sources may not be immediately available. To accomplish the initial activities until concrete funding sources have been established, Renew Moline agrees to provide the City with a cooperation agreement within which Renew Moline will commit to provide initial funding. The cooperation agreement will define other respective obligations of each party, subject to City Council review and approval.

**VII. PHASING OF PROJECTS.** It is understood that the MCR Plan be implemented in a phased approach, with the initial emphasis to be placed on the Civic Center District, Bass Street Landing, and/or the Riverfront Recreation District (see attached map). The City intends to proceed with remaining phases of the overall plan, provided that each subsequent phase is determined to be economically feasible.

**VIII. PLANNING, DESIGN AND ENGINEERING.** The City agrees to proceed with planning, final design and engineering of those projects which are approved within the aforementioned areas on a time schedule mutually agreeable to the City and PMT.

**IX. ACQUISITION, DEMOLITION AND RELOCATION.** If redevelopment districts are approved and established, the City agrees to work in partnership with the redevelopment group(s) to accomplish the following: acquire, relocate, demolish, and ready properties for redevelopment within the aforementioned areas, including, if necessary, the City's powers of eminent domain. The City and the redevelopment group(s) agree to make these properties available for the development proposal process in a manner timely to the requirements consistent with the MCR Plan.

**X. REDEVELOPMENT AGREEMENT(S).** The PMT shall develop a procedure and set of criteria to institute an RFP process for the purpose of identifying and selecting a private redevelopment group(s) and executing a redevelopment agreement(s).

The PMT shall work with the Redevelopment Group(s) to prepare a Redevelopment Agreement(s) between the City and the Redevelopment Group(s)

**XI. FUNDING SUMMIT.** The PMT shall proceed with and hold a governmental funding summit no later than December, 1991, for the purpose of seeking significant levels of state and federal funding for MCR Plan's implementation.

**XII. TERM OF PMT.** The Project Management Team will exist until the expiration of the initial Tax Increment financing District in 2021 and/or the useful life of the Moline Riverfront Plan which is expected to be 2024.

CITY OF MOLINE, ILLINOIS

PROJECT MANAGEMENT TEAM

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Attest: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Law Director

## EXHIBIT A

### SIXTH AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING CITY OF MOLINE AND PROJECT MANAGEMENT TEAM MOLINE CENTRE PROJECT

---

WHEREAS, a Memorandum of Understanding between the CITY OF MOLINE and the PROJECT MANAGEMENT TEAM was executed by the parties in accordance with Resolution No. 252-91, adopted October 22, 1991; and

WHEREAS, a First Amendment to the Memorandum of Understanding was executed by the parties in accordance with Resolution No. 38-93, adopted February 9, 1993; a Second Amendment Resolution No. 147-95, adopted June 20, 1995; a Third Amendment Resolution No. 279-99, adopted October 12, 1999; a Fourth Amendment Resolution No. 1044-2008, adopted March 11, 2008; and a Fifth Amendment Resolution No. 1065-2009, adopted May 26, 2009; and

WHEREAS, the present structure of the Project Management Team recognizes the need to restructure to better carry out the objectives of the Moline Centre Redevelopment Plan.

NOW, THEREFORE, THE PARTIES to said Memorandum of Understanding agree that the Memorandum of Understanding adopted on October 22, 1991 and its subsequent amendments be further amended by substituting the following numbered sections for those currently in the Memorandum of Understanding.

1. "Section I – Creation of Project Management Team. The City has agreed to create a Project Management Team (PMT) responsible for preparing and presenting a Memorandum of Understanding for the implementation of the Moline Comprehensive Plan Updates: Moline Centre, Floreciente and Edgewater to be known and referred to the Moline Riverfront Plan. The PMT will have only those powers given to them by previous or future Council rulings and ordinances, and those given by this Memorandum. All other activities requiring action or decision will require specific approval of the Council.

The PMT is charged with reviewing development projects and providing recommendations regarding said development projects in the Tax Increment Financing District#1, #5 (KONE), #11 (Multi-Modal), and #12 (RiverBend Commons), as well as those areas not currently in a TIF District but that fall within the boundaries of the Moline Riverfront Plan. Further, the PMT shall serve as a vehicle for communication between such organizations as the Design Build Management Team, Property Owner's Group, Moline Centre Main Street, Western Illinois University and the City of Moline."

2. "Section XII – Term of PMT. The Project Management Team will exist until the expiration of the initial Tax Increment Financing District in 2021 and/or the useful life of the Moline Riverfront Plan, which is expected to be 2024."

The parties also agree that all the remaining terms, conditions and provisions in the aforementioned Memorandum of Understanding shall remain in full force and effect with exception of those matters set forth herein above.

IN WITNESS WHEREOF the parties, by their official representatives, affix their hands and seals (if any) to this Sixth Amendment to the Memorandum of Understanding this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**CITY OF MOLINE, ILLINOIS**

**PROJECT MANAGEMENT TEAM**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chairman

ATTEST:

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**CITY OF MOLINE  
PRIVATE ACTIVITY BOND AUTHORITY HISTORY**

1989	Single Family Mortgage Program
1990	Ceded back to the State
1991	Ceded back to the State
1992	Ceded back to the State
1993	Single Family Mortgage Program
1994	City of East Moline (Water Service Extension Project)
1995	QCREDA
1996	QCREDA (Plastic Products Company)
1997	QCREDA
1998	QCREDA
2000	Single Family Mortgage Program
2001	QCREDA and Illinois Housing Development Authority (50/50)
2002	QCREDA (Heritage Woods Housing Project) and Illinois Housing Development Authority (50/50)
2003	QCREDA (Pheasant Ridge Housing Project)
2004	QCREDA (One Moline Place) and Illinois Housing Development Authority (48/52)
2005	QCREDA and Illinois Housing Development Authority (50/50)
2006	QCREDA and Illinois Housing Development Authority (33/67)
2007	QCREDA and Illinois Housing Development Authority (30/70)
2008	QCREDA (\$1.5M) IHDA (\$2,147,860)
2009	QCREDA (\$2,871,440) IHDA (\$1,000,000)
2010	QCREDA
2011	QCREDA
2012	QCREDA
2013	QCREDA
2014	QCREDA

## CITY OF MOLINE

### POLICY ON CEDING OF HOME RULE VOLUME CAP

**1. Home Rule Volume cap will first be used to support any eligible economic development project within the City of Moline.** Private activity bonds allow a business to access below market rate financing for an eligible activity. Current IRS rules restrict the types of uses for private activity bonds to manufacturing projects. These bonds may be issued under certain conditions for residential rental property, airports, docks, wharves, mass communing facilities, high-speed rail facilities, sewage, solid waste or hazardous waste disposal facilities, environmental enhancements of hydroelectric generating facilities, facilities for the local furnishing of electric energy or gas, facilities for the furnishing of water, or local district heating or cooling facilities. As there is a value to the City to be able to offer this type of financing for appropriate projects, it therefore shall be retained as long as possible prior to the May 1st deadline for ceding of authority.

**2. If no economic development projects are identified prior, the City of Moline will consider ceding its authority to another area community for a pending economic development project.** A neighboring Illinois community may request volume cap to undertake an economic development project. It would be possible that the project could have some benefit to Moline residents (i.e. job creation). Therefore, if the City has no use for its authority and a neighboring community does, the cap would be ceded to the neighboring community.

**3. If volume cap is not used to support an economic development project within the City of Moline or is not ceded to another area community for a pending economic development project, the City's volume cap will be ceded to the Quad City Regional Economic Development Authority.** Ceding the authority to QCREDA has several advantages. First, it allows the City to control its use until September of each year thereby extending the opportunity to use the volume cap as an economic development tool. Second, it avoids the volume cap allocation reverting to the State and its use completely out of the City's control. Finally, if the volume cap is not used by the City and can be used by QCREDA, it ensures that the project will be used within QCREDA's area of coverage (Rock Island, Henry, and Mercer Counties) with the potential to provide some area-wide or indirect benefit to the City of Moline.