



MOLINE CITY COUNCIL AGENDA

Tuesday, November 27, 2012

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

ROLL CALL

PLEDGE OF ALLEGIANCE

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		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

APPROVAL OF MINUTES

Committee-of-the-Whole and Council meeting minutes of November 13, 2012.

SECOND READING ORDINANCES

1. Council Bill/General Ordinance 3031-2012

An Ordinance levying and assessing taxes for the City of Moline, Illinois, for the tax levy year 2012 collectible 2013 and enacting an ordinance relating to the same subject matter.

EXPLANATION: Annually the City of Moline levies a tax on all real property within the City. It is collectible the following year and utilized as a revenue source for the budget. The 2012 Tax Levy is \$14,684,000.

FISCAL IMPACT: The levy must be passed and filed with the County Clerk in order to extend property taxes for the municipal portion of the property tax bill and will fund a portion of the 2013 budget.

PUBLIC NOTICE/RECORDING: File with County Clerk. No public hearing required as the levy is less than 105% of the previous year.

2. Council Bill/General Ordinance 3032-2012

An Ordinance levying a special AD VALOREM TAX within the City of Moline, Illinois Bass Street Landing Special Service Area #5 of the City of Moline, Illinois, for the tax levy year 2012 collectible 2013 and enacting an ordinance relating to the same subject matter.

EXPLANATION: On November 15, 2005 the City Council adopted Ordinance No. 4068-2005 establishing a special service area (Bass Street Landing). As provided by the SSA Act, the services are to be provided through a levy of an annual property tax not to exceed the amount necessary to produce a maximum annual tax of \$250,000. For 2012, a levy of \$80,400.00 is required to fund the 2013 budget.

FISCAL IMPACT: Special services provided to Bass Street Landing will be paid by the property owners in the established special service area.

PUBLIC NOTICE/RECORDING: This ordinance must be filed with the County Clerk by the last Tuesday in December.

3. Council Bill/General Ordinance 3033-2012

An Ordinance levying a special AD VALOREM TAX within the City of Moline, Illinois Downtown Special Service Area #6 of the City of Moline, Illinois, for the tax levy year 2012 collectible 2013 and enacting an ordinance relating to the same subject matter.

EXPLANATION: On July 15, 2008 the City Council adopted Ordinance No. 4034-2008 establishing a special service area (Downtown). As provided by the SSA Act, the services are to be provided through a levy of an annual property tax. For 2012, a levy of \$225,000.00 is required to fund the 2013 budget.

FISCAL IMPACT: Special services provided to the downtown will be paid by the property owners in the established special service area.

PUBLIC NOTICE/RECORDING: This ordinance must be filed with the County Clerk by the last Tuesday in December.

4. Council Bill/Special Ordinance 4053-2012

A Special Ordinance providing for the financing by the City of Moline, Illinois for the 5th Avenue Reconstruction, 12th – 19th Streets by authorizing issuance of \$1,100,000.00 in a Revenue Anticipation Note and purchase of the same by the General Fund of the City of Moline, Illinois

EXPLANATION: In 2009, City Council approved the 5th Avenue Reconstruction, 12th – 19th Streets Project. At that time, it was determined that the Downtown Special Service Area #6 would contribute \$1,500,000.00 toward the cost of the program. The Special Service Area #6 generates \$225,000.00 in property tax revenue annually and would allocate a payment of \$100,000.00 plus interest toward the financing of its' share of the project.

The Special Service Area #6 Fund has funded \$400,000.00 during fiscal years 2009 through 2012. The remaining balance will necessitate the need for gap financing over the remaining eleven years. It is recommended that the Special Service Area #6 Fund issue a Revenue Anticipation Note in the amount of \$1,100,000.00 to be repaid in full within eleven year as the annual \$100,000.00 plus interest allocations are realized. The General Fund has sufficient cash reserves to invest in the purchase of this Revenue Anticipation Note which will be interest bearing at the rate of 1.0% per annum.

FISCAL IMPACT: All monies received by the Special Service Area #6 Fund shall be pledged toward payment of the principal and interest of the Revenue Anticipation Note.

PUBLIC NOTICE/RECORDING: N/A

OMNIBUS VOTE

ITEMS NOT ON CONSENT

SECOND READING ORDINANCES

5. Council Bill/General Ordinance 3034-2012

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

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

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

PUBLIC NOTICE/RECORDING: N/A

OMNIBUS VOTE		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

3034-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

6. Council Bill/General Ordinance 3035-2012

An Ordinance designating the SouthPark Mall Redevelopment Project Area.

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

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

PUBLIC NOTICE/RECORDING: N/A

3035-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

7. Council Bill/General Ordinance 3036-2012

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

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

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

PUBLIC NOTICE/RECORDING: N/A

3036-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

8. Council Bill/General Ordinance 3037-2012

An Ordinance approving the Tax Increment Redevelopment Plan and Project for Route 6/150 Redevelopment Project Area.

EXPLANATION: The creation of Moline’s ninth Tax Increment Finance (TIF) district is being considered in order to assist the development of the Route 6/150 Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB’s recommendation to City Council passed unanimously.

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

PUBLIC NOTICE/RECORDING: N/A

3037-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

9. Council Bill/General Ordinance 3038-2012

An Ordinance designating the Route 6/150 Redevelopment Project Area.

EXPLANATION: One of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the

area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed unanimously.

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

PUBLIC NOTICE/RECORDING: N/A

3038-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

10. Council Bill/General Ordinance 3039-2012

An Ordinance adopting Tax Increment Financing for the Route 6/150 Redevelopment Project Area.

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

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

PUBLIC NOTICE/RECORDING: N/A

3039-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

RESOLUTIONS

11. Council Bill/Resolution 1272-2012

A Resolution authorizing the Mayor and City Clerk to execute a contract with Gold Star FS, Inc. for 2013 Spring Diesel Fuel Average Price Contract and 2013 Fall Diesel Fuel Average Price Contract.

EXPLANATION: Fleet Services currently monitors fuel pricing trends and obtains bids for the products needed from suppliers for the City's central fuel island. In an effort to use our greater purchasing power now that we are a product distribution center for five agencies, Fleet Services would like to enter into a buying community for a test period during the 2013 budget year. This buying community has been used and tested by school districts over the past 12 months and is currently being opened up for admission until November 28 by other agencies. The test strategy being recommended by Fleet Services for Moline would be to contract for a purchase of a total of 24,000 gallons of Ultra Low Sulfur Clear (ULSC) Diesel Fuel during 2013(12,000 gallons/Spring Contract and 12,000 gallons/Fall Contract).

This is approximately 15% of the anticipated annual need. This test period will allow Fleet Services the opportunity to purchase product four times throughout the year at a fixed forward sales contract price during times when the seasonal market may be experiencing volatility. Additional documentation is attached.

FISCAL IMPACT: Potential savings per gallon of up to \$0.40.

PUBLIC NOTICE/RECORDING: N/A

1272-2012		
Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

FIRST READING ORDINANCES

12. Council Bill/General Ordinance 3028-2012

An Ordinance approving the Tax Increment Redevelopment Plan and Project for the 41st Street Redevelopment Project Area.

EXPLANATION: The creation of Moline's tenth Tax Increment Finance (TIF) district is being considered in order to assist the development of the 41st Street Redevelopment Project Area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed with a 2-1 vote.

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: File with County Clerk

13. Council Bill/General Ordinance 3029-2012

An Ordinance designating the 41st Street Redevelopment Project Area.

EXPLANATION: One of the responsibilities of City Council with regard to creating a TIF district is to designate the proposed area as the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed with a 2-1 vote.

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: File with County Clerk

14. Council Bill/General Ordinance 3030-2012

An Ordinance adopting Tax Increment Financing for the 41st Street Redevelopment Project Area.

EXPLANATION: The final action by City Council is to adopt tax increment financing for the redevelopment project area. The Joint Review Board (JRB) met September 25, 2012. The JRB reviewed the eligibility study and redevelopment plan and concluded that the area is blighted and can be considered for TIF designation. The JRB's recommendation to City Council passed with a 2-1 vote.

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: File with County Clerk

15. Council Bill/ General Ordinance 3040-2012

An Ordinance amending Chapter 20 "MOTOR VEHICLES AND TRAFFIC," of the Moline Code of Ordinances, Appendix 10 thereof, "PARKING PROHIBITED AT ANY TIME," by removing 20th Avenue, on both sides, from the west line of 16th Street, west for a distance of 50 feet.

EXPLANATION: Traffic Committee reviewed request and recommends approval.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

16. Council Bill/Special Ordinance 4054-2012

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 Reindeer Ramble scheduled for Sunday, December 2, 2012. **CONSIDERATION REQUESTED**

EXPLANATION: This is a yearly event.

FISCAL IMPACT: N/A

PUBLIC NOTICE/RECORDING: N/A

Consideration Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

CB 4054 Council Member	Aye	Nay
Knaack		
Parker		
Raes		
Ronk		
Turner		
Schoonmaker		
Liddell		
Acri		
Mayor Welvaert		

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. 3031-2012

Sponsor_____

AN ORDINANCE

LEVYING and Assessing taxes for the City of Moline, Illinois for the tax levy year 2012 collectible in the year 2013 and enacting an ordinance relating to the same subject matter.

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

Section 1. That the total amount of appropriations for all corporate purposes legally made to be collected from the levy of the current fiscal year is hereby ascertained to be the sum of Fourteen Million, Six Hundred Eighty Four Thousand Dollars and no cents (\$14,684,000.00).

Section 2. That this Council hereby determines that the amount of money estimated to be necessary to be raised by taxation upon the taxable property within this City for general corporate and special municipal purposes (exclusive of any amount levied for election cost or debt service purposes) is \$14,684,000.00. The levy for general corporate fund purposes and the levies for separate special fund purposes are set forth and designated in the attached Exhibit A, which is made a part of this Ordinance by reference.

Section 3. That the estimated amount determined to be necessary to be levied in Section 1 is 100.0% (one hundred percent) of the amount of property taxes extended upon the tax levy of the preceding year.

Section 4. That the amount of Fourteen Million, Six Hundred Eighty Four Thousand Dollars and no cents ascertained as aforesaid be, and the same is hereby levied and assessed on all property subject to taxation within the City of Moline according to the value of said property as the same is assessed and equalized for State and County purposes for the current year.

Section 5. That the levy ordinance is adopted pursuant to the procedures as set forth in Illinois Municipal Code, 65ILCS 5/8-3-1 et seq. Chapter 2, and Sect. 2-2304 of the Moline Code of Ordinances, provided, however, any tax rate limitation of substantive limitation as to tax levies in the Illinois Municipal Code in conflict with the ordinance shall not be applicable to this ordinance pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

Section 6. That there is hereby certified to the County Clerk of Rock Island County, Illinois, the several sums aforesaid, constituting said total amount and that said total amount of Fourteen Million, Six Hundred Eighty Four Thousand Dollars and no cents (14,684,000.00) which said total amount the City requires to be raised by taxation for the 2013 fiscal year of said City; and the City Clerk is hereby ordered and directed to file with the County Clerk on or before the time required by law a certified copy of this ordinance.

Section 7. That this ordinance shall be in full force and effect from and after passage, approval, and, if required by law, publication in the manner provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

2012 Property Tax Levy

<u>Purpose</u>	<u>Amount</u>
Police Pension	\$ 2,964,365.00
Fire Pension	\$ 3,279,525.00
Illinois Municipal Retirement Fund	\$ 1,824,680.00
Social Security	\$ 1,332,555.00
Parks	\$ 2,612,265.00
Library	<u>\$ 2,670,610.00</u>
TOTAL LEVY	<u>\$14,684,000.00</u>

Council Bill/General Ordinance No. 3032-2012
Sponsor: _____

AN ORDINANCE

LEVYING A Special AD VALOREM TAX within the City of Moline, Illinois, Bass Street Landing, Special Service Area #5 of the City of Moline, Rock Island, County, Illinois.

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

Section 1. **Findings.** The City Council (the “City Council”) of the City of Moline, Rock Island County, Illinois (the “City”) finds and declares as follows:

(a) Pursuant to the provisions of the 1970 Constitution of the State of Illinois (the “Constitution”), the City of Moline, Rock Island County, Illinois, is authorized to create special service areas in and for the City.

(b) Special Service Areas are established by home rule units pursuant to Section 6(1) of Article VII of the Constitution, which provides:

“The General Assembly may not deny or limit the power of home Rule units...(2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services; and, are established pursuant to the provision of the Special Service Area Tax Law of the State of Illinois, 35 ILCS 200/27-5 et seq., as amended (the “Law”), and pursuant to the Property Tax Code of the State of Illinois, 35 ILCS 200/1-1, as amended.”

(c) At its regular meeting on November 15, 2005, the City Council adopted Ordinance No. 4068-2005 establishing a special service area (Bass Street Landing).

(d) The Bass Street Landing Special Service Area will benefit from the municipal services to be provided including, without limitation: engineering, soil testing and appurtenant work, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, parking lots, sidewalks, bike paths and related street improvements; and, equipment and materials necessary for the maintenance thereof, landscaping, tree installation, vegetation maintenance and control, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs, snow removal, cul-de-sac creation and

maintenance, public right-of-way creation and maintenance, public property maintenance to a higher standard than throughout the City generally, provision of amenities, (collectively, the “Services).

(e) As provided in the SSA Act, the Services are to be provided through the levy of a direct annual ad valorem tax (the “Taxes”) upon all taxable property within the territory, the maximum of such taxes to be extended in any year for special services within the proposed special service area shall not exceed the amount necessary to produce a maximum annual tax levy of \$250,000.

(f) The establishment of the Bass Street Landing Special Service Area in the City for the purpose of providing the Services within the Territory, and the levy of the Taxes for the purposes described in subsection (d) was considered at a public hearing held on December 6, 2005, by the City Council of the City.

(g) Notice of the hearing was given by publication on November 20, 2005, not less than 15 days prior to the public hearing in the Dispatch, a newspaper qualified to carry legal notices, published in the City of Moline, Illinois, and having a general circulation within the City.

(h) Mailed notice of the hearing was given by depositing the notice in the United States first class mails, postage prepaid, not less that 10 days prior to the time set for the hearing addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Territory; and, in those cases where taxes for the last preceding year were not paid, the notice was sent to the person or persons last listed on the tax rolls prior to that year as the owner or owners of the property.

(i) The hearing notice complied with all of the applicable requirements of the SSA Act.

(j) No petition objecting to the establishment of the Bass Street Landing Special Service Area or the levying of the Taxes, signed by at least 51% of the electors residing within the Territory and by at least 51% of the owners of record of the land included within the boundaries of the Territory, was filed with the City Clerk during the Petition Period.

(k) The City has satisfied all of the requirements of the SSA Act that are conditions to the establishment of the Bass Street Landing Special Service Area and the levy of the Taxes.

Section 2. **Levy of Tax.** For the purpose of providing the Services within the Bass Street Landing Special Service Area during the fiscal year of the City ending on December 31, 2013, pursuant to the SSA Act, there is levied a special ad valorem tax (the "Tax") against all of the taxable property in the Bass Street Landing Special Service Area subject to taxation for the fiscal year ending on December 31, 2013, necessary to produce the sum of \$80,400. The Tax shall be in addition to all other taxes provided by law and shall be extended in the manner provided by the Property Tax Code, 35 ILCS 200/1-1 et seq.

Section 3. **Filing for Record with County Clerk; Deadline for Filing.** As required by Section 27-75 of the SSA Act, the City Clerk is directed to file for record a certified copy of this Ordinance with the County Clerk of the County of Rock Island, Illinois, promptly following its adoption and approval and in any case not later than the last Tuesday of December, 2012.

Section 4. **Ratification of Proceedings.** The City Council ratifies, confirms and approves (i) the public notice of the public hearing that was given by publication and by mail as described in Section 1 of this Ordinance, and (ii) all proceedings in connection with the establishment of Bass Street Landing Special Service Area and the levy of the Taxes.

Section 5. **Severability.** If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision will not affect any of the other provisions of this Ordinance.

Section 6. **Supersede and Effective Date.** All ordinances, resolutions and orders, or parts of ordinances, resolutions and orders, in conflict with this Ordinance are repealed and this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/General Ordinance No. 3033-2012
Sponsor: _____

AN ORDINANCE

LEVYING A Special AD VALOREM TAX within the City of Moline, Illinois, Downtown, Special Service Area #6 of the City of Moline, Rock Island, County, Illinois.

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

Section 1. **Findings.** The City Council (the “City Council”) of the City of Moline, Rock Island County, Illinois (the “City”) finds and declares as follows:

(a) Pursuant to the provisions of the 1970 Constitution of the State of Illinois (the “Constitution”), the City of Moline, Rock Island County, Illinois, is authorized to create special service areas in and for the City.

(b) Special Service Areas are established by home rule units pursuant to Section 6(1) of Article VII of the Constitution, which provides:

“The General Assembly may not deny or limit the power of home Rule units...(2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services; and, are established pursuant to the provision of the Special Service Area Tax Law of the State of Illinois, 35 ILCS 200/27-5 et seq., as amended (the “Law”), and pursuant to the Property Tax Code of the State of Illinois, 35 ILCS 200/1-1, as amended.”

(c) At its regular meeting on July 15, 2008, the City Council adopted Ordinance No. 4034-2008 establishing a special service area (Downtown).

(d) The Downtown Special Service Area will benefit from the municipal services to be provided including, without limitation: engineering, soil testing and appurtenant work, storm water management facilities, storm drainage systems and storm sewers, site clearing and tree removal, public water facilities, sanitary sewer facilities, erosion control measures, roads, streets, curbs, gutters, street lighting, traffic controls, parking lots, sidewalks, bike paths and related street improvements; and, equipment and materials necessary for the maintenance thereof, landscaping, tree installation, vegetation maintenance and control, costs for land and easement acquisitions relating to any of the foregoing improvements, required tap-on and related fees for water or sanitary sewer services and other eligible costs, snow removal, cul-de-sac creation and maintenance,

public right-of-way creation and maintenance, public property maintenance to a higher standard than throughout the City generally, provision of amenities, (collectively, the “Services).

(e) As provided in the SSA Act, the Services are to be provided through the levy of a direct annual ad valorem tax (the “Taxes”) upon all taxable property within the territory.

(f) The establishment of the Downtown Special Service Area in the City for the purpose of providing the Services within the Territory, and the levy of the Taxes for the purposes described in subsection (d) was considered at a public hearing held on April 15, 2008, by the City Council of the City.

(g) Notice of the hearing was given by publication on March 30, 2008, not less than 15 days prior to the public hearing in the Dispatch, a newspaper qualified to carry legal notices, published in the City of Moline, Illinois, and having a general circulation within the City.

(h) Mailed notice of the hearing was given by depositing the notice in the United States first class mails, postage prepaid, not less than 10 days prior to the time set for the hearing addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Territory; and, in those cases where taxes for the last preceding year were not paid, the notice was sent to the person or persons last listed on the tax rolls prior to that year as the owner or owners of the property.

(i) The hearing notice complied with all of the applicable requirements of the SSA Act.

(j) No petition objecting to the establishment of the Downtown Special Service Area or the levying of the Taxes, signed by at least 51% of the electors residing within the Territory and by at least 51% of the owners of record of the land included within the boundaries of the Territory, was filed with the City Clerk during the Petition Period.

(k) The City has satisfied all of the requirements of the SSA Act that are conditions to the establishment of the Downtown Special Service Area and the levy of the Taxes.

Section 2. **Levy of Tax.** For the purpose of providing the Services within the Downtown Special Service Area during the fiscal year of the City ending on December 31, 2013, pursuant to the SSA Act, there is levied a special ad valorem tax (the "Tax") against all of the taxable property in the Downtown Special Service Area subject to taxation for the fiscal year ending on December 31, 2013, necessary to produce the sum of \$225,000. The Tax shall be in addition to all other taxes provided by law and shall be extended in the manner provided by the Property Tax Code, 35 ILCS 200/1-1 et seq.

Section 3. **Filing for Record with County Clerk; Deadline for Filing.** As required by Section 27-75 of the SSA Act, the City Clerk is directed to file for record a certified copy of this Ordinance with the County Clerk of the County of Rock Island, Illinois, promptly following its adoption and approval and in any case not later than the last Tuesday of December, 2012.

Section 4. **Ratification of Proceedings.** The City Council ratifies, confirms and approves (i) the public notice of the public hearing that was given by publication and by mail as described in Section 1 of this Ordinance, and (ii) all proceedings in connection with the establishment of Downtown Special Service Area and the levy of the Taxes.

Section 5. **Severability.** If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision will not affect any of the other provisions of this Ordinance.

Section 6. **Supersede and Effective Date.** All ordinances, resolutions and orders, or parts of ordinances, resolutions and orders, in conflict with this Ordinance are repealed and this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/Special Ordinance No. 4053-2012
Sponsor _____

A SPECIAL ORDINANCE

PROVIDING for the financing by the City of Moline, Illinois for the 5th Avenue Reconstruction, 12th – 19th Streets by authorizing issuance of \$1,100,000.00 in a Revenue Anticipation Note and purchase of the same by the General Fund of the City of Moline, Illinois, appropriating monies for said purposes, and authorizing execution of any related documents.

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, Illinois has determined that it is in the best interest and welfare of the citizens of Moline, that the Special Service Area #6 Fund contribute toward the 5th Avenue Reconstruction, 12th – 19th Streets project in the amount of \$1,500,000.00; that said payment out of current revenues would be too great a burden for the citizens to bear and that the payment of \$1,100,000.00 be established through the issuance and sale of a Revenue Anticipation Note for corporate purposes, which issuance and sale is advisable and in the best interest of the City and the public, that it is necessary, essential, and in the best interest of the City of Moline that the City be authorized to borrow money; that the General Fund has reserves in an amount sufficient to purchase a revenue anticipation note equaling \$1,100,000.00; that said notes be repaid out of future revenues of the Special Service Area #6 Fund; and that borrowing of money from the General Fund to contribute toward the payment of the aforementioned project is in the public interest and is necessary for the welfare of the government and affairs of the City in that said borrowing is necessary, and, therefore, that said borrowing for said purposes is a proper public purpose, and said City Council finding all these matters contained herein to exist and to be accurate and reasonable projections of the needs of the Special Service Area #6 and the City hereby finds that the borrowing of \$1,100,000.00 for the aforementioned project is necessary for the welfare of the government and affairs of the City of Moline, Illinois, is and serves a proper public purpose, and is in the public interest.

Section 2. For the purpose of financing there is hereby authorized to be issued by the City of Moline a Revenue Anticipation Note in the principal sum of \$1,000,000.00. Said warrants shall be designated “Revenue Anticipation Note, Series 2012A”, be dated December 1, 2012, be registered both as to principal and interest; be subject to prepayment of all or any portion of the remaining principal or interest, without penalty at any time; and mature serially on the date and the year and in the amount and interest rates as follows:

<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Maturity</u>	<u>Interest Rate</u>
\$95,099.48	\$11,000.00	12/2013	1.00
\$96,050.48	\$10,049.01	12/2014	1.00
\$97,010.98	\$ 9,088.50	12/2015	1.00
\$97,981.09	\$ 8,118.39	12/2016	1.00
\$98,960.90	\$ 7,138.58	12/2017	1.00
\$99,950.51	\$ 6,148.97	12/2018	1.00
\$100,950.02	\$ 5,149.47	12/2019	1.00
\$101,959.52	\$ 4,139.97	12/2020	1.00
\$102,979.11	\$ 3,120.37	12/2021	1.00
\$104,008.90	\$ 2,090.58	12/2022	1.00
\$105,048.99	\$ 1,050.49	12/2023	1.00

Principal and interest shall be payable at the Accounts and Finance Office of the City of Moline.

The note shall be prepared in typed form.

The note shall be signed by the Mayor and attested by the City Clerk, countersigned by the Finance Director and the corporate seal of the City of Moline shall be affixed thereto.

Section 3. The note, together with interest thereon, shall be a limited obligation of the City of Moline secured solely by a pledge of revenue from the Special Service Area #6 Fund and shall be a valid claim of the registered owner thereof only against said revenues as subordinated hereinabove. The note and the obligation to pay interest thereof do not now and shall never constitute an indebtedness or loan of credit of the City of Moline, the State of Illinois, or any political subdivision thereof, or charge against their general taxing powers within the meaning of any constitutional or statutory provision of the State of Illinois.

Section 4. That each of said note shall be substantially in the following form:

UNITED STATES OF AMERICA
STATE OF ILLINOIS
REVENUE ANTICIPATION NOTE, SERIES 2012A
SPECIAL CORPORATE PURPOSE
CITY OF MOLINE, ILLINOIS

NUMBER _____

AMOUNT _____

KNOW ALL MEN BY THESE PRESENTS: That the City of Moline, in the County of Rock Island and State of Illinois, will pay to the registered owner hereof at the Accounts and Finance Office, in the City of Moline, Illinois the sum of \$95,099.48, on the 1st day of December 2013, together with interest thereon at the rate of 1.00% per annum from the date hereof until paid or until notice shall be given by certified mail that the money for its payment is available and that it will be paid on presentation.

All monies received by the Special Service Area #6 Fund shall be pledged toward payment of the principal and interest beginning December 1, 2013.

Said principal and interest thereon shall be paid in lawful money of the United States of America and shall be subject to prepayment of all or any portion of the remaining principal or interest, without penalty at any time.

IT IS HEREBY CERTIFIED that the City of Moline is a home rule municipality and that all acts, conditions and things required by law precedent to and in the issuance thereof shall have been properly done, have happened, and have performed and that these matters are entirely within the discretion of the City Council of the City of Moline as the legislative body of a home rule municipality.

IN TESTIMONEY WHEREOF the City of Moline, by and through its Mayor and Council has caused its' corporate seal to be hereto affixed and this note to be signed by its Mayor, attested to by its' City Clerk, and countersigned by its' Finance Director as of the 1st day of December, 2012.

CITY OF MOLINE, ILLINOIS

Mayor

Date

ATTEST: _____
City Clerk

REGISTERED AND COUNTERSIGNED

Finance Director

Section 5. That the Finance Director is hereby authorized and directed to use surplus money in the General Fund of the City of Moline to purchase said note and to cause the appropriate accounting entries to be made to reflect such transaction and the intent of this Ordinance.

Section 6. That \$1,100,000.00 be and hereby is appropriated in the Special Service Area #6 Fund for the purchase of said note and that \$1,100,000.00 be and hereby is appropriated in the Special Service Area #6 Fund to finance the contribution for the 5th Avenue Reconstruction, 12th – 19th Streets project; and, that payments received from the Special Service Area #6 Fund be, and hereby are, pledged to reduce the loan balance in the General Fund for as long as said note remains unpaid.

Section 7. That this ordinance shall be in full force and effect, from and after passage; and if required by law, publication in the manner provided by law.

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

Council Bill/General Ordinance No. 3034-2012

Sponsor: _____

AN ORDINANCE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____

City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 2

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

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

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

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

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

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

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

Exception 3

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

Tax Increment Financing Redevelopment Plan & Project

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

Prepared for
City of Moline, Illinois

Prepared by

PGAV  **PLANNERS**

August 23, 2012

CITY OF MOLINE, ILLINOIS

MAYOR

Donald P. Welvaert

CITY COUNCIL

Stephanie Acri

John Knaack

Sean Liddell

Richard Meredith

J. Scott Raes

Ted Ronk

Kevin Schoonmaker

Lori Turner

CITY CLERK

Tracy A. Koranda

FINANCE OFFICER

Kathleen Carr

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Ray Forsythe

CITY ATTORNEY

Maureen E. Riggs

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APPENDIX

Attachment A - Resolution No. 1026-2011
Attachment B - Map Exhibits
 A - Redevelopment Project Area Boundary
 B-1 - Existing Land Use
 B-2 - Buildings and Year of Building Construction
 C - Building Vacancies
 E - General Land Use Plan
Attachment C - Boundary Description, SouthPark Mall Redevelopment Project Area
Attachment D - Existing Conditions Photos
Attachment E - Parcel Identification Numbers, Property Owner and 2011 EAV

SECTION I

INTRODUCTION

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

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

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

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

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

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

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

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

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

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

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

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

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

B. Summary of Findings

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

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

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

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

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

B. Statutory Qualifications

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

1. Eligibility of a Blighted Area

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

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

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

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

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

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

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

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

2. Eligibility of a Conservation Area

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

C. Investigation and Analysis of Blighting Factors

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

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

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

D. Analysis of Conditions in the Area

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

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

1. Findings on Improved Area

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit D

COMPARISON OF EAV GROWTH RATES (2006 - 2011)

SouthPark Mall Redevelopment Project Area
 City of Moline, Illinois

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

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

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

2. Findings on Vacant Land

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

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

E. Summary of Eligibility Factors for the Area

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

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

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

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

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

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

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

B. General Land Uses to Apply

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

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

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

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

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

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

C. Objectives

The objectives of the Redevelopment Plan are:

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

D. Program Policies to Accomplish Objectives

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

E. Redevelopment Projects

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

1. Private Redevelopment Activities:

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

2. Public Redevelopment Activities:

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

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

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

3. Land Assembly, Displacement Certificate & Relocation Assistance:

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

F. Estimated Redevelopment Project Costs

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

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

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

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

Notes:

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

G. Description of Redevelopment Project Costs

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

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

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

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

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

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

SECTION V

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

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

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

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

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

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

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

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

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

Exhibit G

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

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

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

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

³ Total City EAV minus Project Area EAV.

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

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

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

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

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

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

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

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

D. Assessment of Financial Impact

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

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

E. Estimated Date for Completion of the Redevelopment Projects

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

F. Most Recent Equalized Assessed Valuation

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

G. Redevelopment Valuation

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

H. Source of Funds

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

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

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

I. Nature and Term of Obligations

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

J. Fair Employment Practices and Affirmative Action

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

K. Reviewing and Amending the TIF Plan

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

APPENDIX

ATTACHMENT A

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

Council Bill/Resolution No. 1026-2011

Sponsor: _____

A RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF MOLINE, ILLINOIS



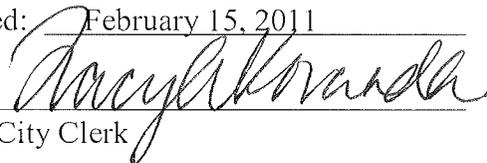
Mayor

February 8, 2011

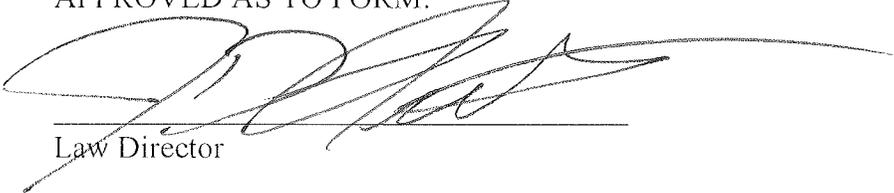
Date

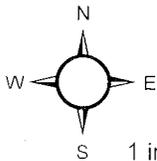
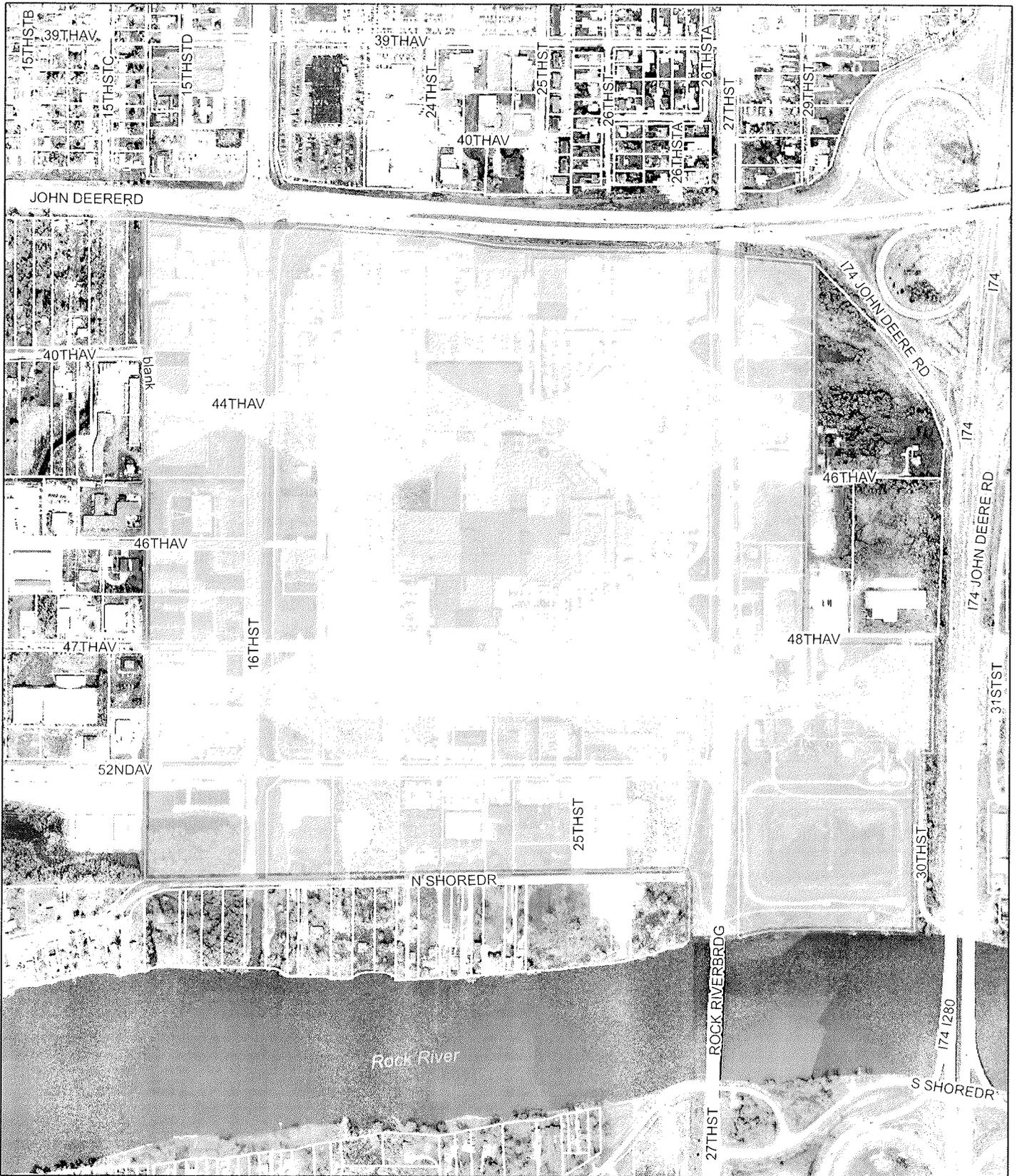
Passed: February 8, 2011

Approved: February 15, 2011

Attest: 
City Clerk

APPROVED AS TO FORM:


Law Director



1 inch = 600 feet

TIF Study Area Southpark Mall

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

ATTACHMENT B

**Map Exhibits
SouthPark Mall Redevelopment Project Area**

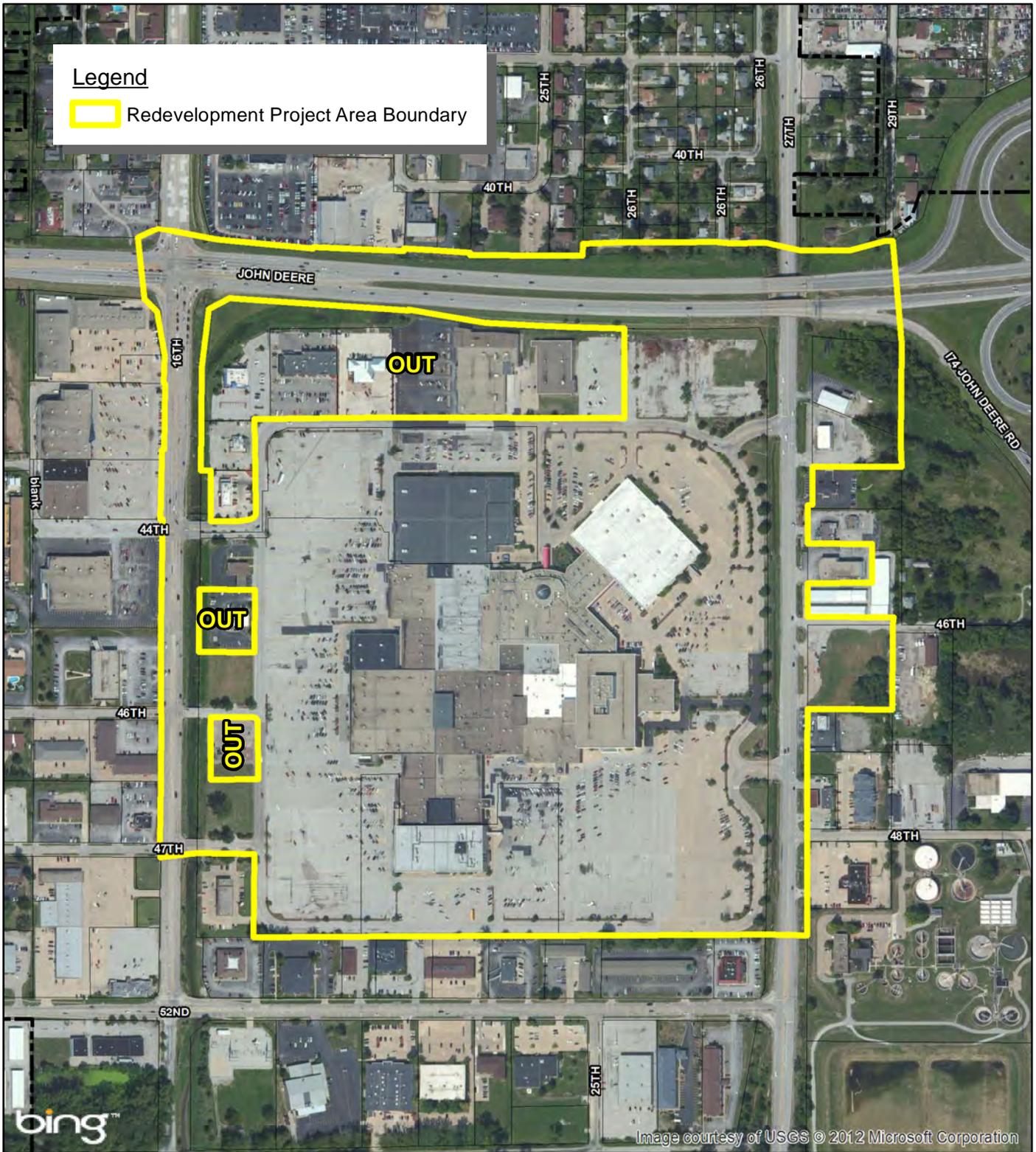
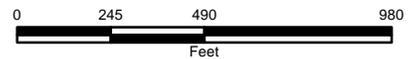


Exhibit A
Redevelopment Project Area Boundary
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

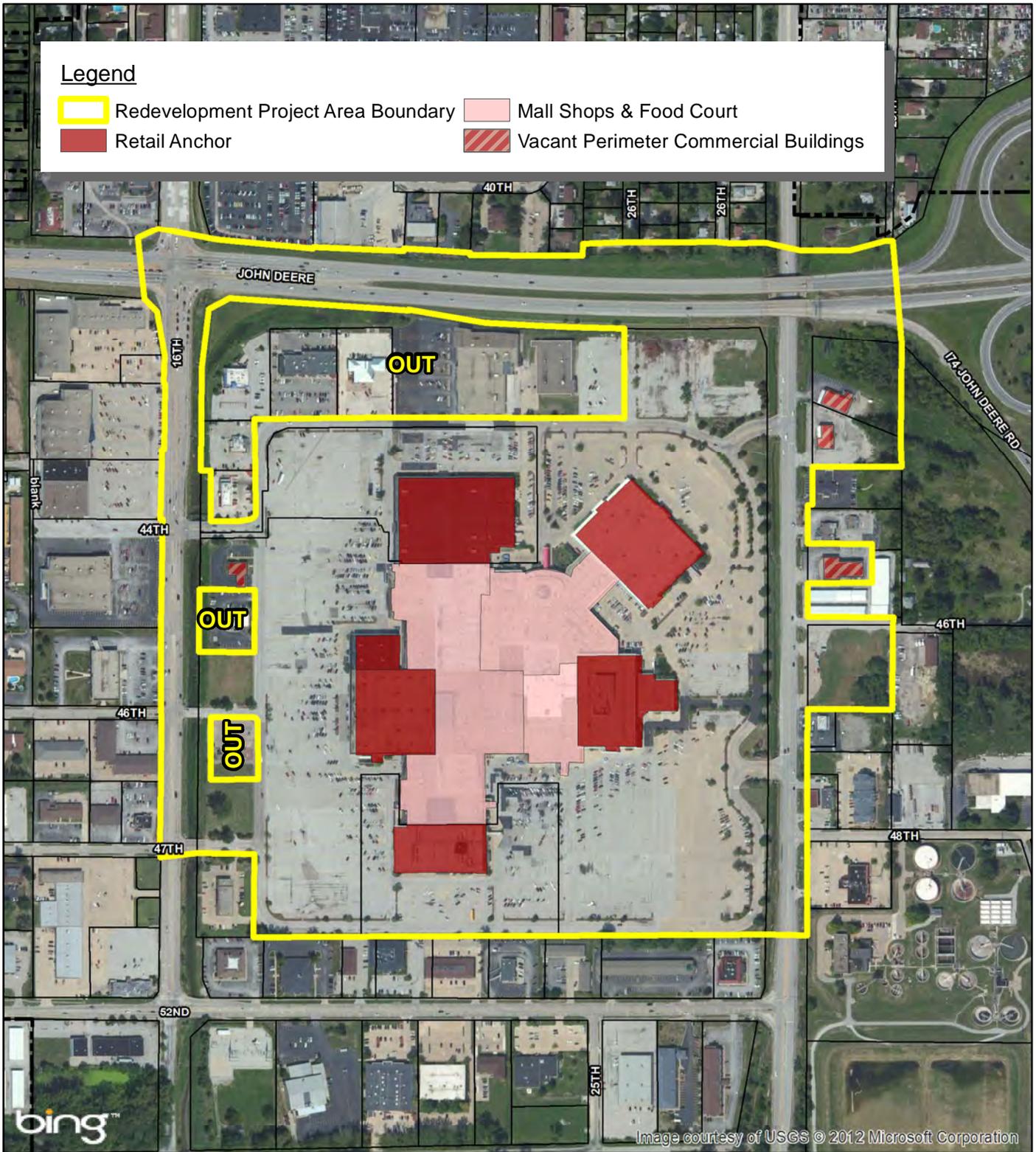
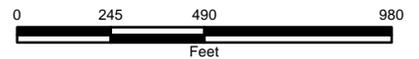


Exhibit B-1
Existing Land Use

SouthPark Redevelopment Project Area
City of Moline, Illinois



May 2012

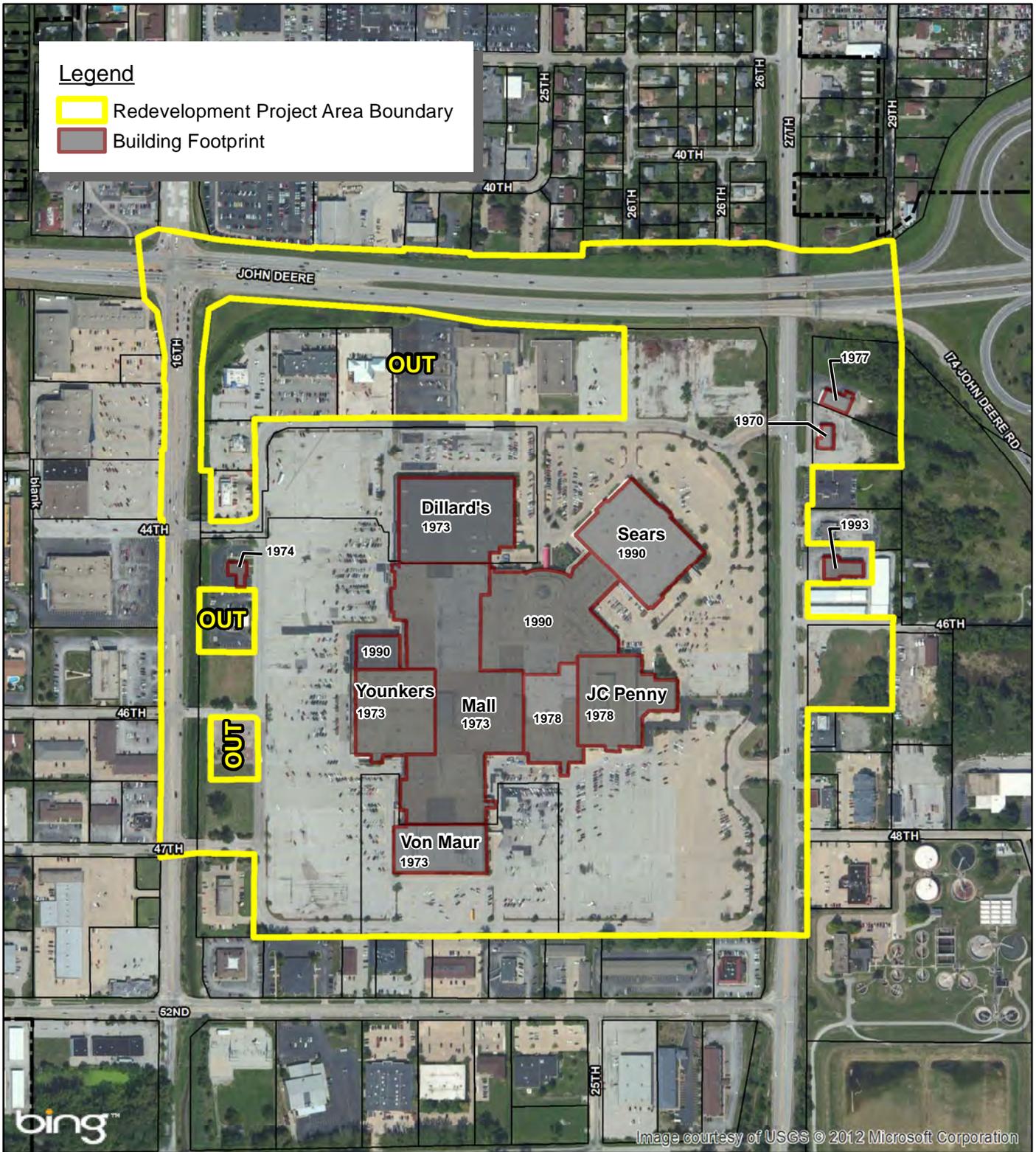
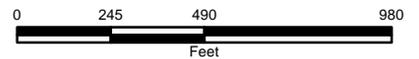


Exhibit B-2
Buildings and Year of Building Construction
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012

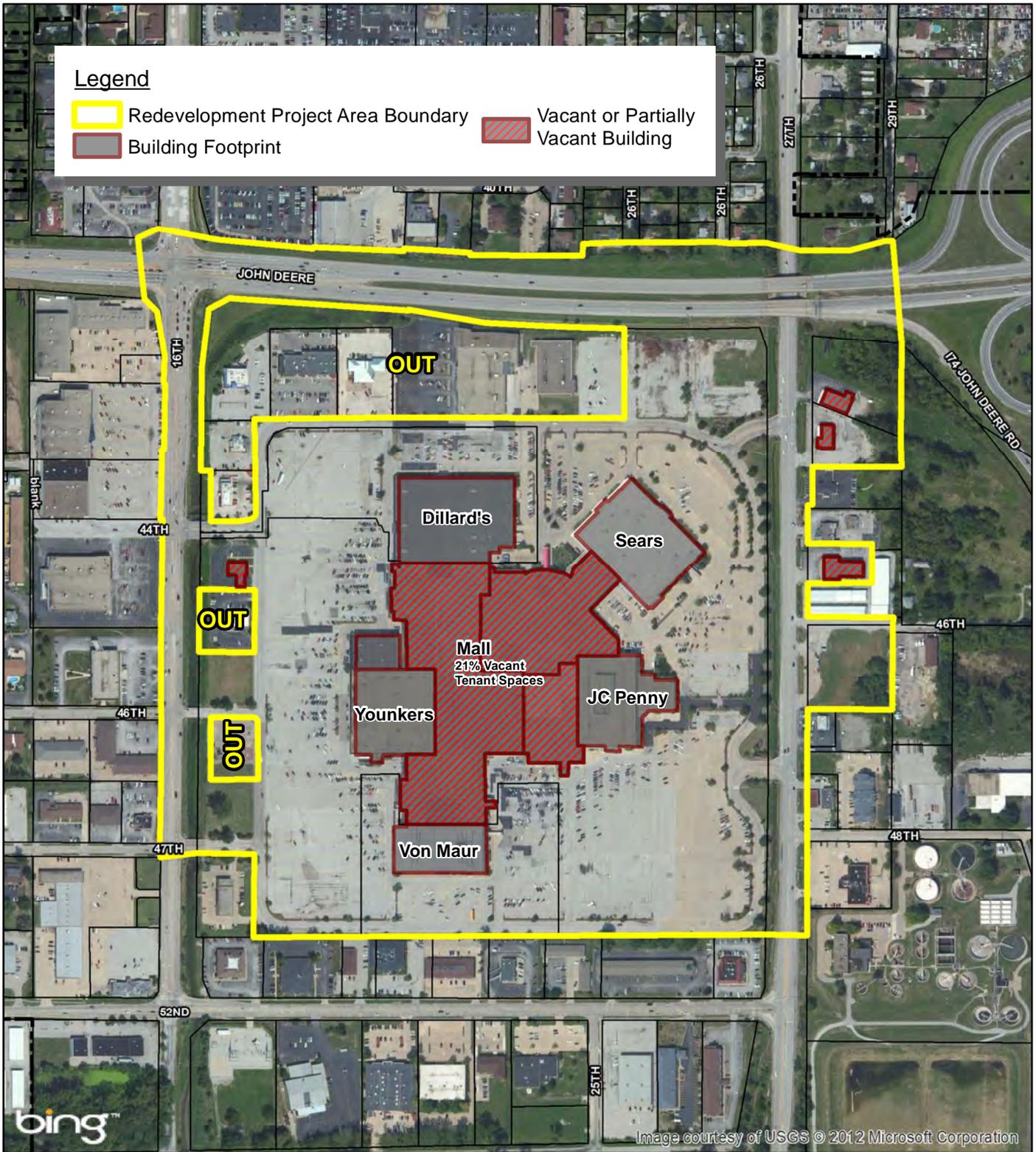
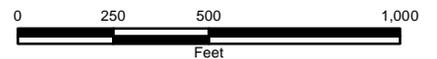


Exhibit C Building Vacancies

SouthPark Redevelopment Project Area
City of Moline, Illinois



May 2012

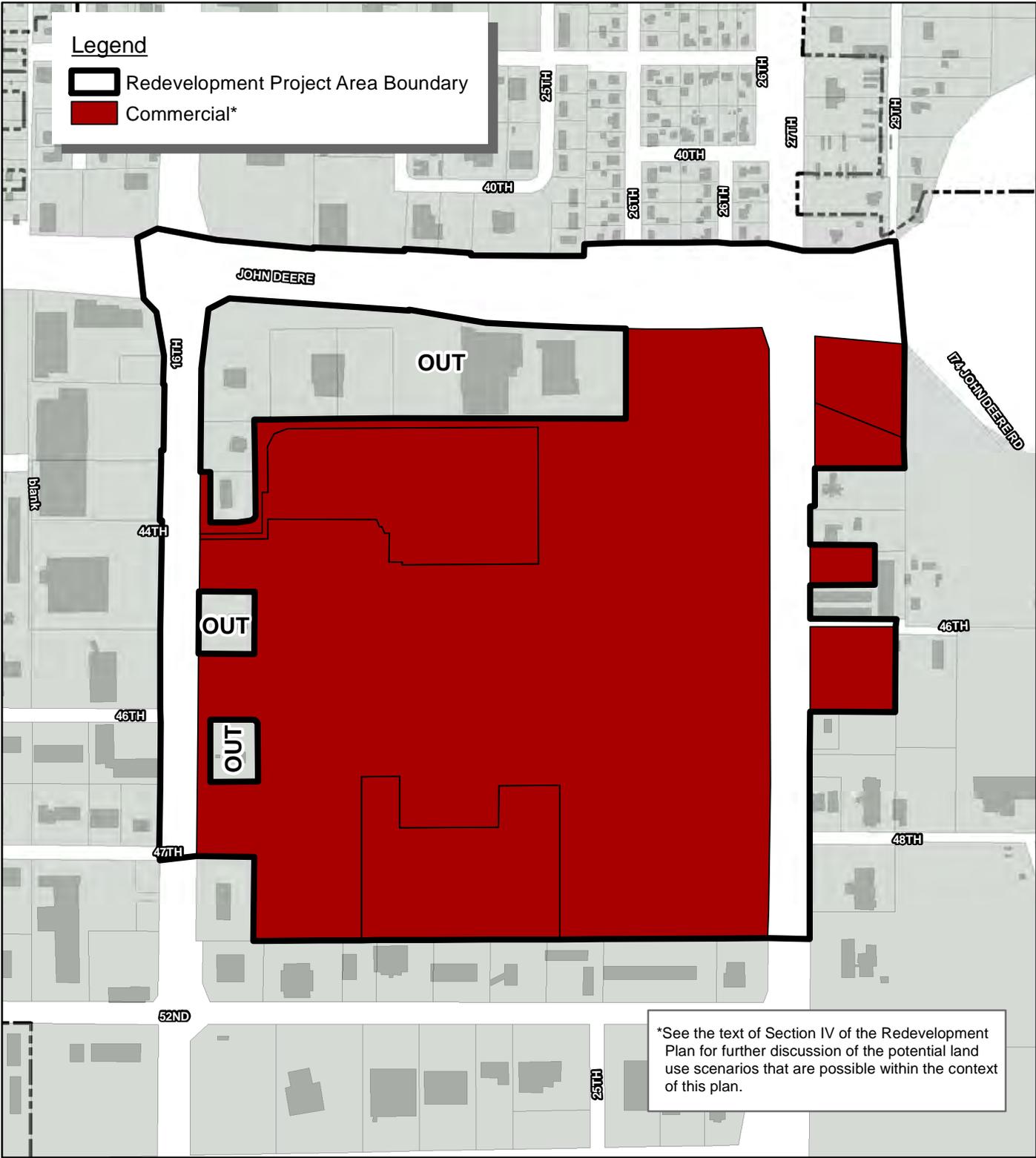
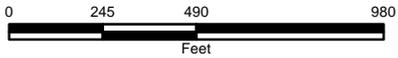


Exhibit E
General Land Use Plan
 SouthPark Redevelopment Project Area
 City of Moline, Illinois



May 2012



ATTACHMENT C

**Boundary Description
SouthPark Mall Redevelopment Project Area**

ATTACHMENT D

Existing Conditions Photos

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

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

Overview

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

Obsolescence

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



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

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

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Obsolescence (cont'd)



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

Above Right: A store selling used & refurbished electronics.

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

Deterioration

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



Examples of extensive areas of roof deterioration

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Deterioration (cont'd)



Additional examples of extensive areas of roof deterioration



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

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

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Damaged facing material with temporary plywood replacement



Significant step cracking above and below a parapet wall



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



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

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

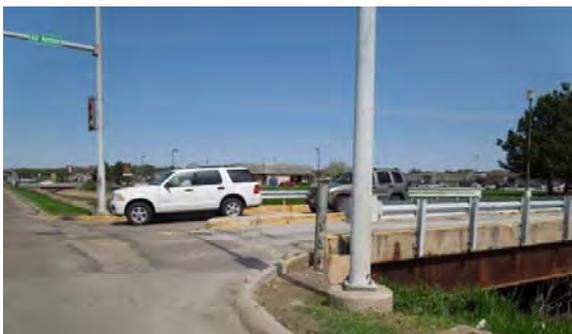
Deterioration (cont'd)



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



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



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

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

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Deterioration (cont'd)



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



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

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



ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Excessive Vacancies

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



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

ATTACHMENT D - EXISTING CONDITIONS PHOTOS

TIF Redevelopment Plan & Project
SOUTH PARK MALL REDEVELOPMENT PROJECT AREA

MOLINE, ILLINOIS

Excessive Vacancies (cont'd)



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



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



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



Food court spaces are vacant as well

ATTACHMENT E

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

Attachment E - Continued

Parcel Identification Numbers, Property Owner & 2011 EAV

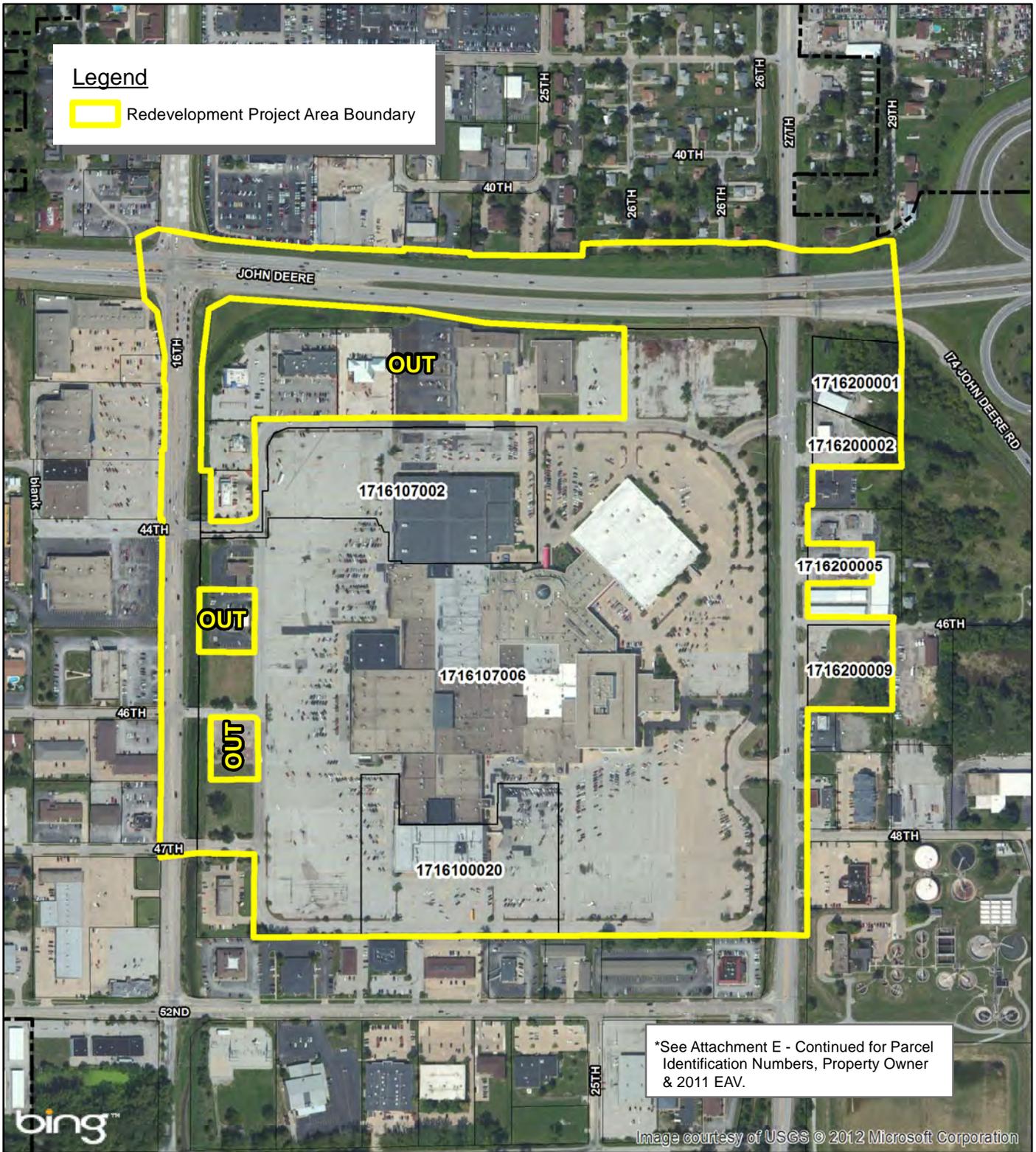
SouthPark Mall Redevelopment Project Area

City of Moline, Illinois

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

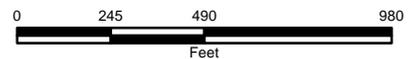
¹ See map for location within Redevelopment Project Area

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



Attachment E Parcel Identification Map

SouthPark Redevelopment Project Area
City of Moline, Illinois



May 2012

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

AN ORDINANCE

DESIGNATING the SouthPark Redevelopment Project Area.

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

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

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

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 2

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

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

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

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

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

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

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

Exception 3

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

Council Bill/General Ordinance No. 3036-2012

Sponsor: _____

AN ORDINANCE

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

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

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

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

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

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

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the SouthPark Mall Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the SouthPark Mall Redevelopment Project Area over and above the initial equalized assessed value of each property in the SouthPark Mall Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the SouthPark Mall Redevelopment Project Area" of the City of Moline for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION SOUTHPARK REDEVELOPMENT PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exception 2

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

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

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

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

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

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

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

Exception 3

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

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



SCALE: 1" = 150'

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

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

REVISIONS

DESCRIPTION

DATE

No.



SOUTH PARK REDEVELOPMENT PROJECT
MOLINE, ILLINOIS

TIF EXHIBIT

Missman Project No:
C12S023

File Name:

C12S023 TIF BOUNDARY.dwg

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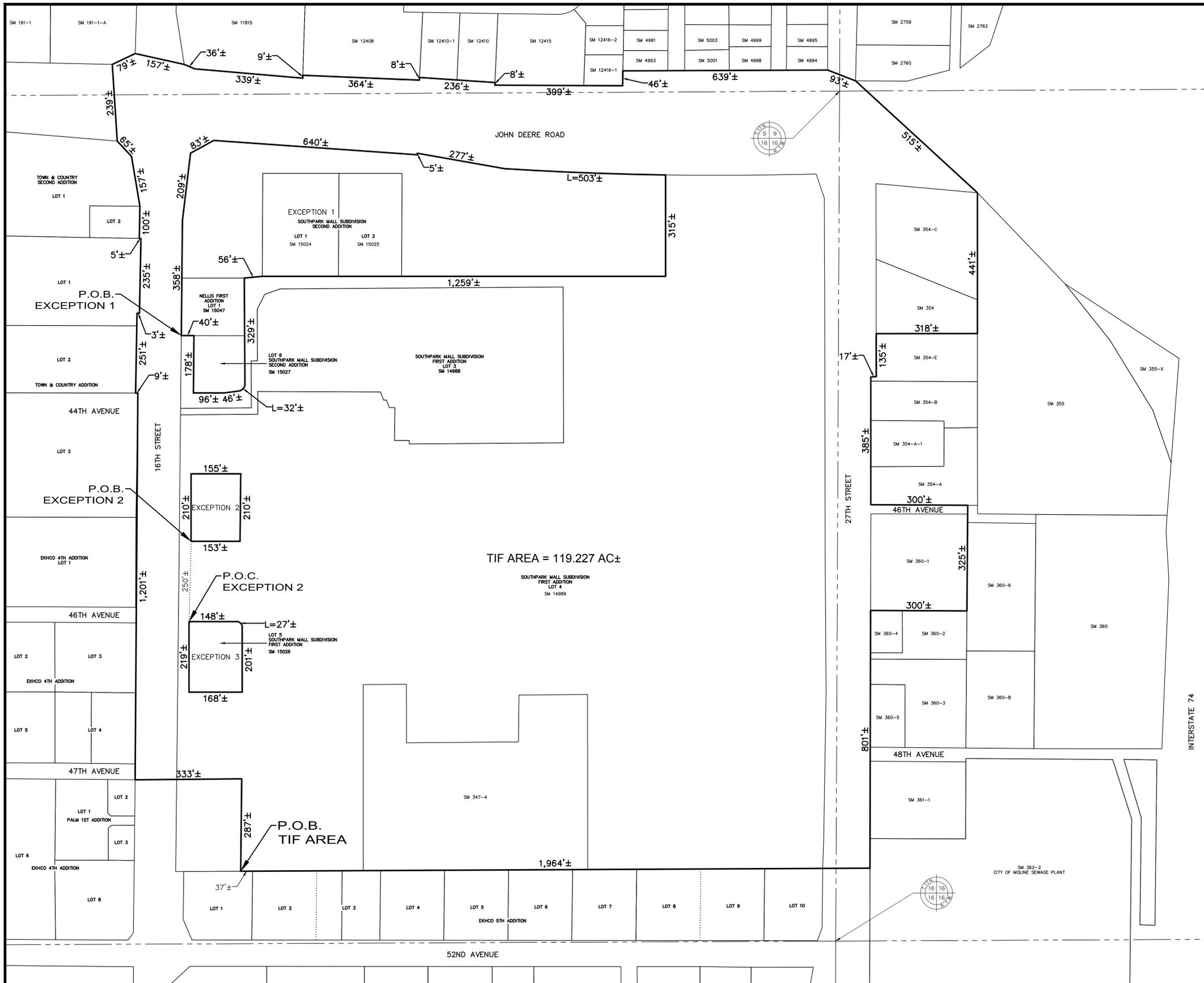
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: DAB

Date: 10/09/2012



Council Bill/General Ordinance No. 3037-2012

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the Route 6/150 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 Route 6/150 Redevelopment Project Area (Area) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

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

WHEREAS, the City Council did on September 4, 2012 pass Resolution 1231-2012 setting October 23, 2012 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed Route 6/150 Redevelopment Project Area; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Route 6/150 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 Route 6/150 Redevelopment Project Area on October 23, 2012 at the Moline City Hall; and

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

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

the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Route 6/150 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 Route 6/150 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 Route 6/150 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 Route 6/150 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” and “conservation area” as these terms are defined in Section 11-74.4-3 of the Act.
- c) The Route 6/150 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 Route 6/150 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 Route 6/150 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 Route 6/150 Redevelopment Project Area is adopted.

Section 2. That the Tax Increment Redevelopment Plan and Project for the Route 6/150 Redevelopment Project Area, which has the subject matter of the hearing held on October 23, 2012, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project marked as Exhibit B is attached to and made a part of this Ordinance.

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____

City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

**TIF DESCRIPTION
ROUTE 6 / 150 REDEVELOPMENT PROJECT AREA**

Part of the northwest quarter and northeast quarter of Section 22, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the southeast corner of the northwest quarter of said Section 22;

Thence north along the east line of the northwest quarter of said Section 22, 690 feet more or less to the Point of Beginning;

Thence westerly, a distance of 633 feet more or less to the easterly line of Coal Valley Township Tax Parcel No. 11-2;

Thence southwesterly along said easterly line, a distance of 337 feet more or less to the south line of Coal Valley Township Tax Parcel No. 11-2;

Thence westerly along said south line and its westerly projection, a distance of 751 feet more or less to the west right of way line of U.S. Route 150;

Thence northerly along said west right of way line, a distance of 322 feet more or less;

Thence northwesterly along said west right of way line, a distance of 301 feet more or less to the south right of way line of U.S. Route 6;

Thence westerly along said south right of way line, a distance of 359 feet more or less to the southerly projection of the west line of Coal Valley Township Tax Parcel No. 12-5, (also known as 36th Street);

Thence northerly along said west right of way line and its southerly projection, a distance of 941 feet more or less to the north line of Coal Valley Township Tax Parcel No. 12-4;

Thence westerly along said north line and the north line of Coal Valley Township Tax Parcel No. 12-1, a distance of 501 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12;

Thence northerly along said east line, a distance of 466 feet more or less to the southerly right of way line of Interstate Route 280 & 74;

Thence southeasterly along said southerly right of way line, a distance of 329 feet more or less;

Thence southeasterly along said southerly right of way line, a distance of 662 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12-2;

Thence southerly along said east line, a distance of 758 feet more or less to the northerly right of way line of U.S. Route 6;

Thence easterly along said northerly right of way line, a distance of 215 feet more or less;

Thence northeasterly along said northerly right of way line, a distance of 611 feet more or less;

Thence easterly along said northerly right of way line, a distance of 550 feet more or less;

Thence southerly along said northerly right of way line, a distance of 103 feet more or less;

Thence easterly along said northerly right of way line, a distance of 353 feet more or less to the northerly projection of the west line of Coal Valley Township Tax Parcel No. 15-1;

Thence southerly along said west line and its northerly projection, a distance of 456 feet more or less;

Thence westerly, a distance of 230 feet more or less to the Point of Beginning.

The above described parcel contains 41.916 acres, more or less.

Tax Increment Financing Redevelopment Plan & Project

.....
Route 6/150
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by
PGAV PLANNERS

July 25, 2012

CITY OF MOLINE, ILLINOIS

MAYOR

Donald P. Welvaert

CITY COUNCIL

Stephanie Acri

John Knaack

Sean Liddell

Richard Meredith

J. Scott Raes

Ted Ronk

Kevin Schoonmaker

Lori Turner

CITY CLERK

Tracy A. Koranda

FINANCE OFFICER

Kathleen Carr

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Ray Forsythe

CITY ATTORNEY

Maureen E. Riggs

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APPENDIX

- Attachment A - Resolution No. 1032-2011
- Attachment B - Boundary Description
- Attachment C - Existing Conditions Photos
- Attachment D - Letter from Miller Trucking & Excavating
- Attachment E - Parcel Identification Numbers, Property Owner and 2011 EAV

SECTION I

INTRODUCTION

On February 8, 2011, the Moline City Council passed **Resolution 1032-2011** stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area generally includes parcels of property located both north and southeast of the intersection of U.S. Route 6 and U.S. Route 150, including the mostly vacant Horace Mann Elementary School. The area is referred to herein as the Route 6/150 Redevelopment Project Area (the "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 42 acres, including public rights-of-way (27.5 acres net of rights-of-way). Three of the four vacant parcels contain fill material consisting of busted up concrete and earth material from road construction sites. The conditions that qualify both improved and vacant land for tax increment financing are documented in **Section III** of this Plan.

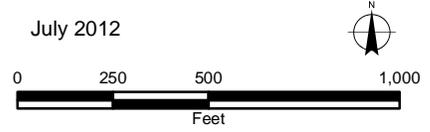
The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover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

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



Legend

 Route 6 / 150 Redevelopment Project Area Boundary



Redevelopment Project Area Boundary Map

Route 6 / 150 Redevelopment Project Area
City of Moline, Illinois

Exhibit A



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

2. Eligibility of a Conservation Area

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

C. Investigation and Analysis of Blighting Factors

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

- Contacts with City of Moline officials and the current owner of properties located south of U.S. Route 6 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.

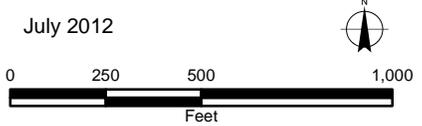
D. Analysis of Conditions in the Area

PGAV staff conducted field investigations to document existing conditions in the Area on April 5, 2012. This field work was supplemented with discussions with City staff and analysis of property assessment data from Rock Island County. **Exhibit B - Blighting Factors Map** provides a graphic depiction of certain blighting factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.



Legend

- Route 6 / 150 Redevelopment Project Area Boundary
- Unused Areas Containing Disposed Earth, Stone, Concrete and Similar Materials
- + Deteriorated Structures or Site Improvements in Neighboring Areas
- * Building is Greater Than 35 Years of Age
- V Excessive Vacancies



Blighting Factors Map

Route 6 / 150 Redevelopment Project Area
City of Moline, Illinois

Exhibit B



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. The only building in the Area is the now vacant Horace Mann Elementary School. The fact that this building was constructed over 35 years ago was derived from a U.S. Geological Survey Map of the Coal Valley (7.5 minute series quadrangle, dated 1970). This map shows the footprint of the school building and, therefore, provides evidence that the building is at least 42 years old.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on the school building. The field survey of exterior building condition found deteriorated/failing brick veneer and failing drive isle and parking area pavement. **Attachment C** in the **Appendix** provides **photos** of examples of the conditions found on the school property.

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

- c. Summary of Findings on Obsolescence: In this instance, due to enrollment shifts and efforts to increase operational efficiencies within the District, the Moline School Board decided to consolidate facilities. Horace Mann Elementary building was determined not to be strategically located for efficient operations and no longer suited the needs of the School District.
- d. Summary of Findings Regarding Excessive Vacancies: Except for a small portion of school building being used as storage for the District, the Horace Mann Elementary School is vacant.
- f. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas as well as improved areas. The total equalized assessed valuation (EAV) for the Area has not kept pace with the balance of the City for four (4) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City is shown as **Exhibit C, Comparison of EAV Growth Rates (2006-2011)** on the following page. While this trend clearly meets the eligibility criteria, the Area has also declined significantly in total assessed value between 2006 and 2011. This was due to the demolition of an existing building located on the southern parcel fronting U.S. Route 150 (PIN 1722100011).

Exhibit C
COMPARISON OF EAV GROWTH RATES (2006 - 2011)
 Route 6/150 Redevelopment Project Area
 City of Moline, Illinois

Assessment Year	EAV		Area Growth Rate Less Than Balance of City?
	Project Area ¹	Balance of City ²	
2006	\$ 139,145	\$ 778,837,114	
2007	\$ 148,885	\$ 844,874,491	
Annual Percent Change	7.0%	8.5%	YES
2008	\$ 69,003	\$ 868,975,658	
Annual Percent Change	-53.7%	2.9%	YES
2009	\$ 71,072	\$ 881,528,712	
Annual Percent Change	3.0%	1.4%	NO
2010	\$ 71,072	\$ 886,478,819	
Annual Percent Change	0.0%	0.6%	YES
2011	\$ 71,072	\$ 890,207,394	
Annual Percent Change	0.0%	0.4%	YES

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

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

2. Findings on Vacant Land

There are 3 vacant parcels that constitute 16.3 of the 27.5 net acres of land within the Area. Several blighting factors, as they are applied to vacant land, are present.

Before documenting the presence of these factors, evidence is presented to prove that the **Area can be considered vacant land pursuant to the definition of “vacant land”** in the Act, to wit:

“(v) As used in subsection (a) of Section 11-74.4-3 of this Act, “vacant land” means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the Redevelopment Project Area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided;...”

The current property owner of the subject vacant tracts of land stated that the properties have not been used for agricultural purposes for many years. Also a review of historical aerial photography available from Google Earth doesn't show any evidence of raising of crops or livestock grazing on any of the vacant tracts. Six different images on six different dates, from 2006, 2007, 2009, 2010, 2011 and ending May 20, 2012, indicate fallow land and wetlands for two of the parcels and occasional semi-trailer storage for the southern tract fronting U.S. Route 150. Therefore, the properties in question can be considered vacant pursuant to the Act.

The statutory definition of a "blighted area" is satisfied with respect to how this definition is applied to vacant land under two subsections of the Act. First, subsection 11.74.4-3 (a) (2) of the Act states that "[i]f vacant, the sound growth of the Redevelopment Project Area is impaired by **2 or more of the following factors** each of which is (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:..." (emphasis added).

For the eastern most vacant parcel, the factors present include **deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and the total equalized assessed valuation (EAV) of the proposed Area has increased at a rate that is less than the balance of the City for four (4) of the last five (5) years.** With respect to the deteriorated structures or site improvements, the parcel adjacent to the eastern boundary of the Area and south of U.S. Route 6 contains the ABC Supply Company operations. This site has deteriorated parking areas in the front and unpaved areas in the rear of the parcel where derelict semi-trailers have been stored for years. Photos of these conditions are located in **Attachment C** in the **Appendix**. These conditions are a deterrent to the desirability of many potential business uses for the eastern most property in the Area.

Secondly, subsection 11.74.4-3 (a) (3) of the Act states that "[i]f vacant, the sound growth of the Redevelopment Project Area is impaired by **one of the following factors** that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:..." (emphasis added). The factor present in this case is that the three vacant parcels **consists of an unused disposal site containing earth, stone building debris, or similar materials that were removed from a demolition site.** The current owner has stated that each of the vacant parcels contain fill material consisting of excess street demolition and construction debris from several City of Moline street improvement projects (see **letter from Miller Trucking & Excavating** in the **Appendix as Attachment D**). The general locations of this fill material are as highlighted on **Exhib-**

it B, Blighting Factors Map. For the two parcels fronting Route 6, the current owner extracted and recycled (crushed) the chunks of concrete and interspersed earthen material. The recycled material was layered and compacted on site. There remain questions as to whether or not this fill material is suitable for all building foundation types. In addition, the sites need to be elevated further to raise building elevations out of the floodplain. These two factors, combined, have hindered the ability to market the parcels for commercial development. The current owner estimates that the remaining site work will cost approximately \$1.5 million, which includes raising the sites out of the floodplain.

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** - The one building located in the Area is greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** - The single building and the site improvements on the school building lot exhibit signs of deterioration as defined in the Act.
- **Obsolescence** - The Horace Mann Elementary School building is no longer of use to the Moline School District. It is questionable if the building can be reused for another purpose.
- **Excessive Vacancies** - The Horace Mann Elementary School building is almost entirely vacant.
- **Declining EAV** - The conditions summarized above help explain, in part, why the growth in the Area’s equalized assessed valuation has failed to keep pace with balance of the City for four (4) of the last five (5) years. In fact, the Area has declined in EAV, from 2006 to 2011, by over \$68,000 or 49%. This factor applies to both improved and vacant land.
- **Deteriorated Buildings or Site Improvements in Neighboring Areas** - The eastern most vacant tract is negatively impacted by the condition of the property adjacent to the east of it.
- **Vacant Parcels Consist of an Unused Disposal Site** - A significant portion of all three of the vacant tracts located within the Area contain disposed fill material consisting of excess street demolition and construction debris from several City of Moline street improvement projects.

The study found 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 Route 6/150 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".

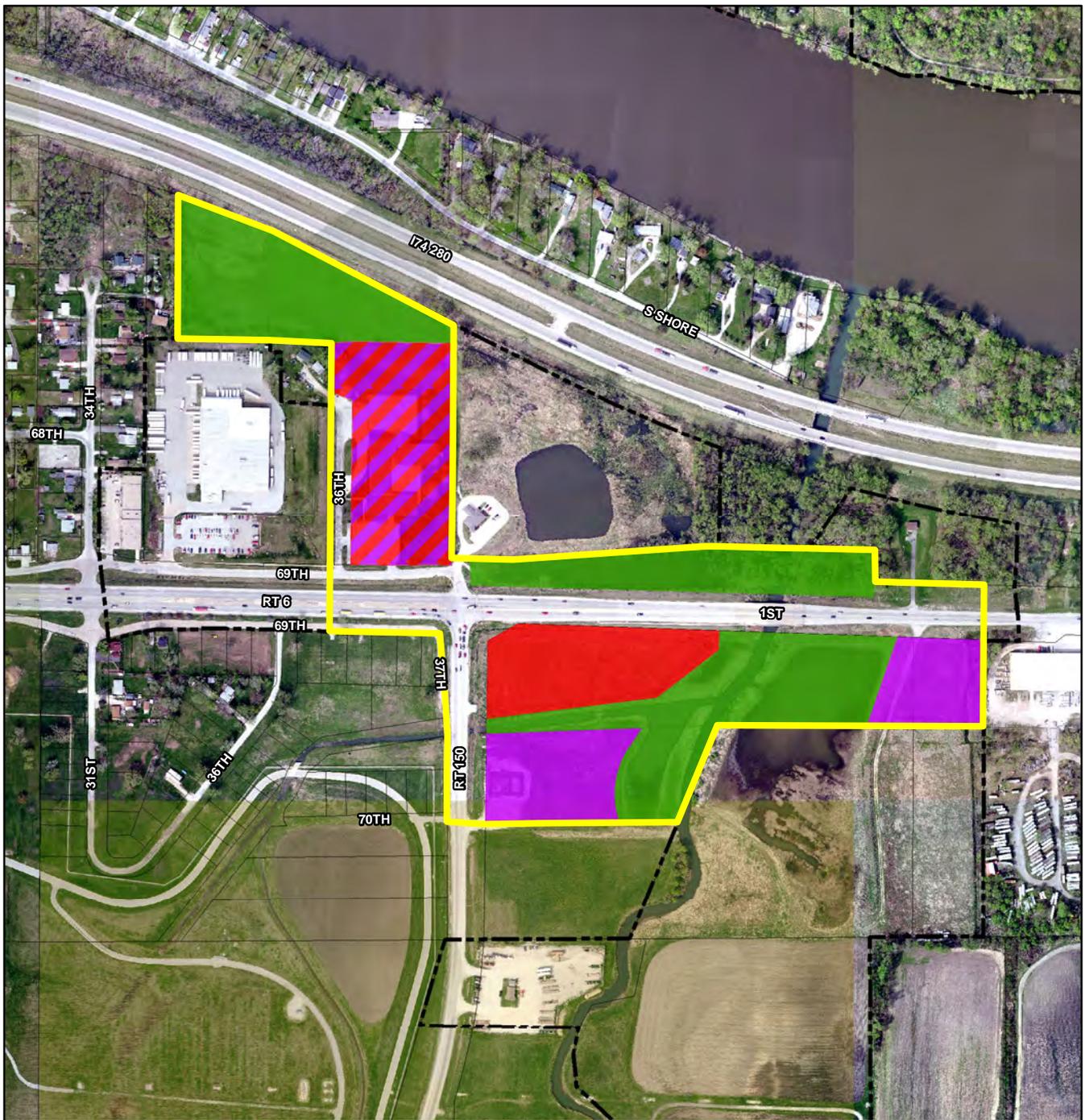
B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on **Exhibit D**, entitled **General Land Use Plan**. The General Land Use Plan proposes uses that are consistent with the 2001 Comprehensive Plan for the City of Moline and its environs. For the school property, it is envisioned that the facilities be reused or redeveloped for commercial use that could include office. As an alternative, this General Land Use Plan would support light industrial use, given the Federal Express facility immediately to the west of the school property and the industrial designations proposed by the Comprehensive Plan south of U.S. Route 6 and east of U.S. Route 150. The parcel at the southeast corner of Route 6 and 150 is well located for commercial use that would serve the immediate trade area of residents and businesses, along with the traveling public, on these two arterial streets. The balance of the Area that can be raised to meet floodplain regulations is proposed for light industrial use, including a proposed concrete recycling facility on the eastern most parcel of land (PIN 1722100013). Coal Creek and its tributary and the balance of low lying areas are proposed to remain as open space and drainage.

C. Objectives

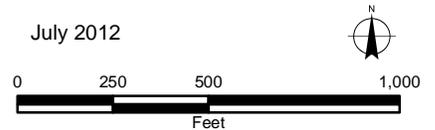
The objectives of the Redevelopment Plan are:

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.



Legend

-  Route 6 / 150 Redevelopment Project Area Boundary
-  Commercial
-  Commercial / Light Industrial Alternate
-  Light Industrial
-  Open Space / Drainage



General Land Use Plan

Route 6 / 150 Redevelopment Project Area
City of Moline, Illinois

Exhibit D

3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment, redevelopment and building rehabilitation within 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 property owners and the City, that tax increment financing constitutes a key component of leveraging private investment within the Area. The City will incorporate appropriate provisions in any redevelopment agreement between the City and private investors to assure that redevelopment projects achieve the objectives stated herein and accomplish the various redevelopment projects described below.

E. Redevelopment Projects

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

1. Private Redevelopment Activities:

- a. *Rehabilitation or demolition of existing building.* If it is determined to be feasible, rehabilitation and retrofitting of the vacant Horace Mann Elementary School to accommodate another use could occur. If not feasible or the building does not suit the future user, then demolition and redevelopment of the property would be an acceptable alternative.
- b. *Construction of private buildings.* New buildings are proposed for the portions of the properties south of Route 6 that can be raised to meet floodplain regulations.

2. Public Redevelopment Activities:

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

- a. *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 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. *Other programs of financial assistance as may be provided by the City.* The Act defines eligible redevelopment project costs that are summarized in **Section F**. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

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

F. Estimated Redevelopment Project Costs

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

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

Exhibit E

ESTIMATED REDEVELOPMENT PROJECT COSTS

Route 6/150 Redevelopment Project Area
 City of Moline, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities, and other public improvements)</i>	\$100,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$2,000,000
C. Taxing District Capital Costs	\$10,000
D. Job Training	\$10,000
E. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$1,400,000
F. Planning, Legal & Professional Services	\$100,000
G. General Administration	\$50,000
H. Financing Costs	See Note 3
I. Contingency	\$200,000
Total Estimated Costs	\$3,870,000

Notes:

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

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit E**, 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.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
 3. **Costs of rehabilitation**, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
 4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either
 - a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.

5. **Cost of job training and retraining projects**, 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.
 - a. For Redevelopment Project Areas designated (or Redevelopment Project Areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through and agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the Act.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and

- b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
- 11. Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
 - e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;
 - f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the Act.

12. Unless explicitly stated herein, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.
14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means
 - a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or
 - b. contributing structure in a district on the National Register of Historic Places.

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

SECTION V OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

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

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

Having a vacant school and vacant land within the Area is sufficient enough to support the finding that the Area has not been subject to growth and development through investment by private enterprise. Underscoring this fact is that the tax base of the Area has fallen since 2006 by \$68,000 or nearly in half. **Exhibit F, EAV Trends (2006-2011)** provides a comparison of property value trends in the Area to the balance of the City and the Consumer Price Index.

Exhibit F

EAV TRENDS (2006 - 2011)
Route 6/150 Redevelopment Project Area
City of Moline, Illinois

	EAV				Avg. Annual Percent
	2006	2010	Change	Percent	
Route 6/150 RPA ¹	\$139,145	\$71,072	-\$68,073	-49%	-12.6%
CPI - All Urban Consumers ²	201.6	224.939	23.339	12%	2.2%
Balance of City ³	\$778,837,114	\$890,207,394	\$111,370,280	14%	2.7%

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

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

³ Total City EAV minus Project Area EAV.

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

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

Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment, as the potential return on investment in the Area is too small relative to the risk or simply does not make economic sense. This is the argument that the current owner of the vacant parcels is making, as documented in a letter to the City (see letter from Miller Trucking & Excavating in the Appendix as **Attachment D**). Re-use of schools is typically very limited for private sector reuse. Extensive renovation/retrofit would be necessary. Redevelopment of the site will more likely be the case. Without financial incentives to overcome these barriers, investment by private enterprise will not take place within the Area.

D. Assessment of Financial Impact

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

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

E. Estimated Date for Completion of the Redevelopment Projects

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

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area has been estimated by the City to be \$71,072. A table with **Parcel Identification Numbers and 2011 EAV** is located in the **Appendix as Attachment E**. 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 \$2.5 to \$3 million (2012 dollars) upon completion of the redevelopment projects, including reuse or redevelopment of the vacant school.

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. 1032-2011
Route 6/150 Redevelopment Project Area**

Council Bill/Resolution No. 1032-2011

Sponsor: _____

A RESOLUTION

PROVIDING for a feasibility study on the designation of a portion of the City of Moline as a redevelopment project area (Route 6 and 150) and to induce development interest within such area; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF MOLINE, ILLINOIS



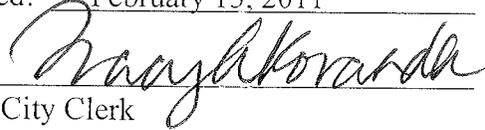
Mayor

February 8, 2011

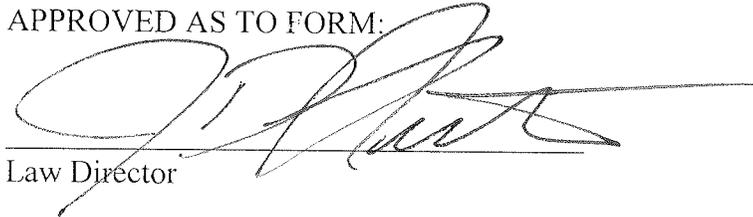
Date

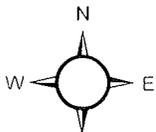
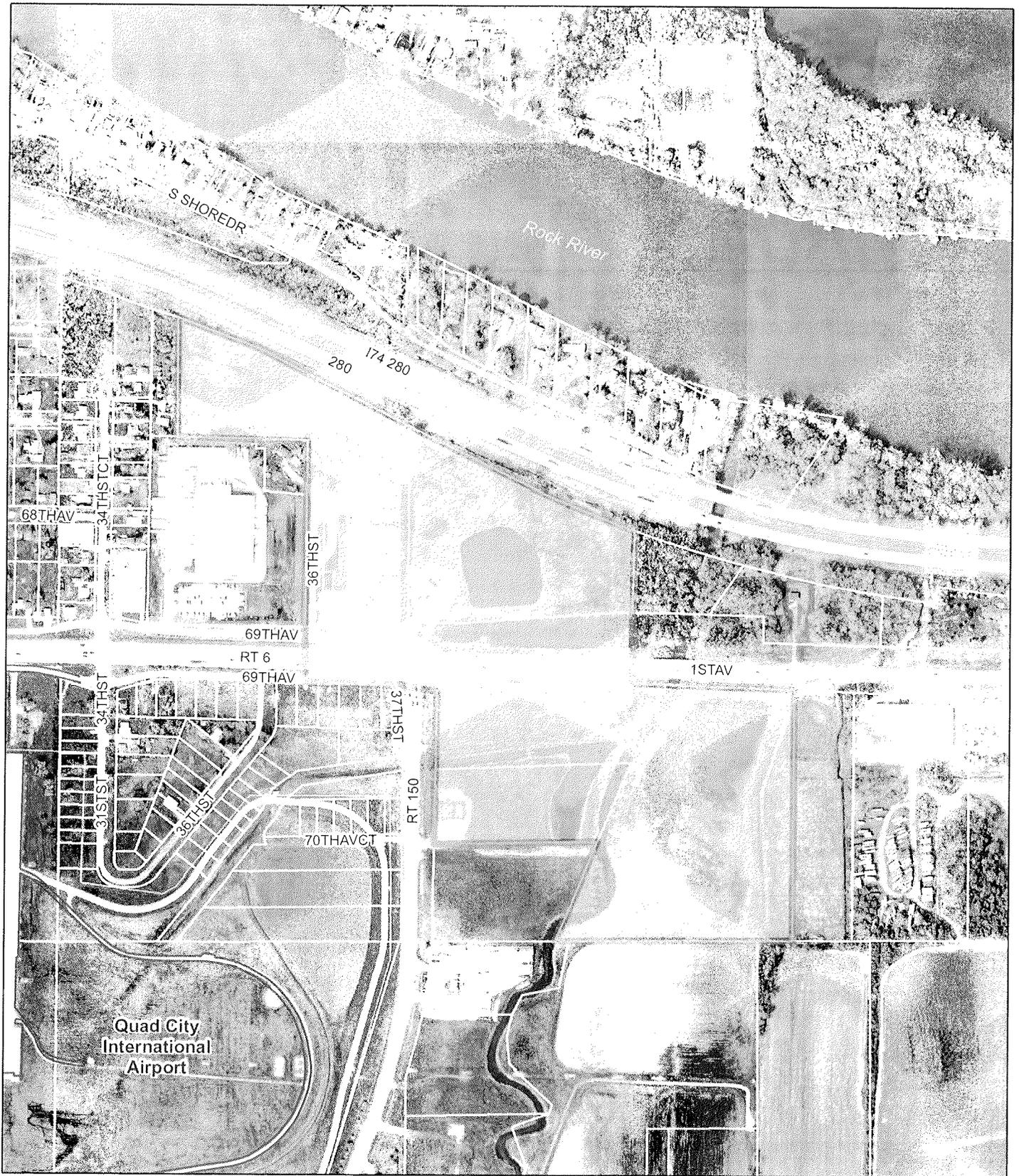
Passed: February 8, 2011

Approved: February 15, 2011

Attest: 
City Clerk

APPROVED AS TO FORM:


Law Director



1 inch = 500 feet

TIF Study Area U.S. Route 150 and Route 6

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

ATTACHMENT B

**Boundary Description
Route 6/150 Redevelopment Project Area
(To be provided by City)**

ATTACHMENT C

Existing Conditions Photos



Step cracks in brick veneer of Horace Mann Elementary School.



Dark patches of brick mortar indicative of repetitive overflowing of gutters.



Slabs of concrete pavement and curb & gutter disposed of on rear portion of east parcel (PIN 1722100013). Similar material crushed and used as fill in other parts of the RPA.



Severe alligator cracking and patched pot holes on School access drive (formerly 36th St.).



Looking east from raised portion of eastern most parcel (PIN 1722100013) towards ABC Supply property.



Looking west from ABC Supply property towards the Redevelopment Project Area.

ATTACHMENT D

Letter from Miller Trucking & Excavating



July 24, 2012

Mr. Ray Forsythe
Economic Development Director
City of Moline
619 16th St.
Moline, IL 61265-2121

Re: Proposed TIF District at U.S. Route 6 and U.S. Route 150

Dear Mr. Forsythe:

I am writing to you to explain our need for TIF assistance and to confirm our understanding of the history of disposed fill material on portions of the properties, located east of U.S. Route 50 and south of U.S. Route 6. Our company, Miller Trucking & Excavating, acquired title to the following parcels of real estate, for which we propose to redevelop:

1. County PIN 1722100010 containing approximately 26.73 acres, acquired 12/16/2003.
2. County PIN 1722100011 containing approximately 4.75 acres, acquired 12/16/2003.
3. County PIN 1722100013 containing approximately 5.12 acres, acquired 12/16/2003.

When we purchased these properties we knew that each had fill material consisting of excess street demolition and construction debris from various City of Moline street improvement projects. The general locations of this fill material are as highlighted on the map marked as Exhibit A attached hereto.

When phase 1 environmental reviews for PINs 010 and 013 indicated the fill material was inert and without hazardous substances, the condition of fill material was unsuitable for developing the properties. For these two parcels, my company extracted and recycled (crushed) the chunks of concrete and interspersed earthen material. The recycled material was layered and compacted on site. Further, the placement of recycled fill and the inclusion of additional earthen fill material were accomplished under the regulatory standards of the U.S. Army Corp of Engineers. I understand that similar efforts were undertaken on the parcel identified by PIN 011 to our purchase.

Even with the site preparation to date, the surface elevations of the properties remain below the 100-year flood hazard elevation as identified on FEMA Flood Insurance Rate Map No. 17161C0328F. Thus, we will have to elevate the area further, which is complicated by the floodway of the adjoining Coal Creek. This will add extraordinary redevelopment costs in the amount of approximately \$1,500,000. This is in addition to the costs incurred to date to deal with the unsuitable fill material.



With these obstacles we are unable to attract end users/tenants for the sites. Without the ability to recoup the aforementioned excess costs we cannot move forward with the projects. If we are able to reach an agreement with the City to receive TIF assistance, we would pursue our plans to build projects that would have a positive long-term benefit to the City.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

Justin Miller, Partner

Jarrold Miller, Partner

ATTACHMENT E

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

PIN, OWNER & 2011 EAV
Route 6/150 Redevelopment Project Area
City of Moline, Illinois

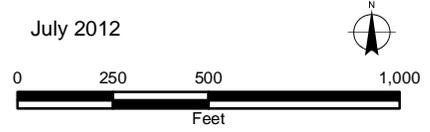
County PIN ¹	Owner	Owner Address	Owner City	ZIP Code	2011 EAV
1722100011	MILLER LEASING LLC	3303 JOHN DEERE RD	SILVIS IL	61282	\$ 23,223
1722100013	MILLER LEASING LLC	3303 JOHN DEERE RD	SILVIS IL	61282	\$ 4,066
1722100010	MILLER LEASING LLC	3303 JOHN DEERE RD	SILVIS IL	61282	\$ 43,782
1722100007	BOARD OF EDUCATION	1619 11TH AVE	MOLINE IL	61265	\$ -
1722100004	BOARD OF EDUCATION	1619 11TH AVE	MOLINE IL	61265	\$ -
				TOTAL	\$ 71,072

¹ See map for location within Redevelopment Project Area.



Legend

 Route 6 / 150 Redevelopment Project Area Boundary



Parcel Locator Map

Route 6 / 150 Redevelopment Project Area
City of Moline, Illinois

Council Bill/General Ordinance No. 3038-2012
Sponsor: _____

AN ORDINANCE

DESIGNATING the Route 6/150 Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. 3037-2012 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Route 6/150 Redevelopment Project Area with respect to which a public hearing was held on October 23, 2012 and it is now necessary and desirable to designate the area referred to in said plan as the Route 6/150 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 Route 6/150 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

**TIF DESCRIPTION
ROUTE 6 / 150 REDEVELOPMENT PROJECT AREA**

Part of the northwest quarter and northeast quarter of Section 22, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the southeast corner of the northwest quarter of said Section 22;

Thence north along the east line of the northwest quarter of said Section 22, 690 feet more or less to the Point of Beginning;

Thence westerly, a distance of 633 feet more or less to the easterly line of Coal Valley Township Tax Parcel No. 11-2;

Thence southwesterly along said easterly line, a distance of 337 feet more or less to the south line of Coal Valley Township Tax Parcel No. 11-2;

Thence westerly along said south line and its westerly projection, a distance of 751 feet more or less to the west right of way line of U.S. Route 150;

Thence northerly along said west right of way line, a distance of 322 feet more or less;

Thence northwesterly along said west right of way line, a distance of 301 feet more or less to the south right of way line of U.S. Route 6;

Thence westerly along said south right of way line, a distance of 359 feet more or less to the southerly projection of the west line of Coal Valley Township Tax Parcel No. 12-5, (also known as 36th Street);

Thence northerly along said west right of way line and its southerly projection, a distance of 941 feet more or less to the north line of Coal Valley Township Tax Parcel No. 12-4;

Thence westerly along said north line and the north line of Coal Valley Township Tax Parcel No. 12-1, a distance of 501 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12;

Thence northerly along said east line, a distance of 466 feet more or less to the southerly right of way line of Interstate Route 280 & 74;

Thence southeasterly along said southerly right of way line, a distance of 329 feet more or less;

Thence southeasterly along said southerly right of way line, a distance of 662 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12-2;

Thence southerly along said east line, a distance of 758 feet more or less to the northerly right of way line of U.S. Route 6;

Thence easterly along said northerly right of way line, a distance of 215 feet more or less;

Thence northeasterly along said northerly right of way line, a distance of 611 feet more or less;

Thence easterly along said northerly right of way line, a distance of 550 feet more or less;

Thence southerly along said northerly right of way line, a distance of 103 feet more or less;

Thence easterly along said northerly right of way line, a distance of 353 feet more or less to the northerly projection of the west line of Coal Valley Township Tax Parcel No. 15-1;

Thence southerly along said west line and its northerly projection, a distance of 456 feet more or less;

Thence westerly, a distance of 230 feet more or less to the Point of Beginning.

The above described parcel contains 41.916 acres, more or less.

Council Bill/General Ordinance No. 3039-2012

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the Route 6/150 Redevelopment Project Area.

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

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the Route 6/150 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 Route 6/150 Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3037-2012 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3038-2012 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the Route 6/150 Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Route 6/150 Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Route 6/150 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:

Sponsor: _____

Page 2

- 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 Route 6/150 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 Route 6/150 Redevelopment Project Area over and above the initial equalized assessed value of each property in the Route 6/150 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 Route 6/150 Redevelopment Project Area" of the City of Moline for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

**TIF DESCRIPTION
ROUTE 6 / 150 REDEVELOPMENT PROJECT AREA**

Part of the northwest quarter and northeast quarter of Section 22, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Commencing at the southeast corner of the northwest quarter of said Section 22;

Thence north along the east line of the northwest quarter of said Section 22, 690 feet more or less to the Point of Beginning;

Thence westerly, a distance of 633 feet more or less to the easterly line of Coal Valley Township Tax Parcel No. 11-2;

Thence southwesterly along said easterly line, a distance of 337 feet more or less to the south line of Coal Valley Township Tax Parcel No. 11-2;

Thence westerly along said south line and its westerly projection, a distance of 751 feet more or less to the west right of way line of U.S. Route 150;

Thence northerly along said west right of way line, a distance of 322 feet more or less;

Thence northwesterly along said west right of way line, a distance of 301 feet more or less to the south right of way line of U.S. Route 6;

Thence westerly along said south right of way line, a distance of 359 feet more or less to the southerly projection of the west line of Coal Valley Township Tax Parcel No. 12-5, (also known as 36th Street);

Thence northerly along said west right of way line and its southerly projection, a distance of 941 feet more or less to the north line of Coal Valley Township Tax Parcel No. 12-4;

Thence westerly along said north line and the north line of Coal Valley Township Tax Parcel No. 12-1, a distance of 501 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12;

Thence northerly along said east line, a distance of 466 feet more or less to the southerly right of way line of Interstate Route 280 & 74;

Thence southeasterly along said southerly right of way line, a distance of 329 feet more or less;

Thence southeasterly along said southerly right of way line, a distance of 662 feet more or less to the east line of Coal Valley Township Tax Parcel No. 12-2;

Thence southerly along said east line, a distance of 758 feet more or less to the northerly right of way line of U.S. Route 6;

Thence easterly along said northerly right of way line, a distance of 215 feet more or less;

Thence northeasterly along said northerly right of way line, a distance of 611 feet more or less;

Thence easterly along said northerly right of way line, a distance of 550 feet more or less;

Thence southerly along said northerly right of way line, a distance of 103 feet more or less;

Thence easterly along said northerly right of way line, a distance of 353 feet more or less to the northerly projection of the west line of Coal Valley Township Tax Parcel No. 15-1;

Thence southerly along said west line and its northerly projection, a distance of 456 feet more or less;

Thence westerly, a distance of 230 feet more or less to the Point of Beginning.

The above described parcel contains 41.916 acres, more or less.

Council Bill/Resolution No.: 1272-2012

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to execute a contract with Gold Star FS, Inc. for 2013 Spring Diesel Fuel Average Price Contract and 2013 Fall Diesel Fuel Average Price Contract.

WHEREAS, Fleet Services currently monitors fuel pricing trends and obtains bids for the products needed from suppliers for the City's central fuel island and, in an effort to use the City's greater purchasing power now that the City is a product distribution center for five agencies would like to enter into a buying community for a test period during the 2013 budget year; and

WHEREAS, said buying community has been used and tested by school districts over the past 12 months and is currently being opened up for admission until November 28, 2012, for other agencies; and

WHEREAS, participating in this test period will allow Fleet Services the opportunity to purchase product four times throughout the year at a fixed forward sales contract price during times when the seasonal market may be experiencing volatility; and

WHEREAS, entering into said contract with Gold Star FS, Inc. could be a potential savings per gallon of up to \$0.40.

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

That the Mayor and City Clerk are hereby authorized to execute a contract with Gold Star FS, Inc. for 2013 Spring Diesel Fuel Average Price Contract and 2013 Fall Diesel Fuel Average Price Contract; provided, however, that said contract is substantially similar in form and content to that attached hereto and incorporated herein by this reference thereto as Exhibit "A" and has been approved as to form by the City Attorney.

CITY OF MOLINE, ILLINOIS

Mayor

November 27, 2012
Date

Passed: November 27, 2012

Approved: December 4, 2012

Attest: _____
City Clerk

Approved as to form:

City Attorney

GOLD STAR FS, INC.
2013 SPRING DIESEL FUEL AVERAGE PRICE CONTRACT

CONTRACT # _____

ACCOUNT # _____

City of Moline IL (Buyer) agrees to purchase from Gold Star FS, Inc. of Cambridge, Illinois (Seller) 12,000 gallons of liquid fuels according to the following terms and conditions. The contracted fuel is Ultra Low Sulfur Diesel Clear. Seller shall deliver the product in such reasonable quantities and at such reasonable times as requested by the Buyer, **PROVIDED, HOWEVER**, the Buyer agrees to have accepted delivery of all product between February 1 and June 30, 2013.

FORCE MAJEURE AND ALLOCATION Neither party shall be liable to the other for any delay or failure in performance to the extent that it is caused by circumstances beyond its reasonable control, or by fire; explosion; flood; earthquake; storm; act of God; mechanical breakdown; sabotage or vandalism; strike or other labor disturbance (Seller shall not be required to settle a labor dispute or take an action that might involve it in a labor dispute); Shortages of, or delays in obtaining, crude oil, feedstocks, raw materials or finished products, equipment, labor, transportation, or storage; interruption of utility services; or compliance with any law, regulation or order (regardless of validity) of any governmental or military authority. Further, if Seller at any time decides that its Deselex supply is insufficient to meet the actual or forecasted needs of Seller, its divisions and subsidiaries, and its and their customers (whether under contract or not), Seller may allocate its supply among all of them in any fair and reasonable manner determined by Seller.

X A.

AVERAGE PRICE PROGRAM : (1000 Gallon Minimum)

Buyer agrees to purchase 12,000 gallons of liquid fuels to be delivered between February 1 and June 30, 2013. The actual price will be determined February 1, 2013. Price is determined by averaging cost for the 45 business days of contract program period Of Dec.1, 2012- Jan. 31, 2013.

(To be completed February 1, 2013). The contract purchase price of said product is \$ _____ per gallon plus all applicable taxes for a total of \$ _____ per gallon.

*If soy diesel is delivered the price will be adjusted according to the price difference between soy and straight diesel on the day of the delivery.

All contracted gallons will be on a Keep Full Basis! (Provided credit is in good standing)

Contract valid after signed by Gold Star FS, Inc. representative.. Contracted gallons in Program A not used by June 30, 2013 will be assessed a service charge if the cash price per gallon on 6/30/2013 is less than the contract price per gallon. The service charge will be figured as follows: Contract Price per gallon minus current price per gallon on (6/30/2013) multiplied by the unused gallons equal the service charge. There will be no Refunds.

To be valid this form must be turned in within 24 hours of signing. Verbal confirmation must be made by the salesman the same day. Patron acknowledges that their open account with Gold Star FS, Inc. must be kept current during the term of the contract. Gold Star FS, Inc. reserves the right to nullify any contract for late payment of regular open account during the term of the contract.

I _____, hereby understand this contractual agreement and agree to purchase liquid fuels in accordance to the above contract at the agreed price.

PATRON SIGNATURE

DATE

SALESMAN SIGNATURE

DATE

PHONE #

ADDRESS

E MAIL ADDRESS

GOLD STAR FS, INC.
2013 FALL DIESEL FUEL AVERAGE PRICE CONTRACT

CONTRACT # _____

ACCOUNT # _____

City of Moline IL (Buyer) agrees to purchase from Gold Star FS, Inc. of Cambridge, Illinois (Seller) 12,000 gallons of liquid fuels according to the following terms and conditions. The contracted fuel is Ultra Low Sulfur Diesel Clear. Seller shall deliver the product in such reasonable quantities and at such reasonable times as requested by the Buyer, **PROVIDED, HOWEVER**, the Buyer agrees to have accepted delivery of all product between July 1, 2013 and January 31, 2014

FORCE MAJEURE AND ALLOCATION Neither party shall be liable to the other for any delay or failure in performance to the extent that it is caused by circumstances beyond its reasonable control, or by fire; explosion; flood; earthquake; storm; act of God; mechanical breakdown; sabotage or vandalism; strike or other labor disturbance (Seller shall not be required to settle a labor dispute or take an action that might involve it in a labor dispute); Shortages of, or delays in obtaining, crude oil, feedstocks, raw materials or finished products, equipment, labor, transportation, or storage; interruption of utility services; or compliance with any law, regulation or order (regardless of validity) of any governmental or military authority. Further, if Seller at any time decides that its Dieselex supply is insufficient to meet the actual or forecasted needs of Seller, its divisions and subsidiaries, and its and their customers (whether under contract or not), Seller may allocate its supply among all of them in any fair and reasonable manner determined by Seller.

X **A. AVERAGE PRICE PROGRAM : (1000 Gallon Minimum)**

Buyer agrees to purchase 12,000 gallons of liquid fuels to be delivered between July 1, 2013 and January 31, 2014. The actual price will be determined February 1, 2013. Price is determined by averaging cost for the 45 business days of contract program period Of Dec.1, 2012- Jan. 31, 2013.

(To be completed February 1, 2013). The contract purchase price of said product is \$ _____ per gallon plus all applicable taxes for a total of \$ _____ per gallon.

*If soy diesel is delivered the price will be adjusted according to the price difference between soy and straight diesel on the day of the delivery.

All contracted gallons will be on a **Keep Full Basis!** (Provided credit is in good standing)

Contract valid after signed by Gold Star FS, Inc. representative.. Contracted gallons in Program A not used by January 31, 2014 will be assessed a service charge if the cash price per gallon on 1/31/14 is less than the contract price per gallon. The service charge will be figured as follows: Contract Price per gallon minus current price per gallon on (1/31/14) multiplied by the unused gallons equal the service charge. There will be no Refunds.

To be valid this form must be turned in within 24 hours of signing. Verbal confirmation must be made by the salesman the same day. Patron acknowledges that their open account with Gold Star FS, Inc. must be kept current during the term of the contract. Gold Star FS, Inc. reserves the right to nullify any contract for late payment of regular open account during the term of the contract.

I _____, hereby understand this contractual agreement and agree to purchase liquid fuels in accordance to the above contract at the agreed price.

_____ PATRON SIGNATURE	_____ DATE	_____ SALESMAN SIGNATURE	_____ DATE
_____		_____ PHONE #	
_____	_____ ADDRESS	_____	_____ E MAIL ADDRESS

Council Bill/General Ordinance No. 3028-2012

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the 41st Street 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 41st Street Redevelopment Project Area (Area) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

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

WHEREAS, the City Council did on September 4, 2012 pass Resolution 1232-2012 setting October 23, 2012 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed 41st Street Redevelopment Project Area; and

WHEREAS, due notice in respect to the availability of the Plan, which contains an eligibility report, was given by mail on September 6, 2012 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the 41st Street 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 41 Street Redevelopment Project Area on October 23, 2012 at the Moline City Hall; and

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

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

the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the 41st Street Redevelopment Project Area as the terms “conservation area” are defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the 41st Street 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 41st Street 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 41st Street 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 combination “blighted area” and “conservation area” as these terms are defined in Section 11-74.4-3 of the Act.
- c) The 41st Street 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 41st Street 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 41st Street 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 41st Street Redevelopment Project Area, which has the subject matter of the hearing held on October 23, 2012, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project marked as Exhibit B is attached to and made a part of this Ordinance.

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____

City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION 41ST STREET REDEVELOPMENT PROJECT AREA

Part of the southwest quarter of Section 3 and part of the northwest quarter and northeast quarter of Section 10, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the northwest corner of Ferry's Office Addition recorded as Doc. No. 96-03124 in the Rock Island County Recorder's Office;

Thence South 00 degrees 37 minutes 55 seconds West along the west line of said Ferry's Office Addition, a distance of 175.00 feet to the south line of the northeast quarter of the northwest quarter of said Section 10;

Thence North 89 degrees 53 minutes 14 seconds West along said south line, a distance of 980.86 feet to the southwest corner of the northeast quarter of the northwest quarter of said Section 10;

Thence South 89 degrees 45 minutes 54 seconds West along the south line of the northwest quarter of the northwest quarter of said Section 10, a distance of 444.26 feet to the east line of South Moline Township Tax Parcel No. 11858;

Thence North 00 degrees 11 minutes 38 seconds East along said east line and the east line of South Moline Tax Parcel No. 11857 and 11856, a distance of 219.51 feet to the north line of South Moline Tax Parcel No. 11856;

Thence North 89 degrees 55 minutes 13 seconds West along said north line, a distance of 50.00 feet to the east line of Rolling Hills Addition as recorded in Plat Book 40 at Page 259 in said Recorder's Office;

Thence North 00 degrees 11 minutes 38 seconds East along said east line, a distance of 469.91 feet to the north right of way line of 26th Avenue B;

Thence North 89 degrees 47 minutes 35 seconds West along said north right of way line, a distance of 269.22 feet to the west line of South Moline Tax Parcel 208;

Thence North 00 degrees 10 minutes 24 seconds West along said west line and its northerly projection, a distance of 657.23 feet to the north right of way line of 26th Avenue;

Thence South 89 degrees 29 minutes 54 seconds East along said north right of way line, a distance of 792.16 feet to the northerly projection of the east right of way line of 38th Street;

Thence South 00 degrees 01 minutes 10 seconds East along said east right of way line and its northerly projection, a distance of 348.28 feet to the northerly line of Genesis 41st Street Addition recorded as Doc. No. 2012-24254 in said Recorder's Office;

Thence South 89 degrees 45 minutes 15 seconds East along said northerly line, a distance of 962.65 feet;

Thence North 00 degrees 37 minutes 55 seconds East along said northerly line, a distance of 149.14 feet;

Thence South 89 degrees 29 minutes 54 seconds East along said northerly line and its easterly projection, a distance of 321.80 feet to the east right of way line of 41st Street;

Thence South 00 degrees 17 minutes 38 seconds West along said east right of way line, a distance of 800.26 feet;

Thence southerly 160.49 feet along said east right of way line and the arc of a curve to the left having a radius of 1,392.69 feet, a chord bearing of South 03 degrees 00 minutes 27 seconds East, and a chord distance of 160.40 feet to the easterly projection of the north line of said Ferry's Office Addition;

Thence North 89 degrees 53 minutes 14 seconds West along said north line and its easterly projection, a distance of 336.72 feet to the Point of Beginning.

The above described parcel contains 48.815 acres, more or less.

Tax Increment Financing Redevelopment Plan & Project

.....
41st Street
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by
PGAV PLANNERS

August 16, 2012

CITY OF MOLINE, ILLINOIS

MAYOR

Donald P. Welvaert

CITY COUNCIL

Stephanie Acri
John Knaack
Sean Liddell
Richard Meredith
J. Scott Raes
Ted Ronk
Kevin Schoonmaker
Lori Turner

CITY CLERK

Tracy A. Koranda

FINANCE OFFICER

Kathleen Carr

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

Ray Forsythe

CITY ATTORNEY

Maureen E. Riggs

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APPENDIX

- Attachment A - Resolution 1115-2012
- Attachment B - Boundary Description - 41st Street Redevelopment Project Area
- Attachment C - PIN List, Property Owners & 2011 EAV

SECTION I

INTRODUCTION

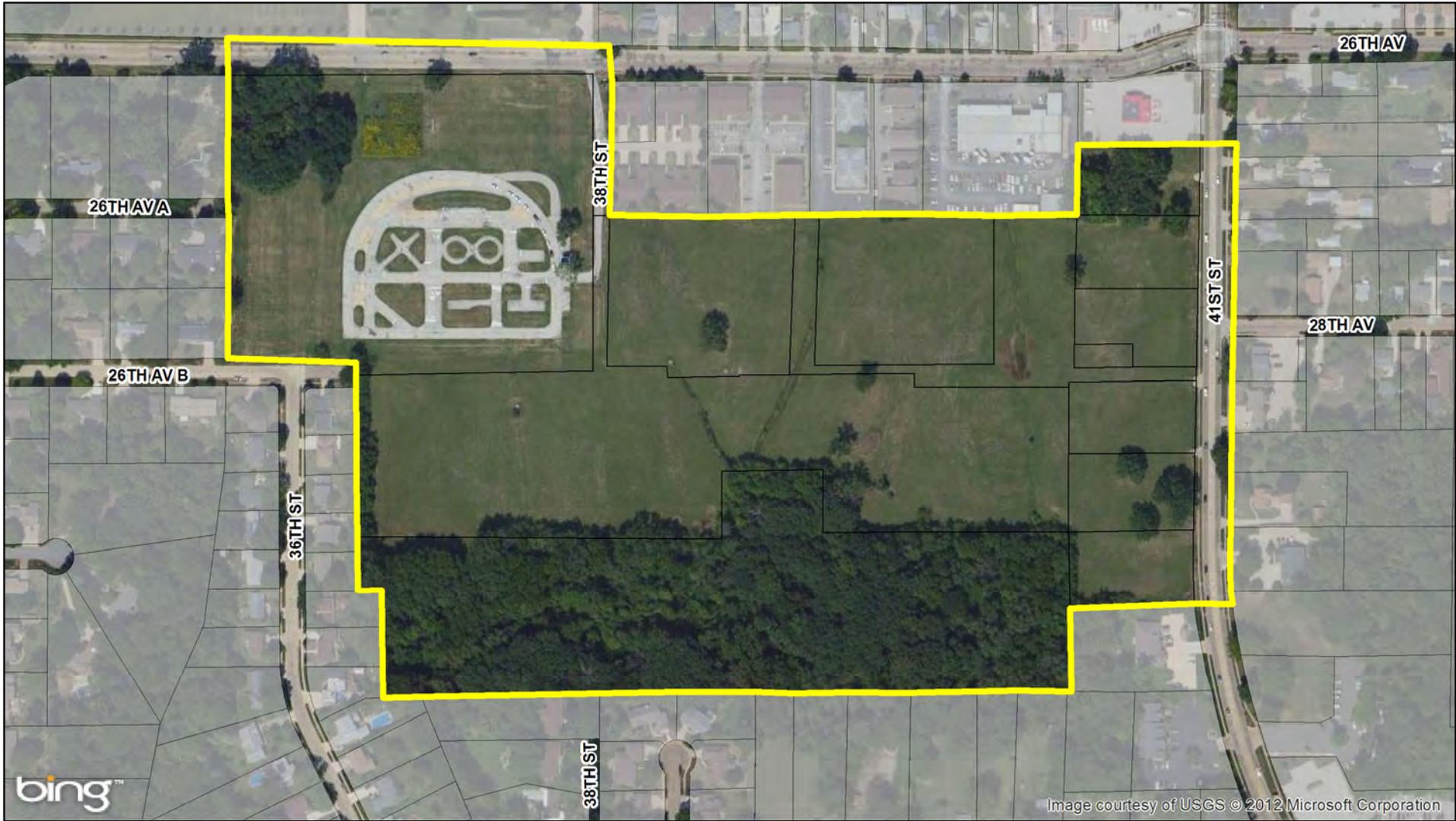
On January 10, 2012 the Moline City Council passed **Resolution 1115-2012** initiating a feasibility study to determine the eligibility of establishing a tax increment finance (“TIF”) district for a portion of the City and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF district includes the now vacant properties west of 41st Street and south of the commercial properties fronting 26th Avenue and the Moline High School driver’s education facility located on the south side of 26th Avenue. The area is referred to herein as the 41st Street Redevelopment Project Area (the “Area”). This document represents the Redevelopment Plan and Redevelopment Project (the “Plan”) for this proposed TIF district.

The proposed TIF district, legally defined as a “Redevelopment Project Area”, is comprised of approximately 48.8 acres, inclusive of existing street rights-of-way (45.7 acres net of streets). The geographic location of this Area is illustrated on **Exhibit A, Redevelopment Project Area Boundary Map**, and a **boundary description** is located in the **Appendix as Attachment B**.

A significant portion of the vacant properties within the Area are part of an Illinois Environmental Protection Agency (IEPA) Brownfield remediation site that has been subject to remediation activities. About 44% percent of the vacant portion of the Area has below the ground surface a former City landfill. The portion of this landfill not currently covered by woodlands has been capped in accordance with EPA regulations, and the affected parcels have received “No Further Remediation” (NFR) letters from the IEPA. According to representations made by the current owner of these properties, significant expense has been incurred with this remediation effort. While a portion of the former landfill has been capped, the landfill in its entirety still constitutes an unused disposal site as defined in the Illinois Tax Increment Allocation Act (the “TIF Act” - 65 ILCS 5/11.74.4-1 et seq.). Furthermore, the capping and NFR determination doesn’t remove the risk and added cost that may be incurred with the installation of utilities to serve redevelopment of the Area.

The City is proposing the use of tax increment financing, as well as other economic development resources, as available, to facilitate redevelopment of the privately owned properties in the Area. Upgrades to or redevelopment of the driver’s education facility by the School District are anticipated as well. It is the intent of the City to induce the investment of significant private capital in the Area, which is expected to have a positive economic impact on the community as a whole. The proposed medical office development is a key component of the City’s overall economic development program.

The aforementioned Act permits the use of tax increment financing to address the presence of blight or conditions that lead to blight. The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. This report presents the findings of eligibility, the Redevelopment Plan and Project for the Area as well as other findings, evidence and documentation required by the Act.

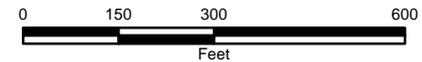


**Exhibit A
Redevelopment Project
Area Boundary Map**

41st Street Redevelopment Project Area
City of Moline, Illinois

Legend

 Redevelopment Project Area Boundary



August 2012

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 TIF Act. The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities. 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 items as permitted by the Act.

As used herein, the term **Redevelopment Project** means any public or 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 which cause the area to be classified as an industrial park conservation area, a blighted area, 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.

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

1. That there exist in many municipalities within the State blighted and 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 TIF 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 definitions set forth in the Act.

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 definition for *a combination conservation area and blighted area*. Certain conservation area criteria are applicable to the improved land within the Area and certain blighted area criteria to the vacant land. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area encompasses approximately 46 acres of land and, therefore, exceeds the statutory minimum size of 1-1/2 acres.
3. The Redevelopment Project Area contains contiguous parcels of real property.
4. If this Redevelopment Plan and Project is adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit 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.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the TIF Act, is that area designated by a municipality in which the finding is made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. This report documents the relevant statutory requirements and how the Area meets the eligibility criteria.

B. Statutory Definitions

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:

“**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:

1. **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:
 - a. 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.
 - b. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - c. 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.

- d. 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.
- e. 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.
- f. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- g. 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 air-borne 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.
- h. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.
- i. 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.

- j. 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.
 - k. 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.
 - l. 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.
 - m. 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. **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:
- a. **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 rights-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.
- b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - c. 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.
 - d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - e. 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.
 - f. **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.
3. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by **one of the following factors** that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- a. The area consists of one or more unused quarries, mines, or strip mine ponds.
- b. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- c. The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.
- d. **The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.**
- e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- f. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Investigation and Analysis of Blighting Factors

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 Redevelopment Project Area qualifies for TIF. In this situation, several blighting factors, as they are applied to vacant land, are present.

1. Findings on Improved Area

The only improved parcel within the Area is the Moline High School's driver's education facility. The property consists largely of an asphaltic concrete paved driving course. Also, there is a small lookout observation building. According to City staff, the lookout building was in existence in 1977 and therefore the building is at least 35 years old. The paved surfaces are in deteriorated condition with considerable "alligator" cracking due to its age and exposure to the elements. According to City staff the building is not compliant with City

codes, albeit the deficiencies are “grandfathered” and allowed to exist as non-conforming. In addition, the total equalized assessed valuation (EAV) for the Area has not kept pace with the balance of the City for four (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown in **Exhibit B, Comparison of EAV Growth Rates (2006-2011)**. Given the age of the lookout building and the three eligibility factors described above, the improved portion of the Area qualifies as a “conservation area”.

Exhibit B

COMPARISON OF EAV GROWTH RATES (2006 - 2011)

41st Street Redevelopment Project Area
 City of Moline, Illinois

Assessment Year	EAV		Area Growth Rate Less Than Balance of City?
	Project Area ¹	Balance of City ²	
2006	\$ 532,049	\$ 778,444,210	
2007	\$ 545,350	\$ 844,478,026	
Annual Percent Change	2.5%	8.5%	YES
2008	\$ 556,256	\$ 868,488,405	
Annual Percent Change	2.0%	2.8%	YES
2009	\$ 561,820	\$ 881,037,964	
Annual Percent Change	1.0%	1.4%	YES
2010	\$ 561,820	\$ 885,988,071	
Annual Percent Change	0.0%	0.6%	YES
2011	\$ 561,820	\$ 889,716,646	
Annual Percent Change	0.0%	0.4%	YES

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

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

2. Findings on Vacant Area

Before documenting the presence of these factors, evidence is presented to prove that the **Area can be considered vacant land pursuant to the definition of “vacant land”** in the Act, to wit:

“(v) As used in subsection (a) of Section 11-74.4-3 of this Act, "vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the Redevelopment Project Area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided;...”

Aerial photographs of the Area, available from Google Earth, were examined to see if there was any evidence of agricultural use, such as the presence of crops or the raising of livestock. The first aerial photographs examined were from August 11, 2006. Subsequent to this photography, five more aerial shots were taken in 2007, 2009, 2010 and 2011, with the latest being taken November 16, 2011. None of this photography indicated the presence of any commercial agricultural activity.

Even if the Area was used for commercial agricultural purposes within the last five years, the Area has been subdivided. Much of the vacant portion of the Area was platted as the “Ferry’s Subdivision”.¹ The balance of the vacant land has been subdivided, as evidenced by Supervisor of Assessment Maps, Sheet 24, Lots 105-1, 106, 107 108, 108-1, 109, 113, 114 and 115. Lots 105-1, 109, 114 and 115 constituted re-subdividing of the Ferry’s Subdivision. Thus, the vacant parcels located within the Area have been “subdivided”.

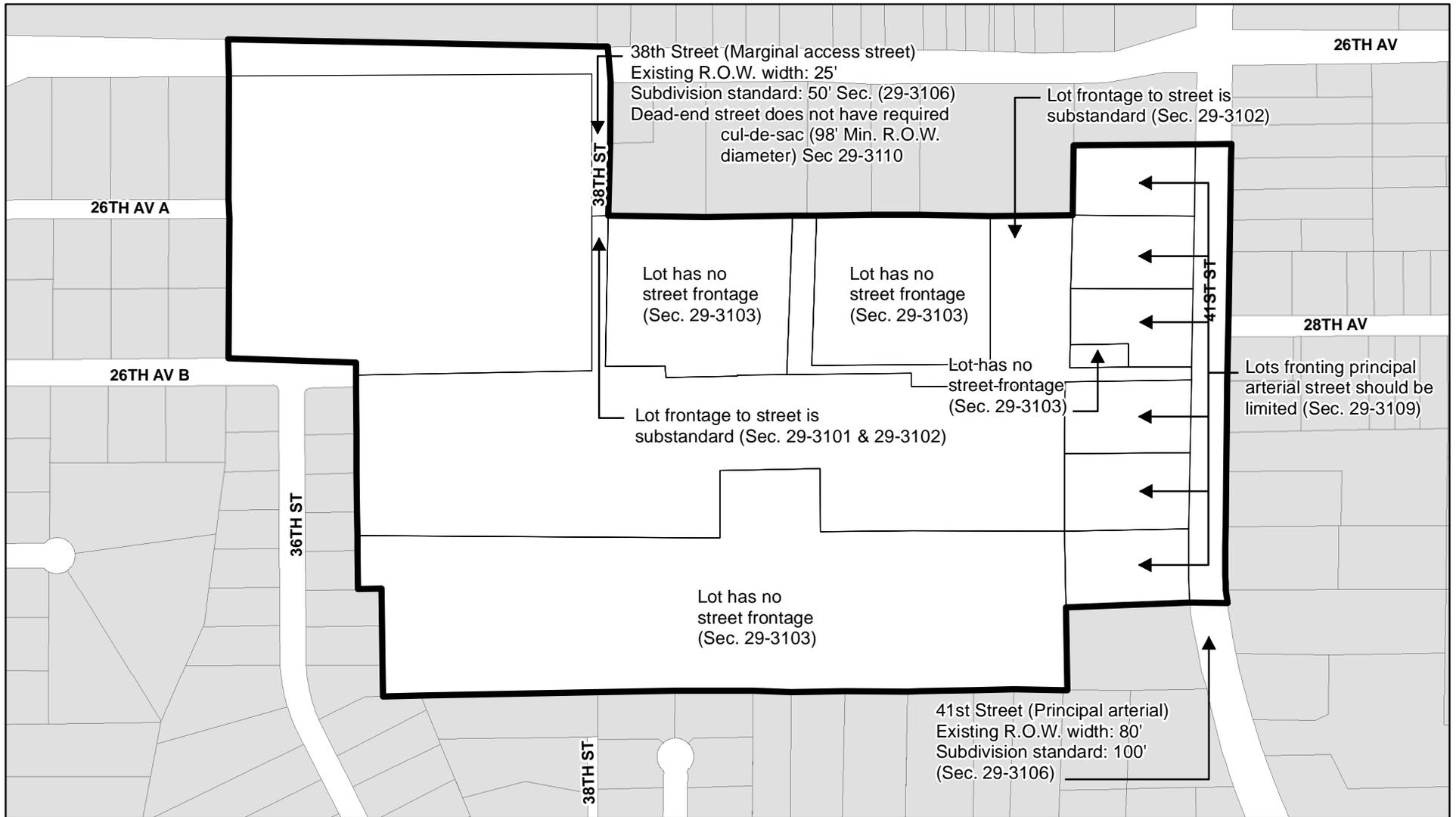
The statutory definition of a “blighted area” is satisfied with respect to how this definition is applied to vacant land under two subsections of the Act. First, subsection 11.74.4-3 (a) (2) of the Act states that “[i]f vacant, the sound growth of the Redevelopment Project Area is impaired by **2 or more of the following factors** each of which is (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:...” (emphasis added). The factors present in this case is that the total equalized assessed valuation (EAV) of the proposed Area has increased at a rate that is less than the balance of the City for 5 of the last 5 years and obsolete platting.

¹ Per Plat of Survey prepared by Missman, Stanley & Associates, P.C., March 1999.

- a. **EAV Trends:** This factor is applicable to vacant land as well as improved land. The total equalized assessed valuation (EAV) for the Area has not kept pace with the balance of the City for all five (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the City are shown in **Exhibit B, Comparison of EAV Growth Rates (2006-2011)**.
- b. **Obsolete Platting:** As noted previously, much of the vacant portion of the Area was platted as the Ferry's Subdivision. This subdivision created some very unusual parcel configurations, which some would not meet the City's current Subdivision Code. Subsequent subdivisions of property also would not be compliant with the current Subdivision Code. A **Description of Obsolete Platting** is provided on **Exhibit C**. The applicable Subdivision Code sections are cited with respect to each substandard condition.

Another subset of qualification factors under the definition of blight, as it is applied to vacant land, is subsection 11.74.44-3 (a) (3) of the Act. It states that “[i]f vacant, the **sound growth of the Redevelopment Project Area is impaired by one of the following factors** that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains...” (emphasis added). **The factor present in this case is that 44% of the vacant portion of the Area consists of an unused disposal site** containing earth, stone, building debris or similar materials that were removed from construction, demolition, excavation, or dredge sites. Evidence of these types of disposed materials was revealed in a comprehensive Site Investigation/Remedial Objectives (SI/RO) Report completed with respect to this site identified by the IEPA Inventory Number 1610455202.² Research contained in this report revealed that a portion of the now vacant area was used as a City of Moline landfill between approximately 1940 and 1960. **Exhibit D - Former City Landfill** shows the location of the landfill based on information provided in the previously referenced Missman Report. As part of the site investigation, approximately 75 boreholes were made, along with six trenches excavated through the filled areas. Where borings penetrated the landfill, materials found included “glass, brick, wire, paper, and other miscellaneous inert material.” Fill material encountered in the excavated trenches consisted of “glass, wood, tires and metal debris.” A 55 gallon drum of solidified paint was also discovered. While material within the landfill included typical municipal waste, it also contained what can be described as building debris (e.g., brick and wood) removed from construction or demolition sites.

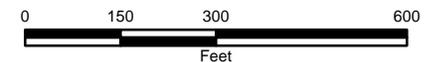
² Site Investigation/Remedial Objectives Report, Missman, Stanley & Associates, P.C., March 2, 1999 & Addendum, May 12, 1999. Approved by the IEPA Jun 21, 1999.



Legend

 Redevelopment Project Area Boundary

Note: Section references are from Chapter 29, "Subdivisions" of the Moline Code of Ordinances



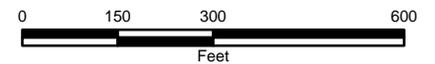
August 2012

Exhibit C
Description of Obsolete Platting
 41st Street Redevelopment Project Area
 City of Moline, Illinois



Legend

-  Redevelopment Project Area Boundary
-  Location of Landfill*



August 2012

Exhibit D
Former City Landfill

41st Street Redevelopment Project Area
City of Moline, Illinois

* Source: Landfill Location Map,
Ferry Property, January 1990.

D. Conclusion of Investigation of Blighting Factors for the Redevelopment Project Area

It is found that the Redevelopment Project Area contains conditions that qualify it as a combination *conservation area and blighted area* as these terms are applied to improved land and vacant land in the TIF Act. The qualifying factors are present to a meaningful extent and distributed sufficiently throughout the Area.

Although it may be concluded that the mere presence of the stated eligibility factors might be sufficient to make a finding of qualification as a blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. It can be concluded that public intervention is necessary because of the conditions documented herein and that private investment in the Area is lacking. 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 41st Street Redevelopment Project Area. 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 Plan proposes redeveloping the vacant portion of the Area into a medical/wellness center campus. Concept plans for the Area, prepared on behalf of Genesis Medical Center, resolves the obsolete platting issues and provides for an effective reuse of a former landfill. With respect to the existing improved property, the School District intends to upgrade the driver's education facility and may consider redeveloping the site at some time in the future.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan. These improvements may include other actions permitted by the Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Enhance the real estate tax base for the City and all other taxing districts, which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.
3. Encourage and assist private investment in redevelopment projects within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act.
4. Provide for safe and efficient traffic circulation, both to and from the Area and within the Area.

5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City of Moline has determined that it is appropriate to provide limited financial incentives for private investment within the Redevelopment Planning Area. It has been determined through discussions with the developer that tax increment financing constitutes a key component of leveraging private investment within the Redevelopment Project Area. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties to achieve the successful completion of the redevelopment project described below.

E. Redevelopment Project

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. This includes a combination of private developments and public investment to leverage this private development. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

The developer plans to construct, in phases, approximately 188,000 gross square feet of principally medical office buildings and other wellness related services. Also incorporated in the campus plan are walking trails.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to, land assembly and site preparation, public utilities, interest write-down, and marketing of properties, as well as other programs of financial assistance, as may be provided by the City. In addition, public investment to upgrade the driver's education facility is planned for the time being, but the School District and may consider redeveloping the site at some time in the future.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

This Plan will not include the displacement of inhabited housing units because there are no housing units located within the Project Area.

F. Estimated Redevelopment Project Costs

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

Exhibit E
ESTIMATED REDEVELOPMENT PROJECT COSTS
 41st Street Redevelopment Project Area
 City of Moline, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities and other public improvements)</i>	\$1,750,000
B. Property Assembly <i>(Site preparation)</i>	\$1,800,000
C. Relocation	\$200,000
D. Taxing District Capital Costs	\$100,000
E. Job Training	\$100,000
F. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$2,000,000
G. Planning, Legal and Professional Services	\$500,000
H. General Administration	\$150,000
I. Financing Costs	See Note 3
J. Contingency	\$500,000
Total Estimated Costs	\$7,100,000

Notes:

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

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Illinois EPA, 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 Projects.

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 E**, on the previous page, subject to the definition of “redevelopment project cost” as contained in the TIF Act, and the “Contingency” line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the TIF Act [bold typeface added for emphasis]. Note that some of the narrative below has been paraphrased (see full definitions in the TIF 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 so long as they relate to marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

3. **Costs of 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.
4. **Cost of job training** and retraining projects, including the cost of “welfare to work” programs **implemented by businesses** located within the redevelopment project area.
5. **Financing costs**, including but not limited to, all necessary and incidental expenses related to the issuance of obligations by the City, 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.
6. 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.
7. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or 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 TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).

8. **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 or taxing districts other than the municipality, are set forth in a written agreement by or among 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.

9. **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;

10. 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.

SECTION V

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

The proposed Genesis medical wellness campus conforms to the City of Moline’s Comprehensive Plan adopted November 13, 2001. The Future Land Use Plan for the Highland Planning Districts proposes that the vacant portion of the Project Area be developed for office uses. The School District property is shown as Public and Semi-Public use.

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

Other than private expenditures to mitigate the former City landfill and to obtain a No Further Remediation letter from the Illinois Environmental Protection Agency, the Area has not been subject to growth and investment by private enterprise. This is also evident by the lack of growth in property values as shown in **Exhibit F, EAV Trends (2006 – 2011)**. The data shows that the Area has only grown in assessed value at a compounded annual rate of 1.1% over the last five years. By comparison, the Consumer Price Index during this same period was double this rate and the balance of the City was 2.7%

Exhibit F

EAV TRENDS (2006 - 2011)
 41st Street Redevelopment Project Area
 City of Moline, Illinois

	EAV				Avg. Annual Percent
	2006	2011	Change	Percent	
41st Street RPA ¹	\$532,049	\$561,820	\$29,771	6%	1.1%
CPI - All Urban Consumers ²	201.6	224.939	23.339	12%	2.2%
Balance of City ³	\$778,444,210	\$889,716,646	\$111,272,436	14%	2.7%

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

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

³ Total City EAV minus Project Area EAV.

C. Would Not be Developed "but for" TIF

The City has found that the Redevelopment Project 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 Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization.

Genesis Medical Center - Illinois, the developer proposing to develop the Area, has provided the City with a financial pro-forma analysis which shows that the project is not feasible without TIF to reimburse the developer for certain TIF eligible redevelopment project costs. Cost estimates for the initial phase indicates that the net rental rate for the medical office buildings would need to be approximately \$22.50 per square foot. However, according to Genesis, the Moline market will only support \$14.00 to \$16.00 per square foot. It is the intent of this TIF Redevelopment Plan to help overcome the extraordinary cost of redevelopment so as to close or significantly reduce this economic gap. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to redevelop this Area.

D. Assessment of Financial Impact

The City finds that the financial impact of the Redevelopment Area on or increased demand for facilities or services from any taxing district affected by the Plan will be limited. Currently, community services (fire, police, and utility) and facilities appear to be adequate for the foreseeable future to support the proposed development. Nonetheless, the City commits to a pass-through of up to 25% of the revenues generated by the Project to the affected taxing jurisdictions on an annual basis. After recovering the cost of preparing the TIF Plan and establishing the Project Area and accounting for annual implementation expenses (e.g., audit and related fees, annual notices and annual reports to the Illinois Comptroller and taxing districts) the City will return, as surplus, up to 25% of the tax increment proceeds to Rock Island County for distribution on a pro-rata basis back to the affected local taxing bodies. It is anticipated that the annual costs of implementation will be relatively small and, therefore, the annual declared surplus will be close to, if not equal to, 25% of the total property tax increment. Furthermore, it is anticipated that this annual pass-through will be sufficient to cover any additional costs that may be incurred by the various taxing districts as a result of the Project.

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 impacts 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 twenty-third calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area is \$561,820. A listing of the **parcels of real property located in the Project Area, and the 2011 Assessment Year EAV**, is located in the **Appendix as Attachment C**. The County Clerk of Rock Island County will verify the base EAV amount of each property after adoption of the City ordinance approving the Redevelopment Plan and establishing the Redevelopment Project Area.

G. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the redevelopment program, it is anticipated that the redevelopment investment in this Redevelopment Project Area will amount to over \$24 million. Based on this level of investment, the equalized assessed valuation is estimated to increase by approximately \$8 million (2012 dollars) upon completion of the redevelopment project. It is anticipated that the redevelopment project will occur in phases and, therefore, it will take years to reach these total values. A five year build-out is planned, but is contingent on market conditions.

H. Source of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan and Projects shall be funds collected pursuant to tax increment allocation financing to be adopted by the City of Moline. Under such financing, tax increment revenue resulting from increases in the EAV of property in the Redevelopment Project 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 the implementation of the Redevelopment Plan and Projects and construction of the public improvements, the City of Moline, pursuant to the authority granted to it under the TIF 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 Allocation Fund.

If available, revenues from other economic development funding sources, public or private, will 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 Redevelopment Project 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 Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as “Redevelopment Project Costs” for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations issued pursuant to this Redevelopment Plan and Project 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 other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project.

J. Fair Employment Practices and Affirmative Action

The City of Moline 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 Tax Increment Financing assistance.

K. Reviewing and Amending the TIF Plan

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

APPENDIX

ATTACHMENT A

Resolution 1115-2012

Council Bill/Resolution No. 1115-2012

Sponsor: _____

A RESOLUTION

PROVIDING for a feasibility study related to a proposed redevelopment project area and redevelopment area (west of 41st Street south of 26th Avenue and east of 36th Street) and to induce development interest within such area; and

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

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

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

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

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

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

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

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

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

WHEREAS, Genesis Health System, an Iowa/Illinois Corporation, and Frauenshuh Health Care Real Estate Solutions, LLC, a Minnesota Limited Liability Company (the "Developer"), propose to redevelop a portion of the area as set forth in the form of the Pre-Funding 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
Planning & Development Director
City of Moline, 619 16th Street, Moline, IL 61265
Telephone (309) 524-2032

CITY OF MOLINE, ILLINOIS



Mayor

January 10, 2012

Date

Passed: January 10, 2012

Approved: January 17, 2012

Attest: 
City Clerk

APPROVED AS TO FORM:

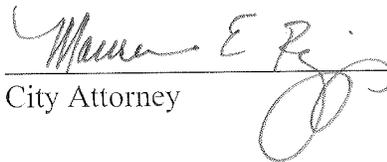
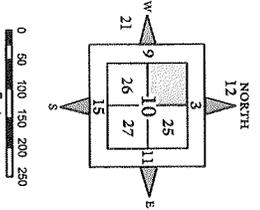

City Attorney



Exhibit A

NOTE: STARTING IN 2002, PARCEL NUMBERS WILL NOT REFLECT THE TOWNSHIP ABBREVIATIONS, BUT THE 2-DIGIT TOWNSHIP NUMBER.



GIS DEPARTMENT
ROCK ISLAND COUNTY,
ILLINOIS

FOR SUBDIVISION
INFORMATION SEE
SHEET 24-S

ATTACHMENT B

**Boundary Description
41st Street Redevelopment Project Area**

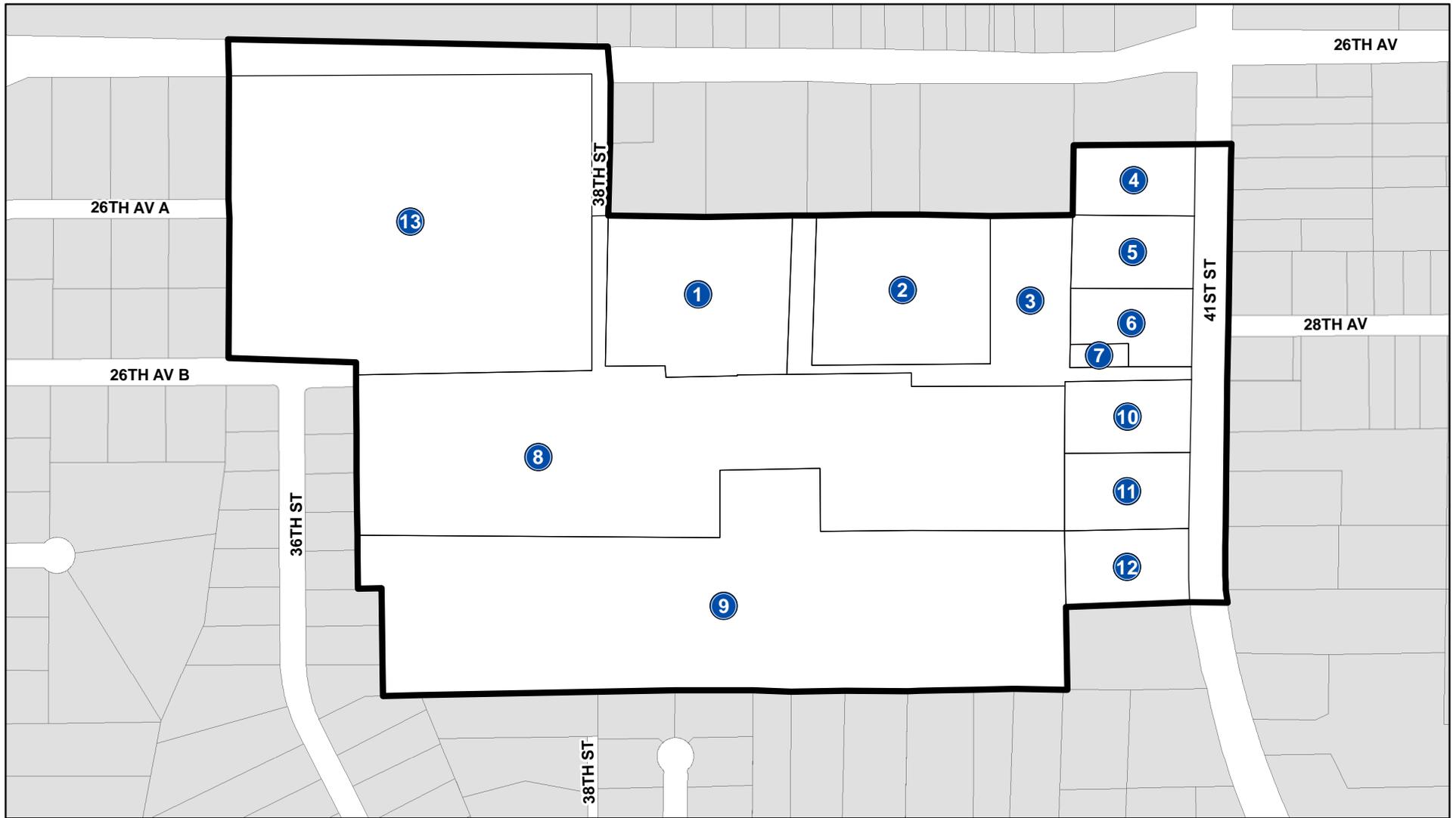
ATTACHMENT C

PIN LIST, PROPERTY OWNERS & 2011 EAV

Parcel Identification Numbers (PIN), Owner and 2011 EAV
 41st Street Redevelopment Project Area
 City of Moline, Illinois

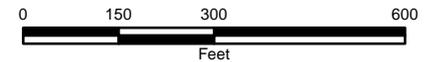
TIF Map	Locator	Parcel ID No.	County ID No.	Owner	Owner Address	Owner City	ZIP	2011 EAV
ID No.¹	(PIN)						Code	
1	1710108002	0712585	GENESIS IL PROP/ACCT PAY	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	25,258
2	1710108004	0712586	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	22,336
3	1710108005	0712587	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	35,294
4	1710100006	07208-6	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	62,399
5	1710100007	07208-7	GENESIS HEALTH SYSTEMS	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	62,396
6	1710100010	07208-8-A	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	58,122
7	1710100009	07208-8	GENESIS IL PROP L C	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	9,698
8	1710100003	07208-3	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	92,177
9	1710100004	07208-12	GENESIS IL PROP %ACCOUNTG	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	6,951
10	1710100011	07208-9	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	62,396
11	1710100012	07208-11	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	62,396
12	1710100013	07208-13	GENESIS IL PROP	1227 E RUSHOLME ST	DAVENPORT IA	52803	\$	62,396
13	1710100002	07208	Board of Education	1619 11th AVE	MOLINE IL	61265	\$	-
TOTAL \$								561,820

¹ See corresponding map.



Legend

-  Redevelopment Project Area Boundary
-  Moline_Parcels_8162012
-  Parcel Locator Number



August 2012

Parcel Locator Map

41st Street Redevelopment Project Area
City of Moline, Illinois

Council Bill/General Ordinance No. 3029-2012
Sponsor: _____

AN ORDINANCE

DESIGNATING the 41st Street Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. 3028-2012 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed 41st Street Redevelopment Project Area with respect to which a public hearing was held on October 23, 2012 and it is now necessary and desirable to designate the area referred to in said plan as the 41st Street 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 41st Street 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

TIF DESCRIPTION 41ST STREET REDEVELOPMENT PROJECT AREA

Part of the southwest quarter of Section 3 and part of the northwest quarter and northeast quarter of Section 10, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the northwest corner of Ferry's Office Addition recorded as Doc. No. 96-03124 in the Rock Island County Recorder's Office;

Thence South 00 degrees 37 minutes 55 seconds West along the west line of said Ferry's Office Addition, a distance of 175.00 feet to the south line of the northeast quarter of the northwest quarter of said Section 10;

Thence North 89 degrees 53 minutes 14 seconds West along said south line, a distance of 980.86 feet to the southwest corner of the northeast quarter of the northwest quarter of said Section 10;

Thence South 89 degrees 45 minutes 54 seconds West along the south line of the northwest quarter of the northwest quarter of said Section 10, a distance of 444.26 feet to the east line of South Moline Township Tax Parcel No. 11858;

Thence North 00 degrees 11 minutes 38 seconds East along said east line and the east line of South Moline Tax Parcel No. 11857 and 11856, a distance of 219.51 feet to the north line of South Moline Tax Parcel No. 11856;

Thence North 89 degrees 55 minutes 13 seconds West along said north line, a distance of 50.00 feet to the east line of Rolling Hills Addition as recorded in Plat Book 40 at Page 259 in said Recorder's Office;

Thence North 00 degrees 11 minutes 38 seconds East along said east line, a distance of 469.91 feet to the north right of way line of 26th Avenue B;

Thence North 89 degrees 47 minutes 35 seconds West along said north right of way line, a distance of 269.22 feet to the west line of South Moline Tax Parcel 208;

Thence North 00 degrees 10 minutes 24 seconds West along said west line and its northerly projection, a distance of 657.23 feet to the north right of way line of 26th Avenue;

Thence South 89 degrees 29 minutes 54 seconds East along said north right of way line, a distance of 792.16 feet to the northerly projection of the east right of way line of 38th Street;

Thence South 00 degrees 01 minutes 10 seconds East along said east right of way line and its northerly projection, a distance of 348.28 feet to the northerly line of Genesis 41st Street Addition recorded as Doc. No. 2012-24254 in said Recorder's Office;

Thence South 89 degrees 45 minutes 15 seconds East along said northerly line, a distance of 962.65 feet;

Thence North 00 degrees 37 minutes 55 seconds East along said northerly line, a distance of 149.14 feet;

Thence South 89 degrees 29 minutes 54 seconds East along said northerly line and its easterly projection, a distance of 321.80 feet to the east right of way line of 41st Street;

Thence South 00 degrees 17 minutes 38 seconds West along said east right of way line, a distance of 800.26 feet;

Thence southerly 160.49 feet along said east right of way line and the arc of a curve to the left having a radius of 1,392.69 feet, a chord bearing of South 03 degrees 00 minutes 27 seconds East, and a chord distance of 160.40 feet to the easterly projection of the north line of said Ferry's Office Addition;

Thence North 89 degrees 53 minutes 14 seconds West along said north line and its easterly projection, a distance of 336.72 feet to the Point of Beginning.

The above described parcel contains 48.815 acres, more or less.

Council Bill/General Ordinance No. 3030-2012

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the 41st Street Redevelopment Project Area.

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

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the 41st Street 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 41st Street Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3028-2012 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3029-2012 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the 41st Street Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the 41st Street Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the 41st Street 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 41st Street 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 41st Street Redevelopment Project Area over and above the initial equalized assessed value of each property in the 41st Street 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 41st Street Redevelopment Project Area" of the City of Moline for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

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

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

CITY OF MOLINE, ILLINOIS

Mayor

Date

Passed: _____

Approved: _____

Attest: _____
City Clerk

Approved as to Form:

City Attorney

EXHIBIT A

TIF DESCRIPTION 41ST STREET REDEVELOPMENT PROJECT AREA

Part of the southwest quarter of Section 3 and part of the northwest quarter and northeast quarter of Section 10, Township 17 North, Range 1 West of the 4th Principal Meridian in the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the northwest corner of Ferry's Office Addition recorded as Doc. No. 96-03124 in the Rock Island County Recorder's Office;

Thence South 00 degrees 37 minutes 55 seconds West along the west line of said Ferry's Office Addition, a distance of 175.00 feet to the south line of the northeast quarter of the northwest quarter of said Section 10;

Thence North 89 degrees 53 minutes 14 seconds West along said south line, a distance of 980.86 feet to the southwest corner of the northeast quarter of the northwest quarter of said Section 10;

Thence South 89 degrees 45 minutes 54 seconds West along the south line of the northwest quarter of the northwest quarter of said Section 10, a distance of 444.26 feet to the east line of South Moline Township Tax Parcel No. 11858;

Thence North 00 degrees 11 minutes 38 seconds East along said east line and the east line of South Moline Tax Parcel No. 11857 and 11856, a distance of 219.51 feet to the north line of South Moline Tax Parcel No. 11856;

Thence North 89 degrees 55 minutes 13 seconds West along said north line, a distance of 50.00 feet to the east line of Rolling Hills Addition as recorded in Plat Book 40 at Page 259 in said Recorder's Office;

Thence North 00 degrees 11 minutes 38 seconds East along said east line, a distance of 469.91 feet to the north right of way line of 26th Avenue B;

Thence North 89 degrees 47 minutes 35 seconds West along said north right of way line, a distance of 269.22 feet to the west line of South Moline Tax Parcel 208;

Thence North 00 degrees 10 minutes 24 seconds West along said west line and its northerly projection, a distance of 657.23 feet to the north right of way line of 26th Avenue;

Thence South 89 degrees 29 minutes 54 seconds East along said north right of way line, a distance of 792.16 feet to the northerly projection of the east right of way line of 38th Street;

Thence South 00 degrees 01 minutes 10 seconds East along said east right of way line and its northerly projection, a distance of 348.28 feet to the northerly line of Genesis 41st Street Addition recorded as Doc. No. 2012-24254 in said Recorder's Office;

Thence South 89 degrees 45 minutes 15 seconds East along said northerly line, a distance of 962.65 feet;

Thence North 00 degrees 37 minutes 55 seconds East along said northerly line, a distance of 149.14 feet;

Thence South 89 degrees 29 minutes 54 seconds East along said northerly line and its easterly projection, a distance of 321.80 feet to the east right of way line of 41st Street;

Thence South 00 degrees 17 minutes 38 seconds West along said east right of way line, a distance of 800.26 feet;

Thence southerly 160.49 feet along said east right of way line and the arc of a curve to the left having a radius of 1,392.69 feet, a chord bearing of South 03 degrees 00 minutes 27 seconds East, and a chord distance of 160.40 feet to the easterly projection of the north line of said Ferry's Office Addition;

Thence North 89 degrees 53 minutes 14 seconds West along said north line and its easterly projection, a distance of 336.72 feet to the Point of Beginning.

The above described parcel contains 48.815 acres, more or less.

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



SCALE: 1" = 100'

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

TIF BOUNDARY = 48.815 AC.±
Part the the Southwest Quarter of Section 3 and part of the
Northwest Quarter and Northeast Quarter of Section 10, Township 17
North, Range 1 West of the Fourth Principal Meridian, City of Moline,
Rock Island County, Illinois

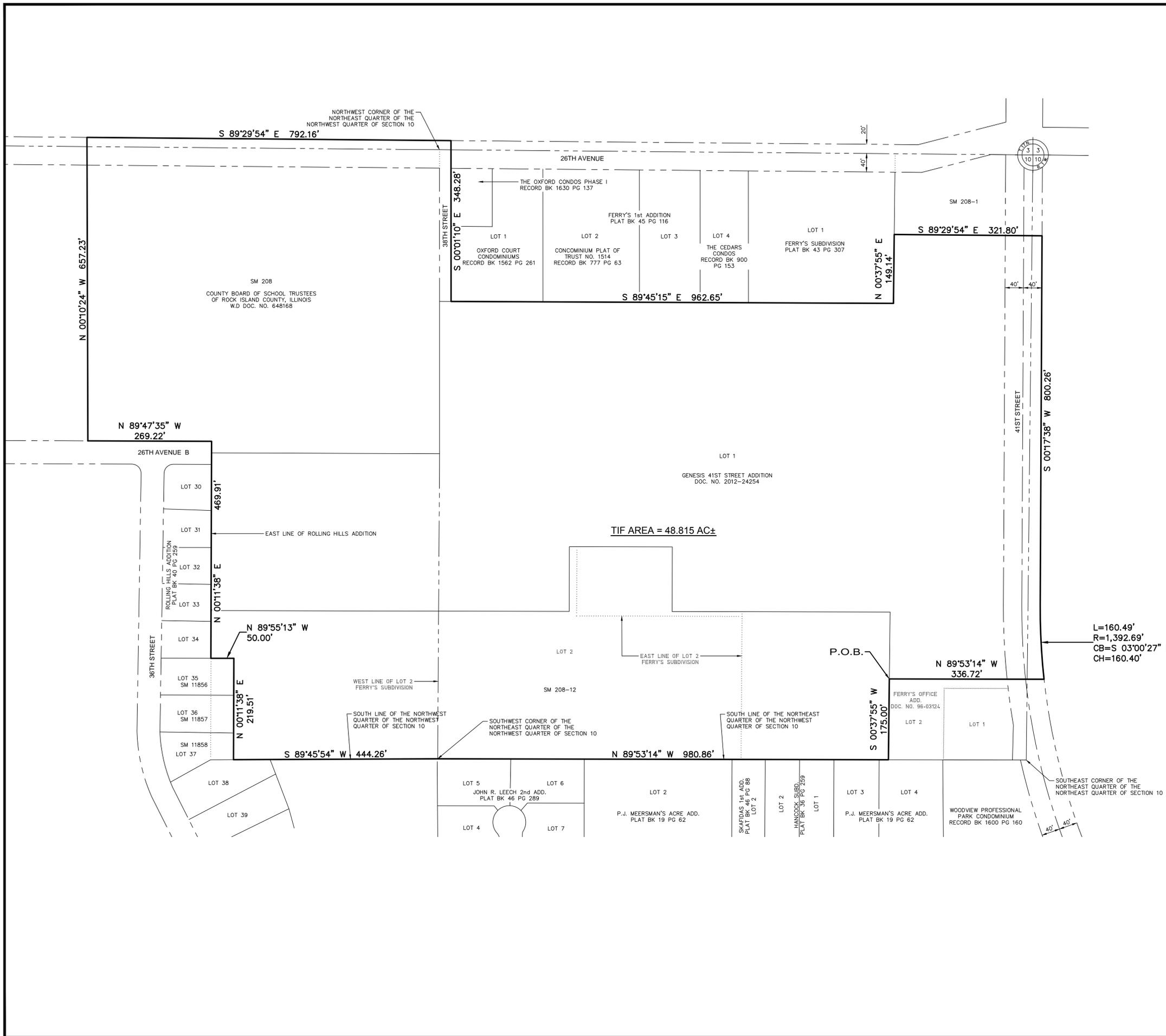
REVISIONS	DESCRIPTION	DATE
No.		

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
(309) 788-7644 • (563) 344-0260 • (815) 965-6400 • (815) 895-3825
www.missman.com

41st STREET REDEVELOPMENT PROJECT
MOLINE, ILLINOIS
TIF EXHIBIT

Missman Project No:
C12S021
File Name:
C12S021-TIF BOUNDARY.dwg
© COPYRIGHT 2012
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: DAB
Date: 10/09/2012



Council Bill/General Ordinance No.: 3040-2012
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 removing 20th Avenue, on both sides, from the west line of 16th Street, west for a distance of 50 feet.

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 removing 20th Avenue, on both sides, from the west line of 16th Street, west for a distance of 50 feet.

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.: 4054-2012

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 Reindeer Ramble scheduled for Sunday, December 2, 2012.

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, December 2, 2012, from 8:00 a.m. to 10:00 a.m.

52nd Avenue from the easternmost side of 25th Street to the westernmost side of 7th Street;
7th Street from the northernmost side of 52nd Avenue to the southernmost side of North Shore Drive;
North Shore Drive from the westernmost side of 7th Street to the easternmost side of 25th Street; and
25th Street from the southernmost side of North Shore Drive to the northernmost side of 52nd Avenue.

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