

Moline Business Park Redevelopment Project Area
Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

City of Moline, Illinois

February 2011

Table of Contents

| SECTION | PAGE NUMBER |
|---|--------------------|
| <i>1. Executive Summary</i> | 1 |
| <i>2. Introduction</i> | 5 |
| <i>3. Eligibility Analysis</i> | 9 |
| <i>4. Redevelopment Plan and Project</i> | 13 |
| <i>5. Financial Plan</i> | 18 |
| <i>6. Required Findings and Tests</i> | 25 |
| <i>7. Provisions for Amending Action Plan</i> | 28 |
| <i>8. Commitment to Fair Employment Practices and Affirmative Action Plan</i> | 29 |
| <i>Appendix 1: Boundary and Legal Description</i> | 30 |
| <i>Appendix 2: PIN List</i> | 33 |

LIST OF MAPS

| | |
|--|----|
| Map 1: Regional Context Map..... | 6 |
| Map 2: Study Area Boundary Map..... | 7 |
| Map 3: Existing Land Use Map..... | 8 |
| Map 4: Summary of Vacant Land Factor - Flooding..... | 12 |
| Map 5: Proposed Future Land Use Map..... | 16 |

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1. Executive Summary

In August of 2009, *S. B. Friedman & Company* was engaged by the City of Moline (the “City”) to conduct a Tax Increment Financing (“TIF”) Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). The City requested *S. B. Friedman & Company* to prepare an update to the Eligibility Study and Redevelopment Plan in January 2011. This report details the eligibility factors found within the Moline Business Park Redevelopment Project Area Tax Increment Financing District (the “Moline Business Park RPA” or the “RPA”) in support of its designation as a blighted vacant area within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Moline Business Park RPA.

The Moline Business Park RPA consists of eighteen (18) tax parcels. The study area comprises approximately 134 acres and does not contain any buildings. The boundary of the RPA is adjacent to the existing Milan TIF 2 District.

Determination of Eligibility

This report concludes that the Moline Business Park RPA is eligible for Tax Increment Financing (“TIF”) designation as a “blighted area” for vacant parcels due to chronic flooding that was found to be present to a meaningful extent. Eligibility factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b).

Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the Moline Business Park RPA as a blighted area. Likewise, the Plan is intended to: 1) provide the direction and mechanisms necessary to establish the RPA as a vibrant commercial/industrial area through new commercial and industrial development; 2) stimulate the redevelopment of vacant and underutilized parcels; and 3) provide new public facilities. Redevelopment of the RPA will strengthen the economic base and enhance the quality of life for the City as a whole.

Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. The following objectives support the overall goal of area-wide revitalization of the Moline Business Park RPA. These objectives include:

1. Foster the installation of public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water, sanitary systems and physical plant, and stormwater

detention of adequate capacity to create an environment conducive to private investment and mitigate flooding;

2. Facilitate and encourage the construction of new commercial/industrial development within the Moline Business Park RPA.
3. Provide resources for streetscaping, landscaping, and signage to improve the image, attractiveness, and accessibility of the RPA; create a cohesive identity for the area; and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
4. Facilitate the assembly, preparation, and marketing of available sites to permit development and redevelopment as needed or as appropriate;
5. Support the goals and objectives of any overlapping plans and coordinate available federal, state, and local resources to further the goals of this Redevelopment Plan; and
6. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies:

1. **Implement Public Improvements.** A series of public improvements throughout the Moline Business Park RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create an environment conducive to new development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements within the RPA.

These improvements may include streetscaping; improved street and sidewalk lighting; resurfacing of alleys, sidewalks and streets; improvement of underground infrastructure and physical plant; stormwater detention of adequate capacity; the creation of parks; trails, and open space; and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to development agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Facilitate Site Preparation.** Sites may be acquired, assembled, or subdivided by the City to attract future private investment and development. In addition, financial assistance may be provided to private developers seeking to acquire land to undertake projects supportive of this Redevelopment Plan.

Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain, and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

- 3. Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
- 4. Assist Businesses and Property Owners.** The City may provide assistance to support businesses and property owners in the RPA. This assistance may include financial and other assistance for building rehabilitation, facade improvements, leasehold improvements, and construction of private and public facilities such as plazas, pathways and other pedestrian amenities.

Required Findings and Tests

First, the City is required to evaluate whether or not the RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district. The RPA is fully comprised of vacant land and no building activity has occurred in the RPA over the past five years. Taken as a whole, the RPA has not been subject to widespread growth and development through investment by private enterprise.

Second, the City is required to evaluate whether, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Moline Business Park RPA. Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. In addition to stormwater management expenses that are not economically viable for private end users in the RPA to bear, approximately 48% of the land in the RPA is currently not directly serviced by water or sanitary sewer. Expected rents in the Moline market cannot support these costs solely through private investment. Public resources to assist with public infrastructure improvements and site preparation are needed to leverage private investment and facilitate redevelopment. The City does not have the financial capacity to make these improvements. TIF funds can be used to fund infrastructure improvements and site preparation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to redevelopment, are unlikely to occur.

Third, the RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

Finally, the Redevelopment Plan must conform to the City's comprehensive plan and the City's strategic economic development plans, or include land uses that have been approved by the City. Based on a review of the *City of Moline, Illinois—Comprehensive Plan*, the Redevelopment Plan for the Moline Business Park RPA conforms to and proposes predominant land uses that are consistent with the City's comprehensive plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the Moline Business Park Redevelopment Project Area (“Moline Business Park RPA” or “RPA”). The Moline Business Park RPA is located within the City of Moline (the “City”), in Rock Island County (the “County”). In August 2009, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in the area to determine whether the area containing these properties would qualify for status as a “blighted area” under the Act. In January 2011, the City requested that *S. B. Friedman & Company* update these findings.

The Moline Business Park RPA consists of eighteen (18) vacant tax parcels. The location and boundary of the Moline Business Park RPA are shown on **Maps 1** and **2** on the following pages.

The Eligibility Study covers events and conditions that existed within the study area at the completion of our research on February 17, 2011 and not thereafter and that were determined to support the designation of the Moline Business Park RPA as a “blighted area” under the Act. Events or conditions, such as governmental actions and additional developments, occurring after that date are excluded from the analysis.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Moline Business Park RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Moline Business Park RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information relating to the Moline Business Park RPA, so that the Redevelopment Plan will comply with the Act and that the RPA can be designated as a redevelopment project area in compliance with the Act.

Existing Land Use

All property in the RPA is currently vacant. **Map 3** on page 8 describes the existing land use within the RPA.

Map 1

Community Context

Legend

 Moline Business Park RPA Boundary

Please reference primary sources/
legal descriptions for official
boundaries.



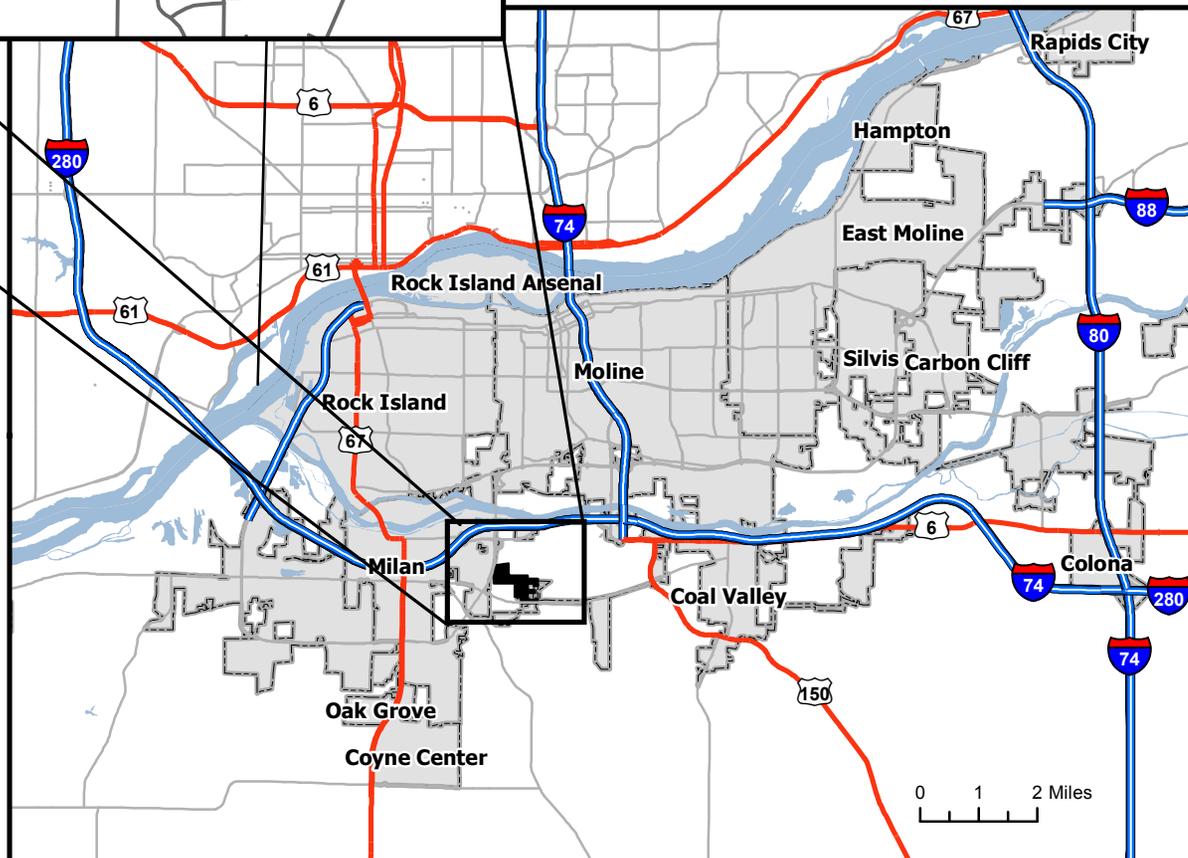
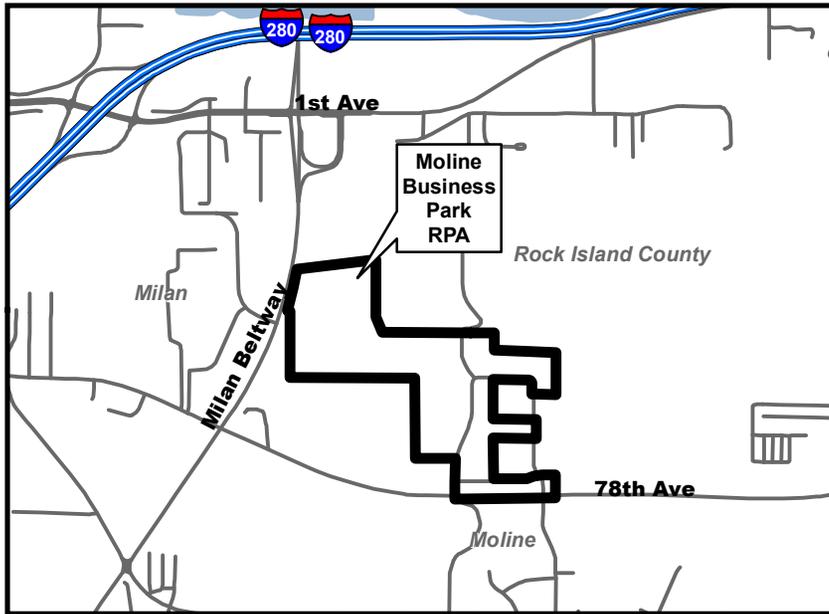
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Map 2 RPA Boundary

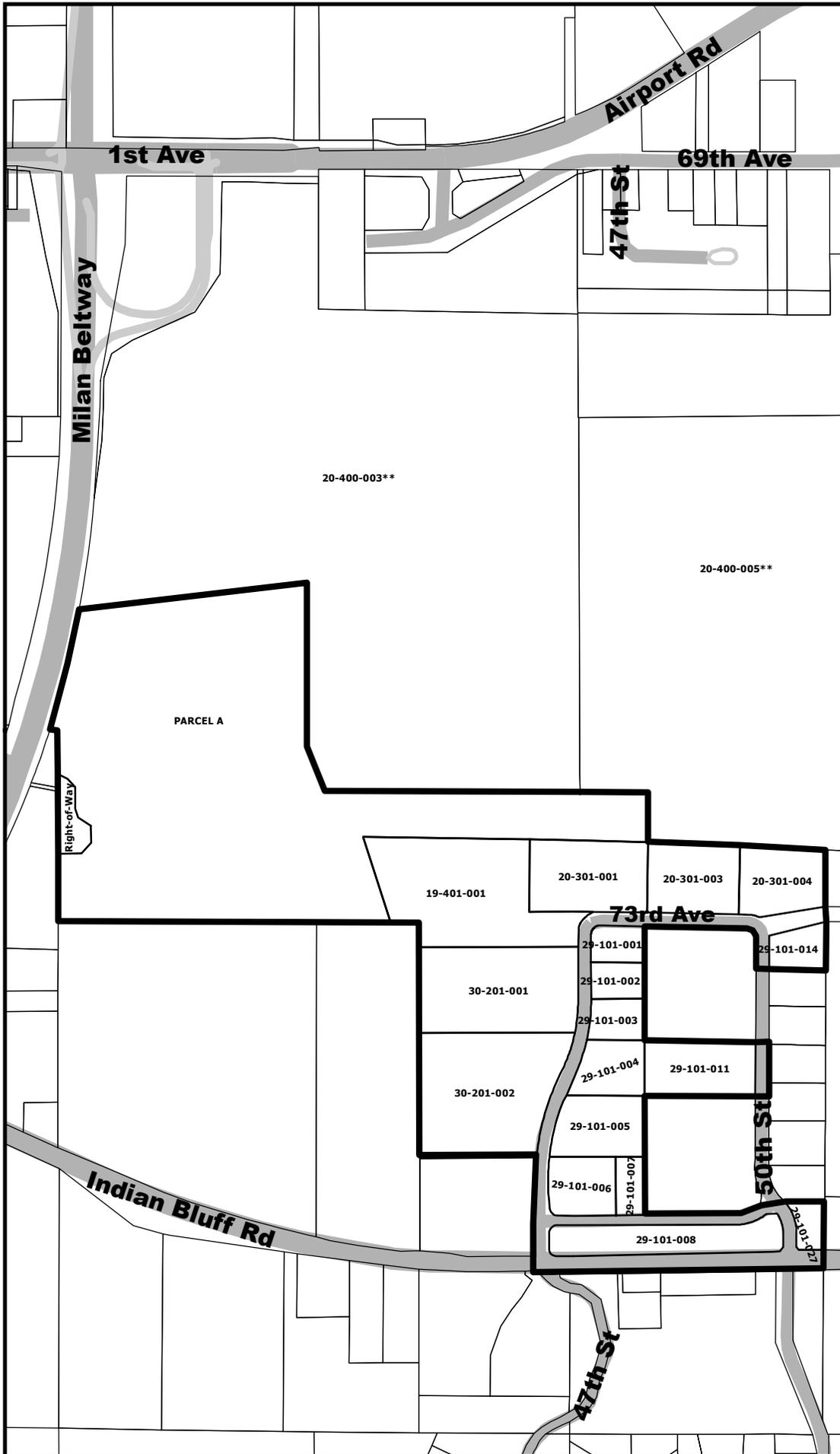
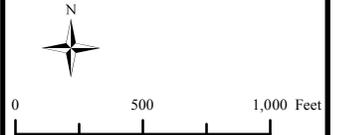
Legend

-  Moline Business Park RPA Boundary
-  Parcel

Note: xx-xxx-xxx denotes parcel number. All parcels in Area 17.

**Parent Parcel Numbers for PARCEL A.

Please reference primary sources/legal descriptions for official boundaries.



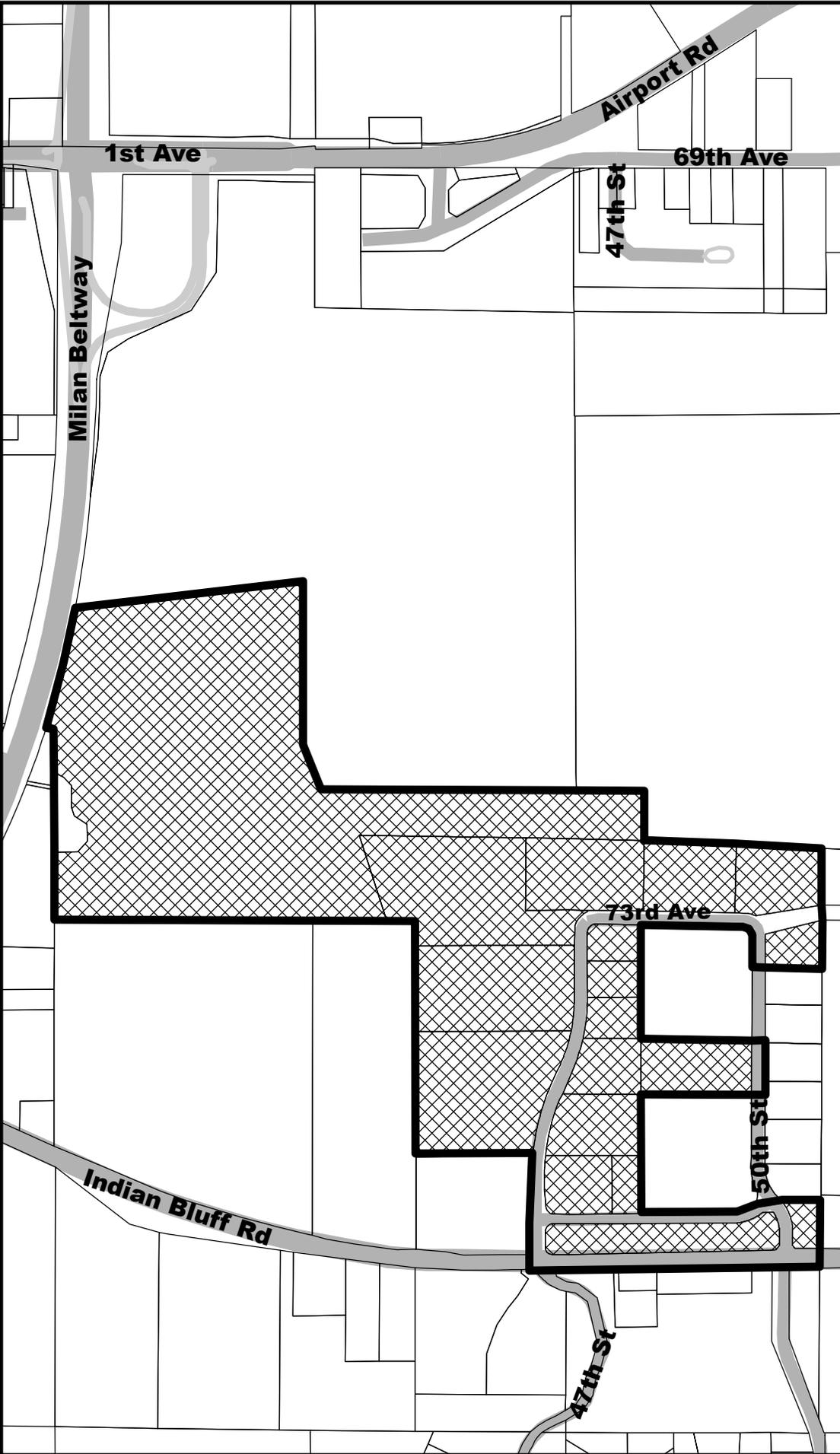
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Map 3
Existing
Land Use

Legend

 Moline Business Park
RPA Boundary

Land Use

 Vacant

Please reference primary sources/
 legal descriptions for official
 boundaries.



0 500 1,000 Feet

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3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Moline Business Park RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Moline Business Park RPA meets the eligibility requirements of the Act as a blighted area. The following outlines the provisions of the Act to establish eligibility.

- Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a “blighted area” and/or a “conservation area.”
- “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.
- The statutory provisions of the Act specify how a district can be designated as a “blighted area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

Factors for Vacant Land

According to the statute, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two of six factors from the list discussed below under the “Two Factor Test” are present to a meaningful extent and reasonably distributed throughout the study area. The second way is to find that at least one of the six factors discussed under the “One Factor Test” is present to a meaningful extent and reasonably distributed throughout the study area.

TWO FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified which combine to impact the sound growth of the redevelopment project area.

Obsolete Platting of Vacant Land. 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.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

Tax and Special Assessment Delinquencies. 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 years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. 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.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed RPA has declined for three of the last five calendar years prior to the year in which the RPA is designated; or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years prior to the year in which the RPA is designated.

ONE FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent:

- Contains unused quarries, strip mines, or strip mine ponds;
- Contains unused rail yards, rail track, or railroad rights-of-way;
- Is subject to or contributes to chronic flooding;
- Contains unused or illegal dumping sites;
- Was designated as a town center prior to January 1, 1982, is between 50 and 100 acres in size, and is 75 percent vacant land;
- Qualified as blighted prior to becoming vacant.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was conducted through research involving an exterior survey and engineering study of the parcels contained in the Moline Business Park RPA. The property was examined for qualification factors consistent with “blighted area” requirements of the Act. Based upon these criteria, the properties within the RPA qualify for designation as a TIF Redevelopment Project Area as a “blighted area” under the one factor test as defined by the Act.

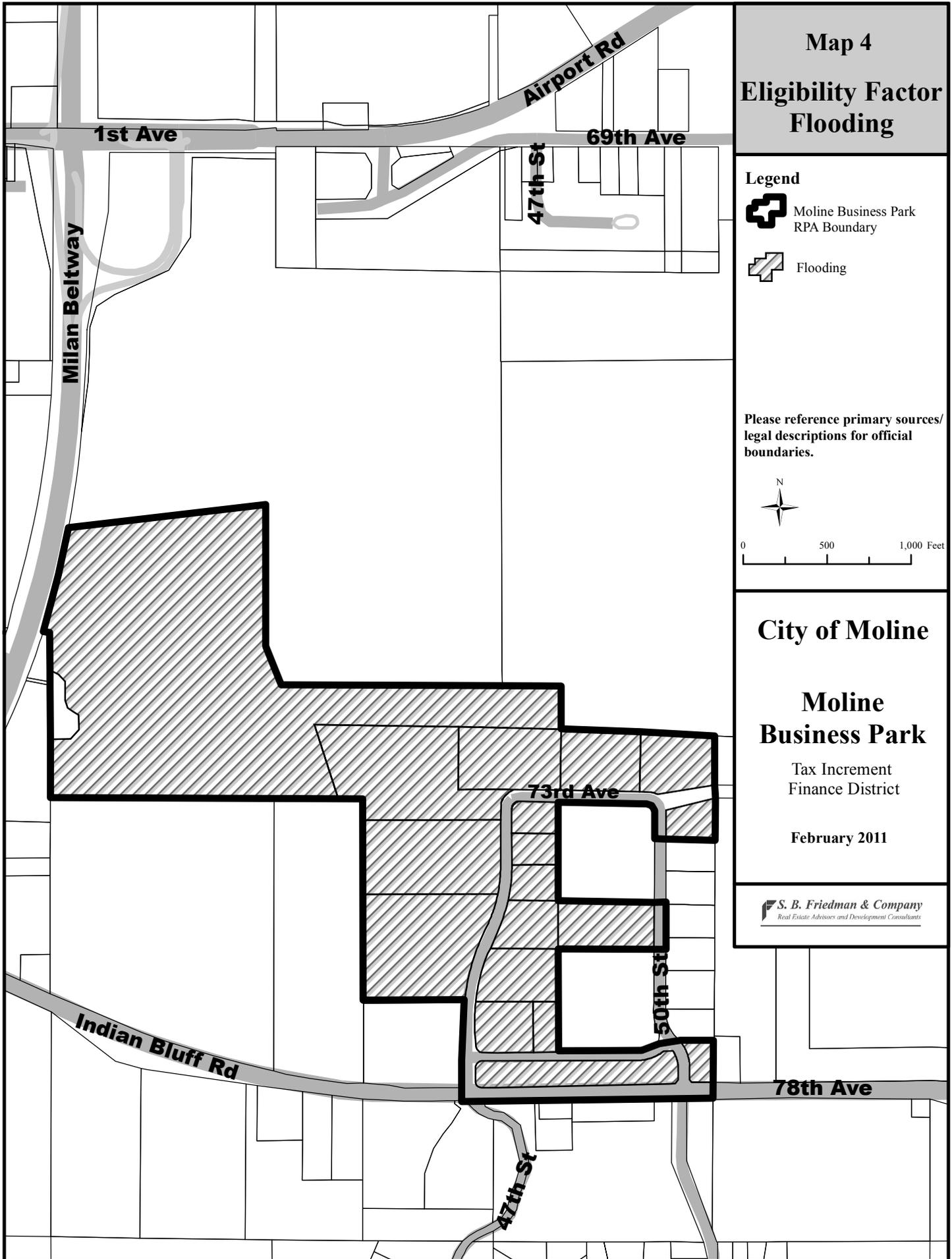
Blighted Area Findings

As required by the Act, one of the one factor vacant land eligibility factors must be found present to a major extent on the vacant parcels within the Moline Business Park RPA.

Based on the engineering opinion letter written to *S. B. Friedman & Company* by Shive-Hattery, Inc. and dated February 22, 2011, surface water discharges from the area and contributes to flooding within the same watershed including Case Creek and Rock River.

Map 4 on the following page illustrates the vacant land eligibility factor that was found to be present on the entire site. This factor constitutes presence to a meaningful degree within the RPA.

It is important to note that in order for the “flooding factor” to apply to a vacant parcel, the Redevelopment Plan must provide for facilities or improvements to contribute to the alleviation of all or part of the flooding. This issue is addressed in subsequent parts of this report.

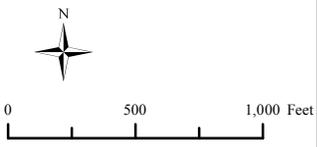


Map 4

Eligibility Factor Flooding

- Legend**
-  Moline Business Park RPA Boundary
 -  Flooding

Please reference primary sources/
legal descriptions for official
boundaries.



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4. Redevelopment Plan and Project

Redevelopment Needs of the Moline Business Park RPA

The land use and existing conditions for the area suggest four (4) major redevelopment needs for the Moline Business Park RPA:

1. Capital improvements that further the objectives set forth in the Redevelopment Plan;
2. Streetscape and infrastructure improvements;
3. Resources for commercial/industrial development;
4. Site preparation and stormwater management.

The Redevelopment Plan identifies tools for the City to provide necessary infrastructure improvements and new public facilities that benefit both residents and employees at the business park, and support other improvements that serve the redevelopment interests of the local community and the City.

Currently, the Moline Business Park RPA is characterized by inadequate public utilities and infrastructure, and as a contributor to flooding along the Case Creek and Rock River. These conditions impede private development within the RPA due to high costs and expected low rent levels in the market. It is our understanding that the City of Moline cannot support these improvements. This situation limits the potential for local area employment opportunities and growth, and it contributes to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Moline Business Park RPA. The goals, objectives, and strategies discussed below have been established to address these needs and facilitate the sustainable redevelopment of the RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to modernize RPA infrastructure and create new public facilities, beautify public areas, create an identity for the community, and facilitate site preparation.

Goals, Objectives and Strategies

The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the Moline Business Park RPA as a blighted area. Likewise, the Plan is intended to: 1) provide the direction and mechanisms necessary to establish the RPA as a vibrant commercial/industrial area through new commercial and industrial development; 2) stimulate the redevelopment of vacant and underutilized parcels; and 3) provide new public facilities. Redevelopment of the RPA will strengthen the economic base and enhance the quality of life for the City as a whole.

Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. The following objectives support the overall goal of area-wide revitalization of the Moline Business Park RPA. These objectives include:

1. Foster the installation of public infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water, sanitary systems and physical plant, and stormwater detention of adequate capacity to create an environment conducive to private investment and mitigate flooding;
2. Facilitate and encourage the construction of new commercial/industrial development within the Moline Business Park RPA.
3. Provide resources for streetscaping, landscaping, and signage to improve the image, attractiveness, and accessibility of the RPA; create a cohesive identity for the area; and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
4. Facilitate the assembly, preparation, and marketing of available sites to permit development and redevelopment as needed or as appropriate;
5. Support the goals and objectives of any overlapping plans and coordinate available federal, state, and local resources to further the goals of this Redevelopment Plan; and
6. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies:

1. **Implement Public Improvements.** A series of public improvements throughout the Moline Business Park RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create an environment conducive to new development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements within the RPA.

These improvements may include streetscaping; improved street and sidewalk lighting; resurfacing of alleys, sidewalks and streets; improvement of underground infrastructure and physical plant; stormwater detention of adequate capacity; the creation of parks; trails, and open space; and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to development agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

- 2. Facilitate Site Preparation.** Sites may be acquired, assembled, or subdivided by the City to attract future private investment and development. In addition, financial assistance may be provided to private developers seeking to acquire land to undertake projects supportive of this Redevelopment Plan.

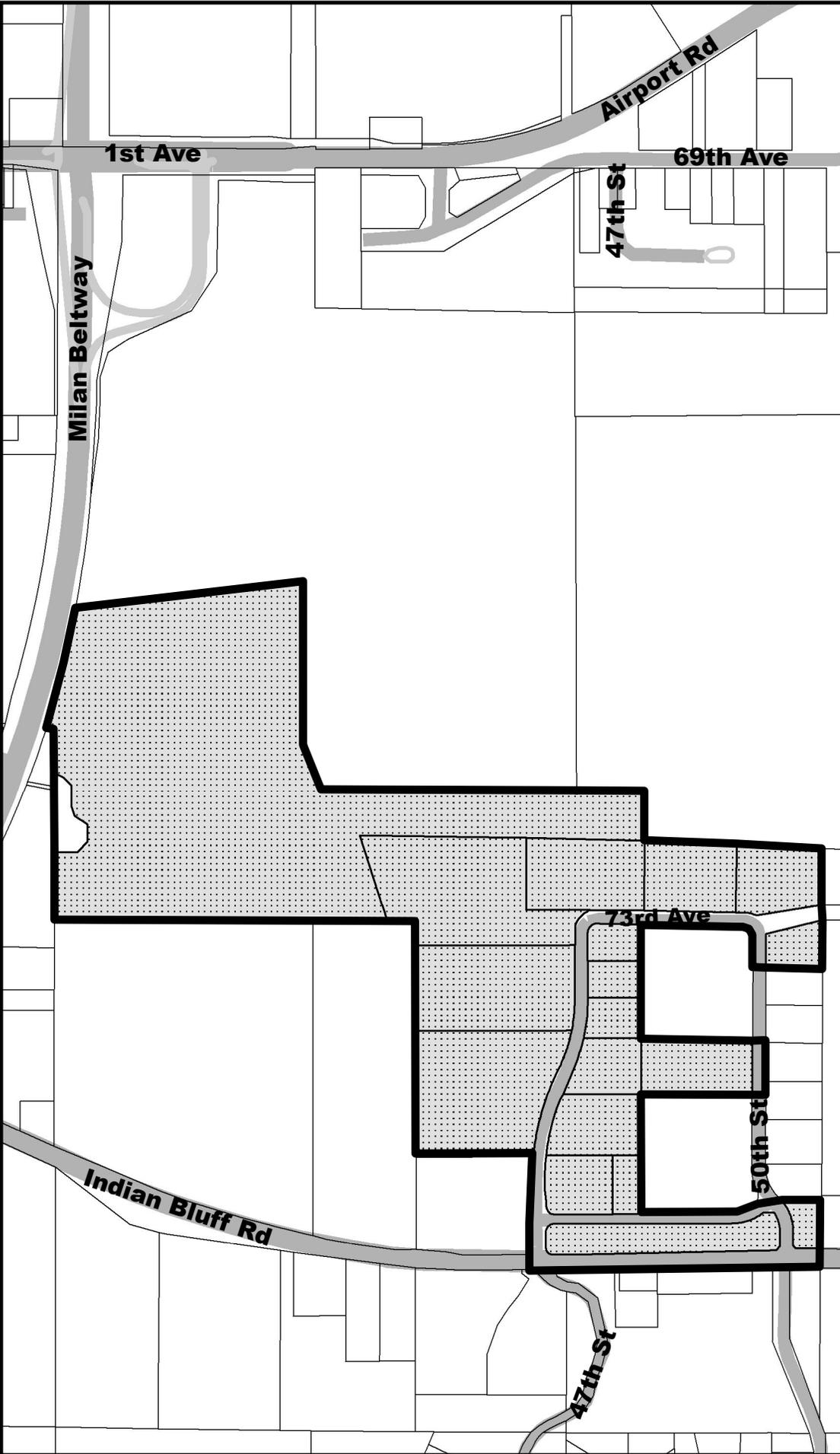
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- 3. Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan.
- 4. Assist Businesses and Property Owners.** The City may provide assistance to support businesses and property owners in the RPA. This assistance may include financial and other assistance for building rehabilitation, facade improvements, leasehold improvements, and construction of private and public facilities such as plazas, pathways and other pedestrian amenities.

Proposed Future Land Use

The future land use of the Moline Business Park RPA reflects the objectives of the Redevelopment Plan, which are to support the improvement of the RPA as an active commercial/industrial district and to support other improvements that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed on **Map 5** on the following page, which include commercial mixed uses. These uses are to be the predominant uses for the area indicated, and are not exclusive of any other uses.



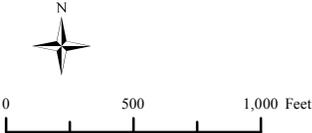
Map 5
Proposed Future Land Use

Legend

-  Moline Business Park RPA Boundary
- Proposed Future Land Use**
-  Commercial Mixed-Use

Please reference primary sources/
 legal descriptions for official boundaries.

N



0 500 1,000 Feet

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Housing Impact and Related Matters

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The project area contains 18 vacant parcels that do not contain any residential units. Thus, the housing impact provision of the law does not apply.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation, and administration of the Redevelopment Plan and Project including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the RPA to prospective businesses, developers, and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein; demolition of buildings; site preparation; site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers; and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, repair or remodeling of public or private buildings, fixtures, and leasehold improvements, and the costs of replacing a public building if pursuant to the implementation of a redevelopment project the public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the RPA and such proposals that feature a community-based training program which ensures maximum reasonable opportunities for residents of the City of Moline with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations 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 a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City accepts by written agreement and approves 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;
 9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act;
 10. Payment in lieu of taxes as defined in the Act;
 11. 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 (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
 12. 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 the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development 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 provision, 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 the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the redeveloper for the redevelopment project or (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above;
- 13. Unless explicitly provided in the Act, the cost of construction of new, privately owned buildings shall not be an eligible redevelopment project cost;
 - 14. An elementary, secondary, or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed as further defined in the Act;
 - 15. Instead of the eligible costs provided for in 12b, 12d, and 12e above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 - 16. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units as further defined in the Act.

If a special service area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act, as well as the purposes permitted by the Act.

Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new, privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 2** below. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private

developer contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

| Table 2: Estimated TIF Eligible Costs | |
|--|--------------------------------|
| Project/Improvements | Estimated Project Costs |
| Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.) | \$5,000,000 |
| Property Assembly (including acquisition, site preparation, demolition, and environmental remediation) | \$5,000,000 |
| Rehabilitation of Buildings, Fixtures and Leasehold Improvements | \$5,000,000 |
| Eligible Construction Costs (Affordable Housing Construction Costs) | \$100,000 |
| Relocation Costs | \$500,000 |
| Public Works or Improvements (including streets and utilities, parks and open space, public facilities (schools & other public facilities)) [1] | \$29,100,000 |
| Job Training, Retraining, Welfare-to-Work | \$300,000 |
| Interest Subsidy | \$5,000,000 |
| TOTAL REDEVELOPMENT COSTS [2] [3] | \$50,000,000 |

[1] This category may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased per capita tuition costs attributed to assisted housing units, (ii) a library district's increased per patron costs attributed to assisted housing units, and (iii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area by a public right-of-way.

[4] Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Adjustments to the estimated line item costs in **Table 2** are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing, line item costs because of changed redevelopment costs and needs.

Phasing and Scheduling of the Redevelopment

Each private project within the Moline Business Park RPA shall be governed by the terms of a written development agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The redevelopment plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31 of the year in which the payment to the Rock Island County Treasurer provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2035, if the ordinances establishing the RPA are adopted during 2011).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which use tax increment revenue as a repayment source. To secure the issuance of these obligations and the developer's performance of development agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs that are paid from the funds of the City other than incremental taxes, and the City then may be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Moline Business Park RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11-74.4-4 et. seq.). The City may utilize net incremental property tax revenues received from the Moline Business Park RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Moline Business Park RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Moline Business Park RPA, shall not at any time exceed the total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

The Moline Business Park RPA may be or become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Moline Business Park RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Moline Business Park RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Moline Business Park RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Moline Business Park RPA and such areas. The amount of revenue from the Moline Business Park RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Moline Business Park RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Moline Business Park RPA, or such other bonds or obligations as the City may deem appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable

in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Moline Business Park RPA is to provide an estimate of the initial EAV which the Rock Island County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Moline Business Park RPA. The 2009 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the Moline Business Park RPA is approximately \$180,801. The EAV is subject to verification by the Rock Island County Clerk. After verification, the final figure shall be certified by the Rock Island County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Rock Island County.

Anticipated Equalized Assessed Valuation

By tax year 2034, the EAV for the Moline Business Park RPA will be approximately \$38,000,000. This estimate is based on several key assumptions, including: (1) an inflation factor of 1.0% per year on the EAV of all properties within the Moline Business Park RPA, (2) an equalization factor of 1.0, and (3) development of approximately 50 percent of the RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district. The RPA comprises only vacant land and no building activity has occurred in the RPA over the past five years. Taken as a whole, the RPA has not been subject to widespread growth and development through investment by private enterprise. In addition to stormwater management expenses, approximately 45% of the land in the RPA is currently not directly serviced by water or sanitary sewer.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Moline Business Park RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The improvements needed to develop the Moline Business Park RPA as a commercial mixed-use district are costly, and the private market, on its own, has shown no ability to absorb all of these costs. The lack of basic public infrastructure and service negatively impact the development potential of the RPA. Public resources to assist with public infrastructure improvements and site preparation are needed to leverage private investment and facilitate development. The City has indicated that it is not able to support these needed improvements. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to local employment opportunities and City growth, are unlikely to occur.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the development of the Moline Business Park RPA, and the Moline Business Park RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Act specifies that the Redevelopment Plan and Project “conform to the comprehensive plan for the development of the municipality as a whole.” Based on a review of *The City of Moline, Illinois—Comprehensive Plan*, the Redevelopment Plan for the Moline Business Park RPA conforms to and proposes predominant land uses that are consistent with the City’s comprehensive plan.

Dates of Completion

The dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Moline Business Park RPA is not expected to be redeveloped by private enterprise.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting development in the Moline Business Park RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Moline Business Park RPA. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing districts levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan. The following major taxing districts presently levy taxes on properties within the Moline Business Park RPA:

- Rock Island County

- Blackhawk Township
- Blackhawk Township Road & Bridge
- City of Moline
- Moline School District #40
- Metropolitan Airport Authority
- Blackhawk College #503
- Blackhawk FPD
- Metropolitan Mass Transit
- Robert R. Jones Public Library

Redevelopment of vacant and underutilized sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

7. Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City of Moline is an equal opportunity employer. As part of this Redevelopment Project and Plan, the City will assure equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project. However, the City may implement programs aimed at assisting small businesses, residential property owners, and developers that may not be subject to these requirements.

The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income or housing status.

***Appendix 1:
Boundary and Legal Description***

Outlots “A” and “B”, Lot 7, part of Lot 14 now known as Blackhawk Township Tax Parcel # 3632, Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 in Quad City Industrial Airpark along with part of Section 19, 20, 29 and 30, in Township 17 North, Range 1 West of the 4th Principal Meridian, in the County of Rock Island, State of Illinois, more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 19;

Thence North 00 degrees 54 minutes 54 seconds East along the west line of the southeast quarter of said Section 19, a distance of 1,055.74 feet to a point of intersection with the easterly right of way line of the Milan Beltway, also known as County Highway 78;

Thence North 85 degrees 15 minutes 00 seconds West along said easterly right of way line, a distance of 31.22 feet;

Thence northerly 682.47 feet along said easterly right of way line and the arc of a curve to the left, not tangent to the last described course, having a radius of 5,829.15 feet, a chord bearing of North 13 degrees 44 minutes 31 seconds East, and a chord distance of 682.08 feet to the westerly extension of the south line of the existing Metropolitan Airport Authority Runway 9-27 Protection Zone;

Thence North 82 degrees 53 minutes 07 seconds East along said south line, a distance of 1,212.81 feet to the east line of the west half of the southeast quarter of said Section 19;

Thence South 00 degrees 48 minutes 52 seconds West along said east line, a distance of 1,007.45 feet;

Thence South 17 degrees 41 minutes 41 seconds East, a distance of 258.37 feet;

Thence South 88 degrees 36 minutes 30 seconds East, a distance of 1,642.13 feet;

Thence South 01 degrees 24 minutes 34 seconds West, a distance of 192.50 feet to the north line of the Quad City Industrial Airpark;

Thence South 88 degrees 36 minutes 30 seconds East along said north line, a distance of 929.91 feet to the northeast corner of said Lot 26;

Thence South 00 degrees 37 minutes 54 seconds West along the east line of said Lots 26 and 7, a distance of 616.31 feet to the southeast corner of said Lot 7;

Thence North 89 degrees 22 minutes 06 seconds West along the south line of said Lot 7 and its westerly projection, a distance of 344.91 feet to the westerly right of way line of 50th Street;

Thence North 00 degrees 37 minutes 54 seconds East along said westerly right of way line, a distance of 176.51 feet;

Thence northwesterly 77.88 feet along said westerly right of way line and the arc of a curve to the left having a radius of 50.00 feet, a chord bearing of North 43 degrees 59 minutes 18 seconds West, and a chord distance of 70.24 feet to the southerly right of way line of 73rd Avenue;

Thence North 88 degrees 36 minutes 22 seconds West along said southerly right of way line, a distance of 535.63 feet to the northeast corner of said Lot 20;

Thence South 00 degrees 37 minutes 50 seconds West along the east line of said Lots 20, 19, 18, 17, and 16, a distance of 1,183.57 feet to the north line of said Lot 14;

Thence South 00 degrees 21 minutes 20 seconds East along the east line of that part of Lot 14 now known as Blackhawk Township Tax Parcel # 3632, a distance 307.77 feet to the northerly right of way line of 77th Avenue;

Thence North 89 degrees 38 minutes 40 seconds East along said northerly right of way line, a distance of 480.51 feet;

Thence easterly 144.61 feet along said northerly right of way line and the arc of a curve to the left having a radius of 224.11 feet, a chord bearing of North 71 degrees 09 minutes 34 seconds East, and a chord distance of 142.11 feet to the westerly right of way line of 50th Street;

Thence North 02 degrees 28 minutes 18 seconds East along said westerly right of way line, a distance of 22.03 feet to the westerly projection of the north line of said Outlot "A";

Thence South 89 degrees 22 minutes 06 seconds East along said north line and its westerly projection, a distance of 309.38 feet to the east line of said Outlot "A";

Thence South 00 degrees 37 minutes 54 seconds West along said east Line and its southerly projection, a distance of 341.78 feet, more or less to the southerly right of way line of 78th Avenue;

Thence South 89 degrees 38 minutes 41 seconds West along said southerly right of way line, a distance of 1,493.30 feet to the southerly projection of the westerly right of way line of 47th Street;

Thence North 00 degrees 59 minutes 36 seconds East along said westerly right of way line and its southerly projection, a distance of 587.96 feet to the south line of said Lot 21;

Thence South 89 degrees 36 minutes 12 seconds West along said south line, a distance of 620.23 feet to the Southwest Corner of said Lot 21;

Thence North 00 degrees 56 minutes 58 seconds East along the west line of said Lots 21, 22 and 23, a distance of 1,185.30 feet to the south line of the Southeast Quarter of said Section 19;

Thence North 89 degrees 30 minutes 47 seconds West along said south line, a distance of 1,874.85 feet to the Point of Beginning.

The above described parcel contains 134.426 acres, more or less.

For the purpose of this description North is based on the Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (1997 Adjustment).

Appendix 2: PIN List

| Count | Parcel Identification Number | 2009 Equalized Assessed Value |
|---------------|-------------------------------------|--------------------------------------|
| 1 | 1719400003 | \$24,250 |
| 2 | 1719401001 | \$1,900 |
| 3 | 1720301001 | \$745 |
| 4 | 1720301003 | \$869 |
| 5 | 1720301004 | \$693 |
| 6 | 1729101001 | \$197 |
| 7 | 1729101002 | \$226 |
| 8 | 1729101003 | \$256 |
| 9 | 1729101004 | \$458 |
| 10 | 1729101005 | \$685 |
| 11 | 1729101006 | \$25,906 |
| 12 | 1729101007 | \$11,353 |
| 13 | 1729101008 | \$46,141 |
| 14 | 1729101011 | \$40,829 |
| 15 | 1729101014 | \$15,169 |
| 16 | 1729101027 | \$8,227 |
| 17 | 1730201001 | \$1,369 |
| 18 | 1730201002 | \$1,528 |
| TOTAL: | | \$180,801 |