

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Moline Place Phase II &
Primary Use of Redevelopment Project Area*:	Residential
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <u> X </u>	Industrial Jobs Recovery Law <u> </u>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
Provide an analysis of the special tax allocation fund.

Reporting Year	Cumulative
----------------	------------

Fund Balance at Beginning of Reporting Period \$ (29,017.00)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:

			% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ -

Cumulative Total Revenues/Cash Receipts \$ - 0%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 6,204.00

Distribution of Surplus \$

Total Expenditures/Disbursements \$ 6,204

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (6,204)

FUND BALANCE, END OF REPORTING PERIOD \$ (35,221)

- if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))
 Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period
 (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ -

2. Description of Project Costs to be Paid		

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS*/(DEFICIT) \$ -

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

Please include a brief description of each project.

X No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken		\$ -	\$ -
Ratio of Private/Public Investment	0		0
Project 1:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 5:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:			
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Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

ATTACHMENT "B"

TIF 1 - 6
Certification of Chief Executive Officer

I, Donald P. Welvaert, am the duly elected Chief Executive Officer of the City of Moline, County of Rock Island, State of Illinois, and as such do hereby certify that the City of Moline has complied with all requirements pertaining to the Tax Increment Financing Redevelopment Act during fiscal year 2010 (January 1st - December 31st).

9/26/11
Date


Donald P. Welvaert, Mayor

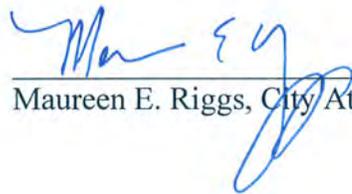
ATTACHMENT "C"

TIF 1 - 6
OPINION OF LEGAL COUNSEL

I, Maureen E. Riggs, am the City Attorney for the City of Moline, Illinois.

I have received all information provided to me by the city administration, and based on that information, I believe that the City of Moline has conformed to all applicable requirements of the Tax Increment Redevelopment Allocation Act (found generally at 65 ILCS 5/11-74.4-1, et seq.) set forth thereunder to the best of my knowledge and belief for fiscal year 2010 (January 1st - December 31st) with the exception of the current configuration of TIF #2 as explained in Attachment "D."

9/23/11
Date


Maureen E. Riggs, City Attorney

TIF 6
ACTIVITIES STATEMENT

The Moline Place Phase II & III Redevelopment Project Area TIF was approved February 9, 2010.

The IL EPA approved the demolition plan for the former nurse's dormitory. The City issued the demolition permit October 11. Final demolition occurred in December.

TIF 6
2010 AGREEMENTS

The following agreements were executed during this reporting fiscal year.

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to enter into a Contract for Professional Services with Peckham Guyton Albers & Viets, Inc. (PGAV) to conduct a TIF Study on Phases II and III of the Moline Place Redevelopment Project in an amount not to exceed \$31,000.00 to explore the feasibility of the removal of parcels from the existing One Moline Place TIF Redevelopment Project Area and establishing a new TIF Redevelopment Project Area identified as the Moline Place II & III Redevelopment Project area.

WHEREAS, the City is interested in development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate redevelopment in the area; and

WHEREAS, the City desires to explore the feasibility of removing parcels from the existing tax increment finance district and establishing a tax increment finance redevelopment project area in an area identified herein as the Moline Place II & III Redevelopment Project Area, and to prepare a redevelopment plan for this area; and

WHEREAS, the consultant is duly experienced in providing technical services in preparing Tax Increment Redevelopment Plans.

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 enter into a Contract for Professional Services with Peckham Guyton Albers & Viets, Inc. (PGAV) to conduct a TIF Study on Phases II and III of the Moline Place Redevelopment Project in an amount not to exceed \$31,000.00 to explore the feasibility of the removal of parcels from the existing One Moline Place TIF Redevelopment Project Area and establishing a new TIF Redevelopment Project Area identified as the Moline Place II & III Redevelopment Project Area; provided said Contract is substantially similar in form and content to that attached hereto and incorporated herein as Exhibit "A," and has been approved as to form by the Law Director.

CITY OF MOLINE, ILLINOIS

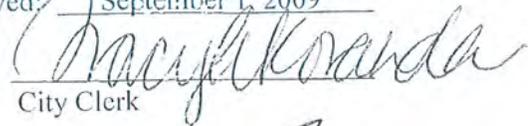
Mayor

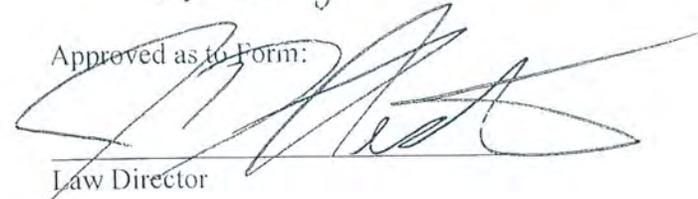
August 25, 2009

Date

Passed: August 25, 2009

Approved: September 1, 2009

Attest: 
City Clerk

Approved as to Form: 
Law Director

CONTRACT FOR PROFESSIONAL SERVICES

BETWEEN

**THE CITY OF MOLINE, ILLINOIS
AND
PECKHAM GUYTON ALBERS & VIETS, INC.**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Moline (hereinafter referred to as the "City") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is interested in development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of removing property from the existing One Moline Place TIF Redevelopment Project Area and establishing a new TIF redevelopment project area identified herein as the Moline Place II & III Redevelopment Project Area (Project Area); and

Whereas, if it is determined that the Project Area is eligible under the applicable provisions of the TIF Act, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, the City desires to formally pursue the extension of the term of the remaining portion of the One Moline Place TIF for up to 35-years via approval of the Illinois General Assembly and Governor; and

Whereas, PGAV is duly experienced in providing technical services in conducting eligibility studies, preparing TIF redevelopment plans, and obtaining legislative approvals of TIF extensions.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

A. Inducement Resolution

PGAV will prepare, for use by the City, a draft of a resolution indicating the City's intent to designate a portion of the City as a redevelopment project area and to induce private investment in said area.

B. Interested Parties Registry

PGAV will assist the City in complying with the requirements of the TIF Act regarding the "interested parties' registry." This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
2. Prepare an updated TIF interested parties registration form.

C. Eligibility Analysis

1. The area being considered for use of tax increment financing is shown on the attached map (see **Exhibit A**).
2. PGAV will meet with City representatives to identify and discuss issues that need to be considered for the TIF program for the proposed Project Area. Also included for discussion will be City policies on any issues affecting the TIF program; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
3. PGAV will conduct an on-site inspection of conditions on each property to determine the presence of eligibility factors per statutory requirements. PGAV will also examine any evidentiary documentation, to be provided by the City, concerning fill material on the former Lutheran Hospital site. The findings will be documented with map annotations and narrative.
4. Based upon the research findings, PGAV will compile its findings into an Eligibility Study. In the event the Project Area qualifies under the TIF Act, the Eligibility Study will be submitted to the City for purposes of declaring the Project Area as a "blighted area", "conservation area" or a combination thereof. The Eligibility Study will also be incorporated into the Redevelopment Plan as described in Task D below:

D. Redevelopment Plan

1. Redevelopment Plan/Statutory Requirements:

PGAV will prepare a Redevelopment Plan for the TIF Area to be known as the Moline Place II & III Redevelopment Project Area. This Plan will include as provided for in the TIF statute:

- a. Redevelopment plan objectives.
 - b. Generalized land use to apply for the Project Area.
 - c. Description of private projects and necessary public actions.
 - d. Implementation strategy.
 - e. Estimated redevelopment project costs.
 - f. Estimate of equalized assessed value of the Project Area after redevelopment.
 - g. The eligibility findings for the Project Area as documented in Task C of this scope of services.
 - h. Include documentation that "but for TIF" the Plan will not be implemented.
 - i. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

 - a. Redevelopment Project Area Map for the Moline Place II & III Redevelopment Project Area.

b. Estimated Redevelopment Project Costs.

E. Review & Approval Process

1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for proposed the Moline Place II & III Redevelopment Project Area. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act.
2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan. This shall include general advice and sample notices for the: Joint Review Board; public hearing; approval ordinances, etc., and notices to taxing bodies, property owners and residential addressees located within 750 of the Project Area.
3. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing.
4. PGAV will provide advice on TIF eligible redevelopment project costs and basic terms that should be considered in a redevelopment agreement between the City and the Developer. This work activity does not include the preparation or review of specific redevelopment agreements.

F. Ordinance Removing Property from One Moline Place TIF Redevelopment Project Area

PGAV will prepare, for use by the City, a draft of an ordinance removing the applicable property from the One Moline Place TIF Redevelopment Project Area. PGAV will also provide guidance on procedural and notice requirements associated with this type of TIF amendment.

G. Legislative Approval for Extending the Term of the Balance of One Moline Place TIF

1. PGAV will provide the following regarding the initiation of the Legislative request:
 - a. Assist with drafting a narrative description of the need and justification for extending the term of the TIF program;
 - b. As needed, meet with the local State Senator and State Representative and/or their staff to explain the rationale for the extension and to obtain their sponsorship or support of the Moline legislation; and
2. State of Illinois Legislative Process: PGAV will assist the City in pursuing a legislative amendment to the TIF Act regarding the extension of the One Moline Place TIF. This assistance, as required, will include:
 - a. Consult with staff of the State Senator and State Representative, as well as the State of Illinois Legislative Reference Bureau (LRB) with regard to new legislation for Moline.
 - b. Prepare, if needed, amendatory text for the TIF Act for use in meetings with LRB in this regard;
 - c. Seek the support of the Illinois TIF Association regarding the legislation;
 - d. As required, assist City representatives in giving testimony before the appropriate legislative committees of the Illinois Legislature reviewing the proposed TIF extension;
 - e. Maintain contact with State officials and LRB and monitor the status of the proposed legislation. If necessary, determine merit of combining Moline legislation with other similar proposed measures; and

- f. Assist the City as necessary in communicating with the Governor to make sure legislation is signed in a timely fashion.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.
- B. Digital base map of the Planning Area in ArcGIS shape files, MicroStation (.dgn) format, or in AutoCAD (.dxf) format.
- C. Provide one set of prints of the County tax assessment maps covering the proposed Project Area, except if the assessor's property identification numbers are already provided with the digital map files described above.
- D. Collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the Project Area from the County Assessor's office, including name and address of property owners. While collecting this information, the City will obtain the historical E.A.V. for each parcel going back to 2002.
- E. Prepare the legal description of proposed Redevelopment Project Area.
- F. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section 1 of this Agreement.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement and payment by the City of the retainer amount referenced in Section IV, below PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

IV. FEE & METHOD OF COMPENSATION

- A. Compensation for the completed services associated with Tasks A through F of the Scope of Services shall be \$31,000, exclusive of reimbursable expenses as stated below. Compensation for services associated with Task G of the Scope of Services shall be based on the hourly rate schedule under Section D below.
- B. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV. Reimbursable expenses shall not exceed \$2,000 without prior written consent from the City.
- C. Method of Compensation shall be in accordance with the below schedule:
 - 1. \$3,000 retainer amount upon signing of Contract and submittal of invoice.

2. \$8,000 upon completion of the services stated in Section I, Task A, B, and C, and submittal of invoice.
3. \$14,000 upon completion of the Redevelopment Plan as stated in Section I, Task D and submittal of invoice.
4. \$6,000 upon completion of Section I, Task E & F and submittal of invoice.

PGAV may submit invoices for partial completion of services for any Task per the above payment schedule.

- D. Compensation for services rendered under Task G shall be made to PGAV in accordance with the following hourly rate schedule, not to exceed the amount of Eight Thousand Dollars (\$8,000), exclusive of reimbursable expenses, without written authorization from the City:

Project Staff	Hourly Rate
Vice President (<i>John Brancaglione</i>)	\$200
Director/Assoc. Director, Urban Consulting (<i>Mike Weber</i>)	\$175
Senior Project Mgr./Senior Architect	\$160
Project Architect/Landscape Architect	\$120
Project Manager/Project Planner/GIS Manager	\$110
Administrative/Technical Assistance	\$90

- E. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Revisions to the Eligibility Study or TIF Redevelopment Plan if the boundaries of the Project Area change after completion of said Eligibility Study.
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may be useful to the City in making decisions on specific development proposals within the Project Area.
- C. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptrollers Office.
- D. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. OWNERSHIP OF DOCUMENTS

Except to the extent that documents, reports or other information are prepared under the provisions of this Agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps, etc. prepared under this contract, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this 25th day of August, 2009.

ATTEST:

CITY OF MOLINE, ILLINOIS


Tracy Koranda, City Clerk

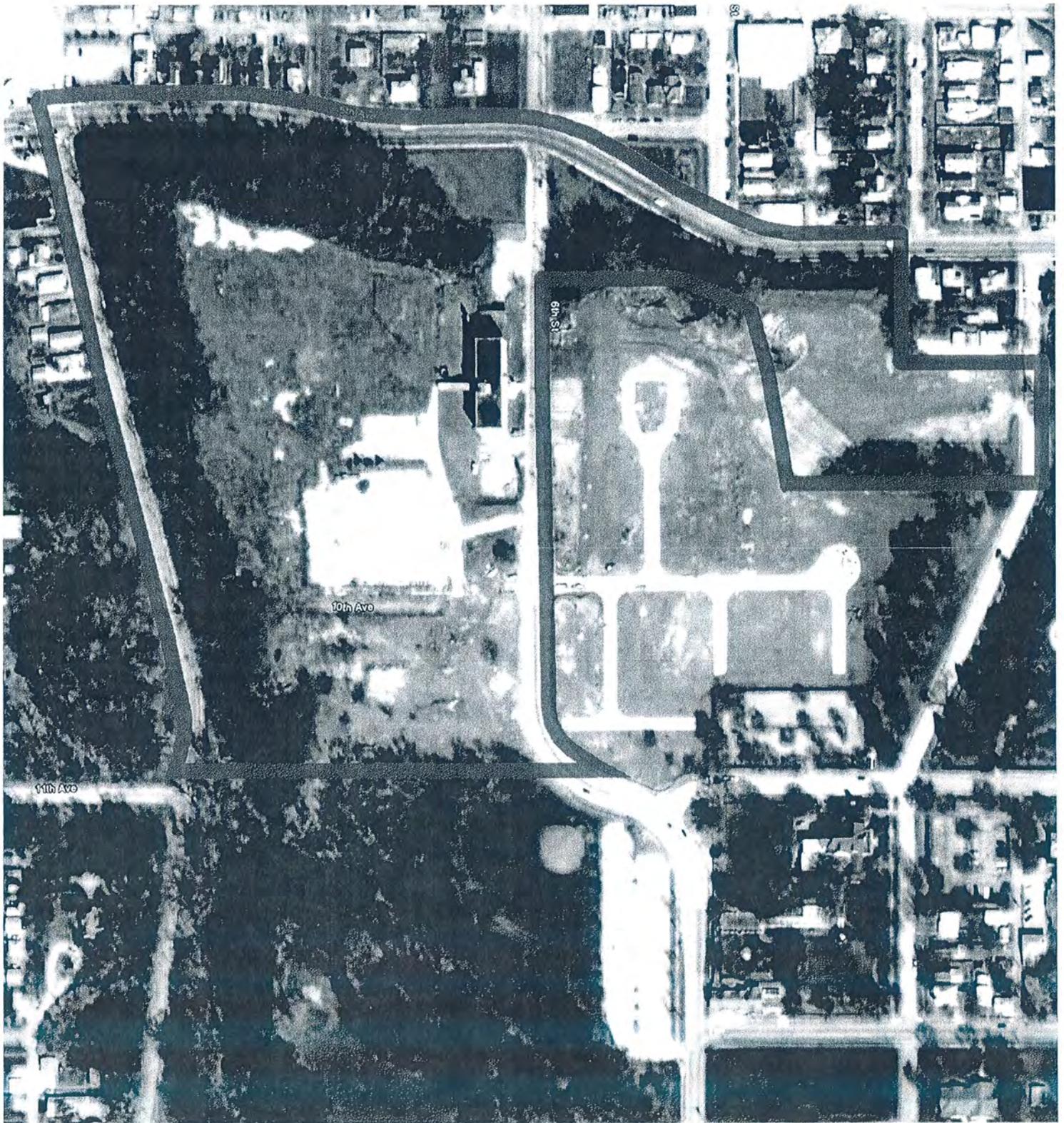

Donald P. Welvaert, Mayor

ATTEST:

PECKHAM GUYTON ALBERS & VIETS, INC.


Michael P. Weber
Director, Urban Consulting


John Brancaglion, Vice President



LEGEND



Proposed Redevelopment
Project Area Boundary



AUGUST 200

Exhibit A
Proposed Boundary
Moline Place II & III Redevelopment Project Area

PGAVURBANCONSULTING

Council Bill/Resolution No. 1153-2009

Sponsor: _____

A RESOLUTION

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

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

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

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

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "Moline Place Phase II & III Redevelopment Project Area), 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 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 the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the Developer; and

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

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

WHEREAS, given that none of the purposes of the proposed redevelopment plan or proposed redevelopment project area are reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area, 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 and Economic Development Director
City of Moline
619 16th St.
Moline, IL 61265
Telephone (309) 797-0708

CITY OF MOLINE, ILLINOIS



Mayor

September 8, 2009

Date

Passed: September 8, 2009

Approved: September 15, 2009

Attest: 
City Clerk

APPROVED AS TO FORM:


Law Director



Legend

 Redemption Project Area boundary

Boundary Map

Moline Place II & III Redevelopment Project Area
City of Moline, Illinois

Exhibit A

PGAVRBANCONSULTING

Council Bill/General Ordinance No. 3005-2010

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the Moline Place Phase II & III 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 Moline Place Phase II & III 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 November 6, 2009; and

WHEREAS, the City Council did on December 1, 2009 pass Resolution 1190-2009 setting January 12, 2010 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 November 25, 2009 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 Moline Place Phase II & III 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 November 25, 2009 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 Moline Place Phase II & III 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 Moline Place Phase II & III Redevelopment Project Area on January 12, 2010 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 November 25, 2009, by publication on December 15, 2009 and December 22, 2009, and by certified mail to property owners within the Area on November 25, 2009; 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 Moline Place Phase II & III 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 Moline Place Phase II & III 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 Moline Place Phase II & III 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 Moline Place Phase II & III Redevelopment Project Area in the City of Moline, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
- b) There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a “blighted area” as defined in Section 11-74.4-3 of the Act.
- c) The Moline Place Phase II & III 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 Moline Place Phase II & III 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 Moline Place Phase II & III Redevelopment Project Area.

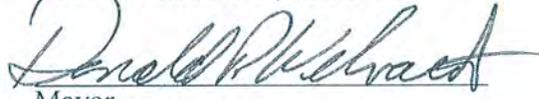
- f) The estimated date of the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem 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 Moline Place Phase II & III Redevelopment Project Area, which has the subject matter of the hearing held on January 12, 2010, 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

2/2/10

Date

Passed: 2.2.10

Approved: 2.9.10

Attest: Tracy Koranda
City Clerk

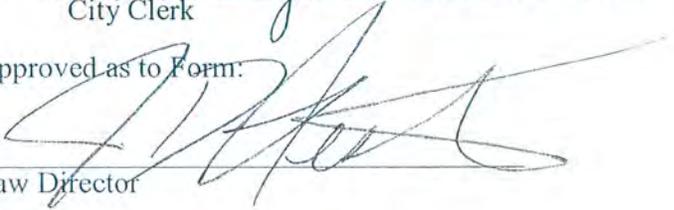
Approved as to Form: 
Law Director

Exhibit A

Moline Place Phase II & III Redevelopment Project Area

EXHIBIT A

TRACT I:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 7 IN "WEST MOLINE ADDITION" TO THE CITY OF MOLINE, ILLINOIS, AS RECORDED IN PLAT BOOK 1, PAGE 5 (SOMETIMES KNOWN AS "ANDREW'S ADDITION" TO THE CITY OF MOLINE, ILLINOIS); THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 664.50 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 6TH STREET TO THE SOUTH RIGHT-OF-WAY LINE AT 10TH AVENUE (VACATED); THENCE SOUTH 90 DEGREES - 00 MINUTES - 00 SECONDS EAST 3.74 FEET; THENCE ALONG A 123.85 FEET ARC WITH A RADIUS OF 345 FEET AND A CHORD SOUTH 20 DEGREES - 21 MINUTES - 23 SECONDS EAST, 123.19 FEET TO A CHISELED "X"; THENCE SOUTH 00 DEGREES - 40 MINUTES - 14 SECONDS EAST, 142.81 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 393.20 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 131.80 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 200.00 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 126.50 FEET; THENCE NORTH 00 DEGREES - 02 MINUTES - 29 SECONDS EAST, 50.00 FEET; THENCE NORTH 00 DEGREES - 10 MINUTES - 41 SECONDS WEST, 138.26 FEET; THENCE SOUTH 88 DEGREES - 21 MINUTES - 37 SECONDS WEST, 72.78 FEET; THENCE NORTH 13 DEGREES - 37 MINUTES - 00 SECONDS WEST, 344.64 FEET; THENCE NORTH 11 DEGREES - 37 MINUTES 41 SECONDS WEST, 315.54 FEET; THENCE NORTH 82 DEGREES - 17 MINUTES - 49 SECONDS EAST, 80.10 FEET; THENCE NORTH 89 DEGREES - 33 MINUTES - 10 SECONDS EAST, 173.95 FEET; THENCE SOUTH 81 DEGREES - 53 MINUTES - 17 SECONDS EAST, 142.72 FEET; THENCE NORTH 89 DEGREES - 41 MINUTES - 48 SECONDS EAST, 350.90 FEET; THENCE SOUTH 45 DEGREES - 18 MINUTES - 12 SECONDS EAST, 21.21 FEET; THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 145.00 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00° 08' 59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE; THENCE SOUTH 00° 08' 59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 13.81 FEET; THENCE SOUTH 89° 53' 31" WEST, 134.97 FEET; THENCE SOUTH 89° 57' 21" EAST, 83.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 54' 29" WEST, 142.72 FEET; THENCE NORTHERLY, ALONG AN ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AN ARC LENGTH OF 123.92 FEET; THENCE SOUTH 89° 56' 57" WEST, 3.76 FEET; THENCE NORTH 01° 03' 49" WEST, 50.50 FEET; THENCE NORTH 90° 00' 00" WEST, 2.00 FEET;

THENCE SOUTH 00° 10' 31" EAST, 194.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 12.59 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 123.94 FEET; THENCE NORTH 89° 39' 01" EAST, 3.95 FEET TO THE PLACE OF BEGINNING.

TRACT II:

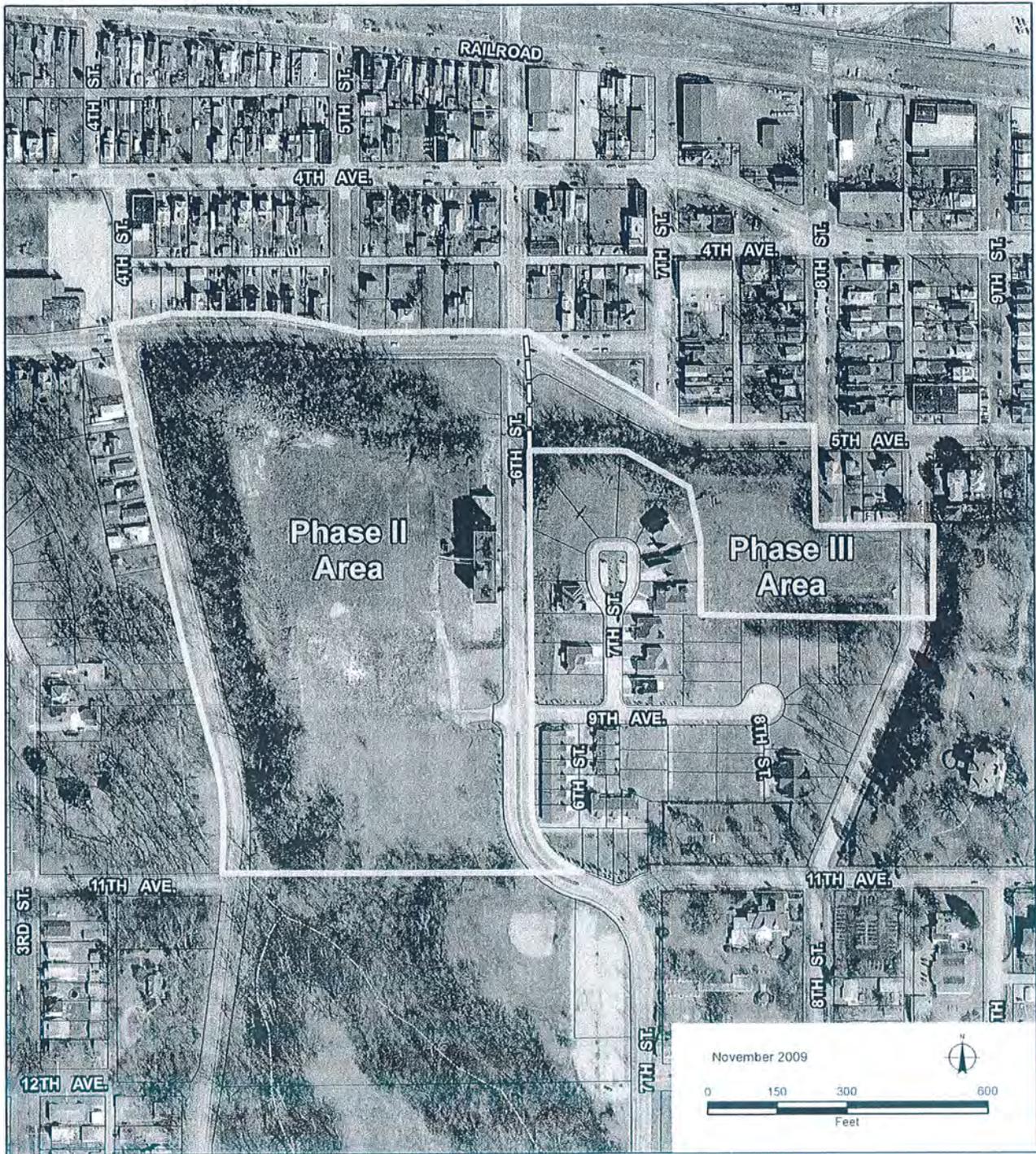
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF MOLINE, ROCK ISLAND COUNTY, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00 DEGREES – 08 MINUTES – 59 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF 11TH AVENUE A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF 7TH STREET; SAID POINT ALSO BEING ON THE EAST LINE OF OUTLOT 2 OF G.A. STEPHEN'S 1ST ADDITION; THENCE NORTH 41 DEGREES – 20 MINUTES – 51 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 70.05 FEET; THENCE NORTH 52 DEGREES – 12 MINUTES – 49 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 109.69 FEET TO A POINT ON THE SOUTH LINE OF A VACATED ALLEY, SAID POINT BEING 132 FEET WEST OF THE WEST LINE OF 7TH STREET VACATED; THENCE NORTH 00 DEGREES – 00 MINUTES – 00 SECONDS EAST, A DISTANCE 16.00 FEET TO THE NORTH LINE OF SAID VACATED ALLEY, SAID POINT BEING 132 FEET WEST OF THE WEST LINE OF 7TH STREET VACATED; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF SAID VACATED ALLEY EXTENDED, A DISTANCE OF 14.00 FEET; THENCE NORTH 24 DEGREES – 39 MINUTES – 01 SECONDS WEST, ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 134.89 FEET TO THE SOUTH LINE OF 10 AVENUE VACATED, SAID POINT BEING 202 FEET WEST OF THE WEST LINE OF SAID 7TH STREET VACATED; THENCE NORTH 00 DEGREES – 00 MINUTES – 00 SECONDS WEST, A DISTANCE OF 50 FEET TO THE NORTH LINE OF 10TH AVENUE VACATED, SAID POINT BEING 202 FEET WEST OF THE WEST LINE OF SAID 7TH STREET VACATED; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF 10 AVENUE EXTENDED, A DISTANCE OF 21.00 FEET TO THE EAST LINE OF 6TH STREET; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET, A DISTANCE OF 414.73 FEET; THENCE NORTH 90 DEGREES – 00 MINUTES – 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF

SAID 6TH STREET, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF A VACATED ALLEY; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF SAID 6TH STREET A DISTANCE OF 143.57 FEET TO THE SOUTH LINE OF 5TH AVENUE; THENCE SOUTH 60 DEGREES – 34 MINUTES – 05 SECONDS EAST ALONG THE SOUTH LINE OF 5TH AVENUE, A DISTANCE OF 280.94 FEET TO THE WEST LINE OF SECTION 32; THENCE CONTINUING SOUTH 60 DEGREES – 34 MINUTES – 05 SECONDS EAST, A DISTANCE OF 90.99 FEET TO THE NORTH EDGE OF A CONCRETE AND STONE RETAINING WALL; THENCE NORTH 89 DEGREES – 42 MINUTES – 20 SECONDS EAST ALONG THE SOUTH LINE OF 5TH AVENUE TO A POINT 2 FEET NORTH OF THE NORTHEAST CORNER OF LOT 4, BLOCK 13, OF PITTS, GILBERT & PITTS 2ND ADDITION TO THE CITY OF MOLINE; THENCE SOUTH 00 DEGREES – 38 MINUTES – 34 SECONDS EAST ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 172.00 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE NORTH 89 DEGREES – 14 MINUTES – 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 185.79 FEET TO THE WEST LINE OF 8TH STREET; THENCE SOUTH 00 DEGREES – 40 MINUTES – 50 SECONDS EAST ALONG THE WEST LINE OF 8TH STREET, A DISTANCE OF 234.57 FEET TO THE POINT OF INTERSECTION WITH THE FLACK & BEAN INDIAN BOUNDARY LINE; THENCE SOUTH 23 DEGREES – 18 MINUTES – 50 SECONDS WEST ALONG THE WEST LINE OF SAID 8TH STREET, A DISTANCE OF 376.93 FEET; SAID POINT BEING 135.00 FEET NORTH OF AND PERPENDICULAR TO THE NORTH LINE OF 11TH AVENUE; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG A LINE 135 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH LINE OF 11TH AVENUE, A DISTANCE OF 364.09 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00 DEGREES – 09 MINUTES – 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

AND

PART OF ONE MOLINE PLACE IN THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00° 08' 59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE AT THE PLACE OF BEGINNING; THENCE SOUTH 00° 08' 59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 13.81 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.56 FEET, AN ARC LENGTH OF 50.38 FEET; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 32.00 FEET, AN ARC LENGTH OF 38.15 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 60.26 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 147.25 FEET, AN ARC LENGTH OF 192.14 FEET; THENCE NORTH 00° 10' 31" WEST, 152.52 FEET; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22.00 FEET, AN ARC LENGTH OF 20.53 FEET; THENCE SOUTH 00° 01' 10" WEST, 37.00 FEET; THENCE SOUTH 24° 38' 20" EAST 134.77 FEET; THENCE SOUTH 89° 25' 44" EAST 13.98 FEET; THENCE SOUTH 00° 03' 30" EAST, 16.05 FEET; THENCE SOUTH 52° 13' 49" EAST 109.64 FEET; THENCE SOUTH 41° 15' 44" EAST, 70.06 FEET; THENCE SOUTH 89° 57' 30" EAST, 33.27 FEET TO THE PLACE OF BEGINNING.



Legend

Redevelopment Project Area Boundary

Boundary Map

Exhibit A

Moline Place Phase II & III Redevelopment Project Area
 City of Moline, Illinois

PGAVURBANCONSULTING

Council Bill/General Ordinance No. 3006-2010

Sponsor: _____

AN ORDINANCE

DESIGNATING _____ the Moline Place Phase II & III Redevelopment Project Area.

WHEREAS, the City Council has heretofore in Ordinance No. _____ adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed Moline Place Phase II & III Redevelopment Project Area with respect to which a public hearing was held on January 12, 2010 and it is now necessary and desirable to designate the area referred to in said plan as the Moline Place Phase II & III Redevelopment Project Area.

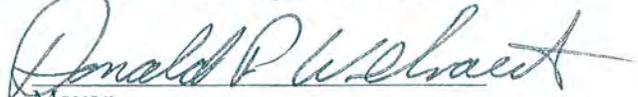
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOLINE, ILLINOIS, as follows:

Section 1. That the area described in the attached Exhibit A is hereby designated as the Moline Place Phase II & III 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.

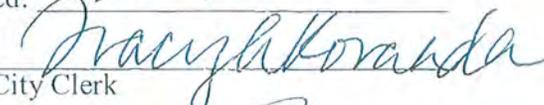
CITY OF MOLINE, ILLINOIS


Mayor

Date 2/2/10

Passed: 2.2.10

Approved: 2.9.10

Attest: 
City Clerk

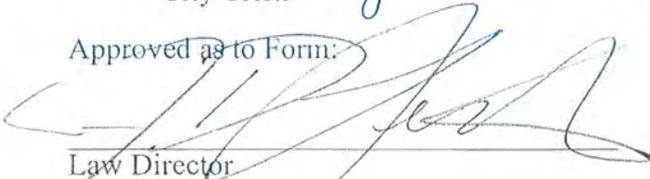
Approved as to Form: 
Law Director

Exhibit A

Moline Place Phase II & III Redevelopment Project Area

EXHIBIT A

TRACT I:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 7 IN "WEST MOLINE ADDITION" TO THE CITY OF MOLINE, ILLINOIS, AS RECORDED IN PLAT BOOK 1, PAGE 5 (SOMETIMES KNOWN AS "ANDREW'S ADDITION" TO THE CITY OF MOLINE, ILLINOIS); THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 664.50 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 6TH STREET TO THE SOUTH RIGHT-OF-WAY LINE AT 10TH AVENUE (VACATED); THENCE SOUTH 90 DEGREES - 00 MINUTES - 00 SECONDS EAST 3.74 FEET; THENCE ALONG A 123.85 FEET ARC WITH A RADIUS OF 345 FEET AND A CHORD SOUTH 20 DEGREES - 21 MINUTES - 23 SECONDS EAST, 123.19 FEET TO A CHISELED "X"; THENCE SOUTH 00 DEGREES - 40 MINUTES - 14 SECONDS EAST, 142.81 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 393.20 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 131.80 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 200.00 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 126.50 FEET; THENCE NORTH 00 DEGREES - 02 MINUTES - 29 SECONDS EAST, 50.00 FEET; THENCE NORTH 00 DEGREES - 10 MINUTES - 41 SECONDS WEST, 138.26 FEET; THENCE SOUTH 88 DEGREES - 21 MINUTES - 37 SECONDS WEST, 72.78 FEET; THENCE NORTH 13 DEGREES - 37 MINUTES - 00 SECONDS WEST, 344.64 FEET; THENCE NORTH 11 DEGREES - 37 MINUTES 41 SECONDS WEST, 315.54 FEET; THENCE NORTH 82 DEGREES - 17 MINUTES - 49 SECONDS EAST, 80.10 FEET; THENCE NORTH 89 DEGREES - 33 MINUTES - 10 SECONDS EAST, 173.95 FEET; THENCE SOUTH 81 DEGREES - 53 MINUTES - 17 SECONDS EAST, 142.72 FEET; THENCE NORTH 89 DEGREES - 41 MINUTES - 48 SECONDS EAST, 350.90 FEET; THENCE SOUTH 45 DEGREES - 18 MINUTES - 12 SECONDS EAST, 21.21 FEET; THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 145.00 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00° 08' 59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE; THENCE SOUTH 00° 08' 59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 13.81 FEET; THENCE SOUTH 89° 53' 31" WEST, 134.97 FEET; THENCE SOUTH 89° 57' 21" EAST, 83.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 54' 29" WEST, 142.72 FEET; THENCE NORTHERLY, ALONG AN ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AN ARC LENGTH OF 123.92 FEET; THENCE SOUTH 89° 56' 57" WEST, 3.76 FEET; THENCE NORTH 01° 03' 49" WEST, 50.50 FEET; THENCE NORTH 90° 00' 00" WEST, 2.00 FEET;

THENCE SOUTH 00° 10' 31" EAST, 194.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 12.59 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 123.94 FEET; THENCE NORTH 89° 39' 01" EAST, 3.95 FEET TO THE PLACE OF BEGINNING.

TRACT II:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF MOLINE, ROCK ISLAND COUNTY, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00 DEGREES – 08 MINUTES – 59 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF 11TH AVENUE A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF 7TH STREET; SAID POINT ALSO BEING ON THE EAST LINE OF OUTLOT 2 OF G.A. STEPHEN'S 1ST ADDITION; THENCE NORTH 41 DEGREES – 20 MINUTES – 51 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 70.05 FEET; THENCE NORTH 52 DEGREES – 12 MINUTES – 49 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 109.69 FEET TO A POINT ON THE SOUTH LINE OF A VACATED ALLEY, SAID POINT BEING 132 FEET WEST OF THE WEST LINE OF 7TH STREET VACATED; THENCE NORTH 00 DEGREES – 00 MINUTES – 00 SECONDS EAST, A DISTANCE 16.00 FEET TO THE NORTH LINE OF SAID VACATED ALLEY, SAID POINT BEING 132 FEET WEST OF THE WEST LINE OF 7TH STREET VACATED; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF SAID VACATED ALLEY EXTENDED, A DISTANCE OF 14.00 FEET; THENCE NORTH 24 DEGREES – 39 MINUTES – 01 SECONDS WEST, ALONG THE EAST LINE OF 6TH STREET PLACE, A DISTANCE OF 134.89 FEET TO THE SOUTH LINE OF 10 AVENUE VACATED, SAID POINT BEING 202 FEET WEST OF THE WEST LINE OF SAID 7TH STREET VACATED; THENCE NORTH 00 DEGREES – 00 MINUTES – 00 SECONDS WEST, A DISTANCE OF 50 FEET TO THE NORTH LINE OF 10TH AVENUE VACATED, SAID POINT BEING 202 FEET WEST OF THE WEST LINE OF SAID 7TH STREET VACATED; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG THE NORTH LINE OF 10 AVENUE EXTENDED, A DISTANCE OF 21.00 FEET TO THE EAST LINE OF 6TH STREET; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF 6TH STREET, A DISTANCE OF 414.73 FEET; THENCE NORTH 90 DEGREES – 00 MINUTES – 00 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF

SAID 6TH STREET, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF A VACATED ALLEY; THENCE NORTH 00 DEGREES – 08 MINUTES – 28 SECONDS WEST ALONG THE EAST LINE OF SAID 6TH STREET A DISTANCE OF 143.57 FEET TO THE SOUTH LINE OF 5TH AVENUE; THENCE SOUTH 60 DEGREES – 34 MINUTES – 05 SECONDS EAST ALONG THE SOUTH LINE OF 5TH AVENUE, A DISTANCE OF 280.94 FEET TO THE WEST LINE OF SECTION 32; THENCE CONTINUING SOUTH 60 DEGREES – 34 MINUTES – 05 SECONDS EAST, A DISTANCE OF 90.99 FEET TO THE NORTH EDGE OF A CONCRETE AND STONE RETAINING WALL; THENCE NORTH 89 DEGREES – 42 MINUTES – 20 SECONDS EAST ALONG THE SOUTH LINE OF 5TH AVENUE TO A POINT 2 FEET NORTH OF THE NORTHEAST CORNER OF LOT 4, BLOCK 13, OF PITTS, GILBERT & PITTS 2ND ADDITION TO THE CITY OF MOLINE; THENCE SOUTH 00 DEGREES – 38 MINUTES – 34 SECONDS EAST ALONG THE EAST LINE OF LOT 4, A DISTANCE OF 172.00 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY; THENCE NORTH 89 DEGREES – 14 MINUTES – 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 185.79 FEET TO THE WEST LINE OF 8TH STREET; THENCE SOUTH 00 DEGREES – 40 MINUTES – 50 SECONDS EAST ALONG THE WEST LINE OF 8TH STREET, A DISTANCE OF 234.57 FEET TO THE POINT OF INTERSECTION WITH THE FLACK & BEAN INDIAN BOUNDARY LINE; THENCE SOUTH 23 DEGREES – 18 MINUTES – 50 SECONDS WEST ALONG THE WEST LINE OF SAID 8TH STREET, A DISTANCE OF 376.93 FEET; SAID POINT BEING 135.00 FEET NORTH OF AND PERPENDICULAR TO THE NORTH LINE OF 11TH AVENUE; THENCE SOUTH 90 DEGREES – 00 MINUTES – 00 SECONDS WEST ALONG A LINE 135 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH LINE OF 11TH AVENUE, A DISTANCE OF 364.09 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH 00 DEGREES – 09 MINUTES – 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

AND

PART OF ONE MOLINE PLACE IN THE CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00° 08' 59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE AT THE PLACE OF BEGINNING; THENCE SOUTH 00° 08' 59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 13.81 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 134.56 FEET, AN ARC LENGTH OF 50.38 FEET; THENCE WESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 32.00 FEET, AN ARC LENGTH OF 38.15 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE

CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 60.26 FEET; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 147.25 FEET, AN ARC LENGTH OF 192.14 FEET; THENCE NORTH 00° 10' 31" WEST, 152.52 FEET; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22.00 FEET, AN ARC LENGTH OF 20.53 FEET; THENCE SOUTH 00° 01' 10" WEST, 37.00 FEET; THENCE SOUTH 24°38' 20" EAST 134.77 FEET; THENCE SOUTH 89° 25' 44" EAST 13.98 FEET; THENCE SOUTH 00° 03' 30" EAST, 16.05 FEET; THENCE SOUTH 52° 13' 49" EAST 109.64 FEET; THENCE SOUTH 41° 15' 44" EAST, 70.06 FEET; THENCE SOUTH 89° 57' 30" EAST, 33.27 FEET TO THE PLACE OF BEGINNING.

Council Bill/General Ordinance No. 3007-2010

Sponsor: _____

AN ORDINANCE

ADOPTING Tax Increment Financing for the Moline Place Phase II & III Redevelopment Project Area.

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

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the Moline Place Phase II & III 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 Moline Place Phase II & III Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. _____ of the City of Moline, which said Area was designated pursuant to Ordinance No. _____ and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the Moline Place Phase II & III Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Moline Place Phase II & III Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Moline Place Phase II & III 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:

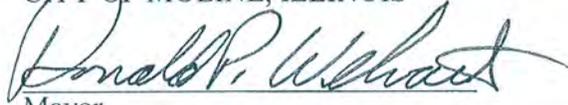
- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Moline Place Phase II & III 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 Moline

Place Phase II & III Redevelopment Project Area over and above the initial equalized assessed value of each property in the Moline Place Phase II & III 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 Moline Place Phase II & III 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

2/2/10

Date

Passed: 2.2.10

Approved: 2.9.10

Attest: *Nancy Koranda*
City Clerk

Approved as to Form: *[Signature]*
Law Director

EXHIBIT A

TRACT I:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 7 IN "WEST MOLINE ADDITION" TO THE CITY OF MOLINE, ILLINOIS, AS RECORDED IN PLAT BOOK 1, PAGE 5 (SOMETIMES KNOWN AS "ANDREW'S ADDITION" TO THE CITY OF MOLINE, ILLINOIS); THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 664.50 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 6TH STREET TO THE SOUTH RIGHT-OF-WAY LINE AT 10TH AVENUE (VACATED); THENCE SOUTH 90 DEGREES - 00 MINUTES - 00 SECONDS EAST 3.74 FEET; THENCE ALONG A 123.85 FEET ARC WITH A RADIUS OF 345 FEET AND A CHORD SOUTH 20 DEGREES - 21 MINUTES - 23 SECONDS EAST, 123.19 FEET TO A CHISELED "X"; THENCE SOUTH 00 DEGREES - 40 MINUTES - 14 SECONDS EAST, 142.81 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 393.20 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 131.80 FEET; THENCE NORTH 90 DEGREES - 00 MINUTES - 00 SECONDS WEST, 200.00 FEET; THENCE NORTH 00 DEGREES - 19 MINUTES - 20 SECONDS WEST, 126.50 FEET; THENCE NORTH 00 DEGREES - 02 MINUTES - 29 SECONDS EAST, 50.00 FEET; THENCE NORTH 00 DEGREES - 10 MINUTES - 41 SECONDS WEST, 138.26 FEET; THENCE SOUTH 88 DEGREES - 21 MINUTES - 37 SECONDS WEST, 72.78 FEET; THENCE NORTH 13 DEGREES - 37 MINUTES - 00 SECONDS WEST, 344.64 FEET; THENCE NORTH 11 DEGREES - 37 MINUTES 41 SECONDS WEST, 315.54 FEET; THENCE NORTH 82 DEGREES - 17 MINUTES - 49 SECONDS EAST, 80.10 FEET; THENCE NORTH 89 DEGREES - 33 MINUTES - 10 SECONDS EAST, 173.95 FEET; THENCE SOUTH 81 DEGREES - 53 MINUTES - 17 SECONDS EAST, 142.72 FEET; THENCE NORTH 89 DEGREES - 41 MINUTES - 48 SECONDS EAST, 350.90 FEET; THENCE SOUTH 45 DEGREES - 18 MINUTES - 12 SECONDS EAST, 21.21 FEET; THENCE SOUTH 00 DEGREES - 09 MINUTES - 12 SECONDS EAST, 145.00 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE CITY OF MOLINE, COUNTY OF ROCK ISLAND AND STATE OF ILLINOIS.

EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31; THENCE NORTH 00° 08' 59" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, 455.09 FEET TO A POINT ON THE NORTH LINE OF 11TH AVENUE; THENCE SOUTH 00° 08' 59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, 13.81 FEET; THENCE SOUTH 89° 53' 31" WEST, 134.97 FEET; THENCE SOUTH 89° 57' 21" EAST, 83.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 54' 29" WEST, 142.72 FEET; THENCE NORTHERLY, ALONG AN ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AN ARC LENGTH OF 123.92 FEET; THENCE SOUTH 89° 56' 57" WEST, 3.76 FEET; THENCE NORTH 01° 03' 49" WEST, 50.50 FEET; THENCE NORTH 90° 00' 00" WEST, 2.00 FEET;

THENCE SOUTH 00° 10' 31" EAST, 194.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 12.59 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 123.94 FEET; THENCE NORTH 89° 39' 01" EAST, 3.95 FEET TO THE PLACE OF BEGINNING.

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ATTACHMENT "H"

TIF 6
Joint Review Board

The City of Moline was unable to produce minutes that a Joint Review Board meeting was held to discuss the creation of this TIF district.