

FY 2012  
ANNUAL TAX INCREMENT FINANCE  
REPORT



Name of Municipality: Moline Reporting Fiscal Year: **2012**  
 County: Rock Island Fiscal Year End: **12/31/2012**  
 Unit Code: 081-050-30

**TIF Administrator Contact Information**

First Name: Patrick Last Name: Burke  
 Address: 619 16th Street Title: Economic Development Manager  
 Telephone: 309-524-2034 City: Moline Zip: 61265  
 Mobile \_\_\_\_\_ E-mail: pburke@moline.il.us  
 Mobile \_\_\_\_\_ Best way to  X Email \_\_\_\_\_ Phone \_\_\_\_\_  
 Provider \_\_\_\_\_ contact \_\_\_\_\_ Mobile \_\_\_\_\_ Mail \_\_\_\_\_

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of \_\_\_\_\_  
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]  
Patrick Burke 7/25/13  
 Written signature of TIF Administrator Date

**Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)**

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF #1 Downtown	12/16/1986	
TIF #2 One Moline Place	10/27/1998	
TIF #3 Old Moline High School	4/13/2004	
TIF #4 Autumn Trails	9/27/2005	
TIF #5 KONE Centre	2/10/2009	
TIF #6 Moline Place Phase II & III	2/9/2010	
TIF #7 Moline Business Park	6/21/2011	
TIF #8 Route 6 & 150	12/4/2012	
TIF #9 41st Street	12/11/2012	

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

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

<b>Name of Redevelopment Project Area:</b>	Old Moline High School
<b>Primary Use of Redevelopment Project Area*:</b>	Residential
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b> <input checked="" type="checkbox"/> <b>Industrial Jobs Recovery Law</b> <input type="checkbox"/>	

	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)] <b>If yes, please enclose the amendment labeled Attachment A</b>	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)] <b>Please enclose the CEO Certification labeled Attachment B</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)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		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)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>	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)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	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)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	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)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	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)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		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)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		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)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	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.**

Fund Balance at Beginning of Reporting Period \$ 4,354

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 54,458	\$ 265,645	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 12	\$ 419	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%

\*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 54,470

Cumulative Total Revenues/Cash Receipts \$ 266,064 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 50,788

Distribution of Surplus  

Total Expenditures/Disbursements \$ 50,788

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 3,682

FUND BALANCE, END OF REPORTING PERIOD\* \$ 8,036

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

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

PAGE 1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	3,170	
		\$ 3,170
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
Developer Property Tax Rebate	47,618	
		\$ 47,618
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -



**SECTION 3.2 A**

**PAGE 3**

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -

<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 50,788</b>
------------------------------------	--	------------------



**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**

**FUND BALANCE, END OF REPORTING PERIOD** \$ 8,036

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		

**Total Amount Designated for Obligations** \$ - \$ -

<b>2. Description of Project Costs to be Paid</b>		
Administrative		\$ 8,036

**Total Amount Designated for Project Costs** \$ 8,036

**TOTAL AMOUNT DESIGNATED** \$ 8,036

**SURPLUS\*/(DEFICIT)** \$ (0)

\* 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)  
PAGE 1

If <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area, indicate so in the space provided: _____
If Projects <b>WERE</b> undertaken by the Municipality Within the Redevelopment Project Area enter the <b>TOTAL</b> number of projects and list them in detail below. _____ <u>1</u> _____

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 **MUST BE INCLUDED** WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED **IF** PROJECTS ARE LISTED ON THESE PAGES

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 9,885,426	\$ -	\$ 9,885,426
Public Investment Undertaken	\$ 1,296,833	\$ -	\$ 1,296,833
Ratio of Private/Public Investment	7 33/53		7 33/53

<b>Project 1:</b>			
Old Moline High School			
Private Investment Undertaken (See Instructions)	\$ 9,885,426		\$ 9,885,426
Public Investment Undertaken	\$ 1,296,833		\$ 1,296,833
Ratio of Private/Public Investment	7 33/53		7 33/53

<b>Project 2:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 3:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 4:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

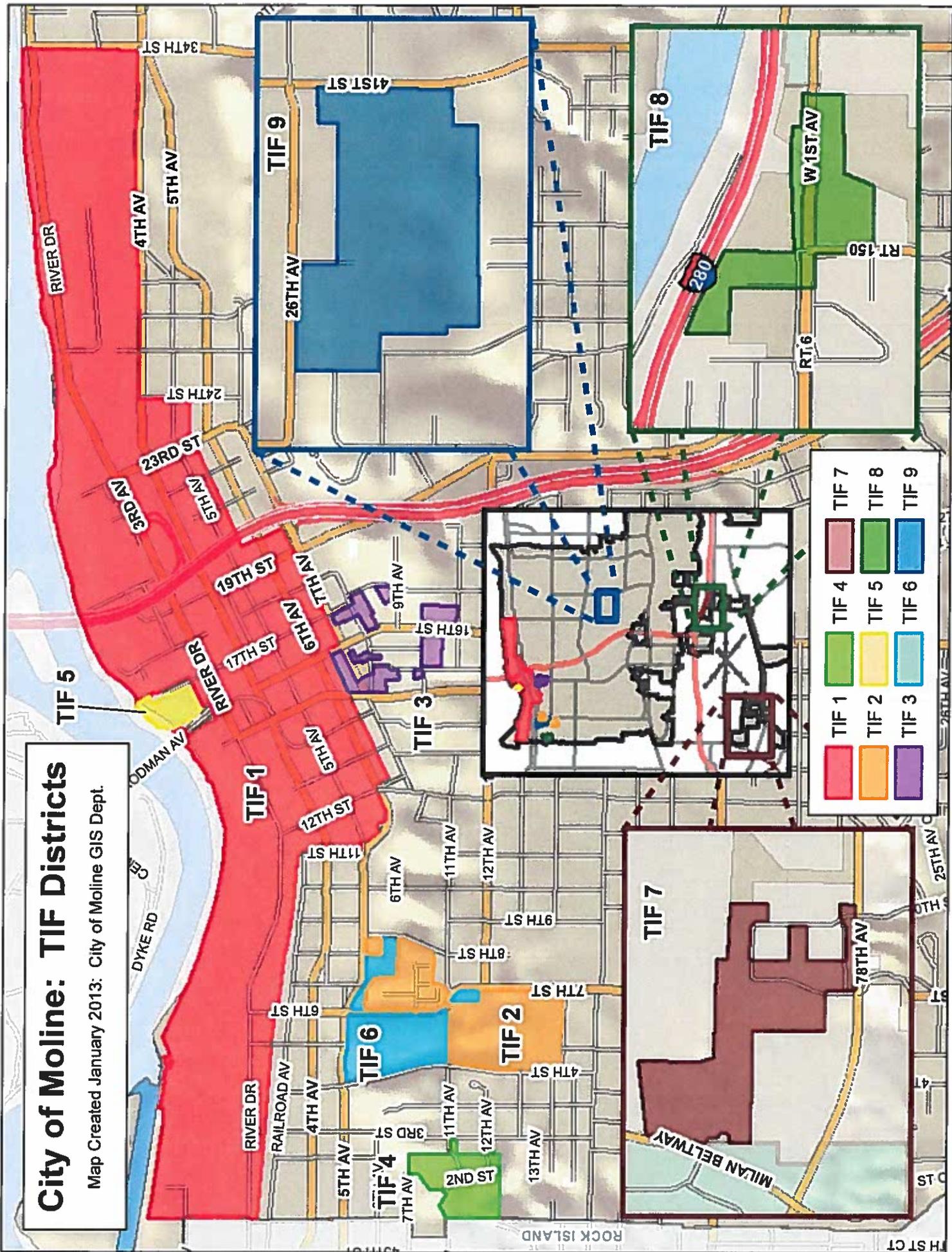
<b>Project 5:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 6:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



# City of Moline: TIF Districts

Map Created January 2013: City of Moline GIS Dept.



**ATTACHMENT B**

**TIF 1 - 9**

**Certification of Chief Executive Officer**

I, Scott Raes, 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 2012 (January 1<sup>st</sup> - December 31<sup>st</sup>).

11/6/13  
Date

Scott Raes  
Scott Raes, Mayor

**TIF 1 - 9**  
**OPINION OF LEGAL COUNSEL**

I, Maureen 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 ILCD 5/11-74.4-1, et seq) set forth there under to the best of my knowledge and belief for fiscal year 2012 (January 1<sup>st</sup> - December 31<sup>st</sup>).

10.22.13  
Date

Maureen Riggs  
Maureen Riggs, City Attorney

## ATTACHMENT H

### **Joint Review Board Meeting**

**TIF 1-7 Review for 2011  
Committee-of-the- Whole  
August 16, 2012 9:00 AM  
Minutes**

#### Taxing District:

Moline Township: Dave Hendrickx  
City of Moline: Patrick Burke, Ray Forsythe, Lew Steinbrecher  
Moline School District #40: Absent  
Rock Island/Milan School District #41: Absent  
Blackhawk Township: Absent  
MetroLINK: Absent  
Metro Airport Authority: Absent  
Rock Island County: Absent  
Blackhawk College: Absent

Patrick Burke created a trend analysis for each Tax Increment Finance (TIF) district in order to review the performance of each district over the past five years.

#### TIF 1 Downtown (1986)

Since 2007, the fund balance deficit has tripled. The expenditures each year were greater than the revenue generated each year. The largest expenditure every year was debt service. Administrative/Professional Services, Rebates to Developers, and Land Acquisition/Site Preparation also contributed to expenditures. In 2011, those four categories accounted for 100% of the expenditures (\$4,990,766). The district's equalized assessed value (EAV) has been relatively flat since 2008.

Two projects continued to move forward. Phillips Lofts was a \$1.6 million project that will be converting a vacant building into 18 market rate apartments with commercial space on the first floor. It should be completed by September, 2012. Also, land acquisition for the Amtrak station continued. The City acquired 315 Twelfth Street and 1121 Fourth Avenue.

#### TIF 2 One Moline Place (1998)

The fund balance deficit has increased since 2007. The annual debt service has been greater than the property tax revenue. The decline in the housing market has negatively impacted this project for several years. The EAV declined in 2011. One Moline Place experienced a great deal of positive momentum during 2011. Site grading after the demolition of the former nurses' dorm building occurred. The TIF district was extended 12 years. With the additional time, the TIF has been projected to pay down the deficit by its termination date.

#### TIF 3 Old Moline High School (2004)

Although the EAV has been relatively flat since 2007, this residential project has remained strong. Gorman & Company restored a vacant building into a \$9.9 million 60 apartment unit project. The fund balance has been stable. The developer rebate has been the only major expenditure.

#### TIF 4 Autumn Trails (2005)

Autumn Trails has been a senior living project which has offered townhomes and an assisted living center. It has been another residential project negatively impacted by the decline in the housing market. Sales slowed considerably and the value of the current units has declined. The EAV has been declining since 2007. The fund balance has remained stable, however.

#### TIF 5 KONE Centre (2009)

Construction of an eight story, 125,000 sf multi-use building estimated at \$40 million began in 2011. The project will be completed by summer, 2012. KONE will be the main tenant.

#### TIF 6 Moline Place Phase II & III (2010)

The City took possession of the land located within TIF 6 in February and issued a Request for Proposals March 1. Negotiations with an interested developer continued throughout 2011 related to the conceptual design and configuration of a residential subdivision, including the possibility of the City installing the public infrastructure and the developer building the residential housing units.

#### TIF 7 Moline Business Park (2011)

The City annexed 134 acres, created the TIF district, and then issued a bond for \$7,605,000. The TIF reimbursed nearly \$900,000 in expenses.

ATTACHMENT K

**TIF 1 - 7**  
**AUDITED FINANCIAL STATEMENTS**

Special Revenue

Special Service Area #5	Special Service Area #6	Foreign Fire Insurance	General Trust	Tax Increment Financing #2	Tax Increment Financing #3	Tax Increment Financing #4
\$ 29,393	\$ 238,457	\$ 61,104	\$ 9,734	\$ 111,369	\$ 7,572	\$ 207,556
-	-	-	-	-	-	-
-	-	-	-	-	-	-
81,636	230,243	-	-	193,350	55,015	194,089
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1,875	-	-	37,215	-	-	-
-	-	-	-	-	-	-
52,817	431,254	-	790,000	-	-	-
<u>165,721</u>	<u>899,954</u>	<u>61,104</u>	<u>836,949</u>	<u>304,719</u>	<u>62,587</u>	<u>401,645</u>
\$ 30,954	\$ 16,317	\$ -	\$ 13,314	\$ 133	\$ -	\$ -
265	927	-	-	-	101	-
-	1,100,000	-	-	620,519	-	-
80,400	225,000	-	16,886	193,350	54,450	193,425
10,650	-	-	-	-	-	-
-	-	-	-	-	-	736,619
<u>122,269</u>	<u>1,342,244</u>	<u>-</u>	<u>30,200</u>	<u>814,002</u>	<u>54,551</u>	<u>930,044</u>
-	-	-	-	-	-	-
43,452	-	61,104	158,447	-	8,036	-
-	-	-	427,694	-	-	-
-	-	-	220,608	-	-	-
<u>43,452</u>	<u>(442,290)</u>	<u>-</u>	<u>-</u>	<u>(509,283)</u>	<u>-</u>	<u>(528,399)</u>
<u>43,452</u>	<u>(442,290)</u>	<u>61,104</u>	<u>806,749</u>	<u>(509,283)</u>	<u>8,036</u>	<u>(528,399)</u>
<u>\$ 165,721</u>	<u>\$ 899,954</u>	<u>\$ 61,104</u>	<u>\$ 836,949</u>	<u>\$ 304,719</u>	<u>\$ 62,587</u>	<u>\$ 401,645</u>

Special Revenue

Special Service Area #5	Special Service Area #6	Foreign Fire Insurance	General Trust	Tax Increment Financing #2	Tax Increment Financing #3	Tax Increment Financing #4
\$ 110,827	\$ 224,875	\$ 58,761	\$ 201,466	\$ 193,350	\$ 54,458	\$ 194,091
-	-	-	100	-	-	-
5,120	-	-	-	-	-	-
-	-	-	-	-	-	-
22	64	-	53	44	12	56
-	-	-	279,008	-	-	-
414	175	-	68,753	1	-	-
<u>116,383</u>	<u>225,114</u>	<u>58,761</u>	<u>549,380</u>	<u>193,395</u>	<u>54,470</u>	<u>194,147</u>
-	-	67,051	231,225	-	-	-
-	-	-	-	-	-	-
112,685	114,634	-	-	26,787	50,788	830,182
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	759,090	-	-	-	-	20,064
-	-	-	-	9,563	-	-
-	-	-	-	47,795	-	-
<u>112,685</u>	<u>873,724</u>	<u>67,051</u>	<u>231,225</u>	<u>84,145</u>	<u>50,788</u>	<u>850,246</u>
<u>3,698</u>	<u>(648,610)</u>	<u>(8,290)</u>	<u>318,155</u>	<u>109,250</u>	<u>3,682</u>	<u>(656,099)</u>
-	-	-	-	-	-	-
-	-	-	-	(203,381)	-	(9,138)
-	-	-	-	(203,381)	-	(9,138)
3,698	(648,610)	(8,290)	318,155	(94,131)	3,682	(665,237)
<u>39,754</u>	<u>206,320</u>	<u>69,394</u>	<u>488,594</u>	<u>(3,210,152)</u>	<u>4,354</u>	<u>136,838</u>
<u>\$ 43,452</u>	<u>\$ (442,290)</u>	<u>\$ 61,104</u>	<u>\$ 806,749</u>	<u>\$ (3,304,283)</u>	<u>\$ 8,036</u>	<u>\$ (528,399)</u>

**ATTACHMENT L**

**CERTIFIED AUDIT REPORT**

Following is the Section "Q" compliance letter dated June 12, 2013 for fiscal year 2012.

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE  
TAX INCREMENT FINANCING DISTRICTS**

To the Honorable Mayor and  
Members of the City Council  
City of Moline  
Moline, Illinois

We have audited the basic financial statements of the City of Moline, Illinois, as of and for the year ended December 31, 2012, and have issued our report thereon dated June 12, 2013. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts and grants applicable to the City of Moline is the responsibility of the City of Moline's management. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we performed tests of the City of Moline's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance.

This report is intended solely for the information and use of the City Council, management, the State of Illinois, and others within the City and is not intended to be, and should not be, used by anyone other than the specified parties.

  
Oak Brook, Illinois  
June 12, 2013