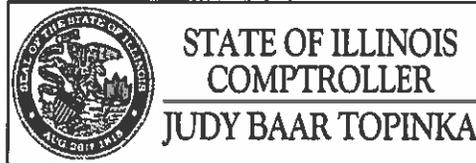


**FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT**



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 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 7/29/13
 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.]

Name of Redevelopment Project Area:	Autumn Trails
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 <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <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)] 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.

Fund Balance at Beginning of Reporting Period \$ 136,838

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 194,091	\$ 863,768	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 56	\$ 1,923	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 \$ 194,147

Cumulative Total Revenues/Cash Receipts \$ 865,691 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 859,384

Distribution of Surplus

Total Expenditures/Disbursements \$ 859,384

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (665,237)

FUND BALANCE, END OF REPORTING PERIOD* \$ (528,399)

* 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)		
		\$ -
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	830,182	
		\$ 830,182
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Sidewalk Improvements	20,064	
		\$ 20,064
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

**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 \$ (528,399)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Line of Credit Debt	\$ 736,619	\$ 736,619

Total Amount Designated for Obligations \$ 736,619 \$ 736,619

2. Description of Project Costs to be Paid		

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ 736,619

SURPLUS*/(DEFICIT) \$ (1,265,018)

* 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.

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

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

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ 10,592,237	\$ -	\$ 10,592,237
Public Investment Undertaken	\$ 1,371,800	\$ -	\$ 1,371,800
Ratio of Private/Public Investment	7 44/61		7 44/61

Project 1:			
Autumn Trails			
Private Investment Undertaken (See Instructions)	\$ 10,592,237		\$ 10,592,237
Public Investment Undertaken	\$ 1,371,800		\$ 1,371,800
Ratio of Private/Public Investment	7 44/61		7 44/61

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2005	101,494	2,339,381

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

X The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Rock Island County	\$ -
Moline Township	\$ -
City of Moline	\$ -
Moline School District # 40	\$ -
Metropolitan Airport Authority	\$ -
Black Hawk College	\$ -
Rock Island County Metropolitan Transit Authority	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

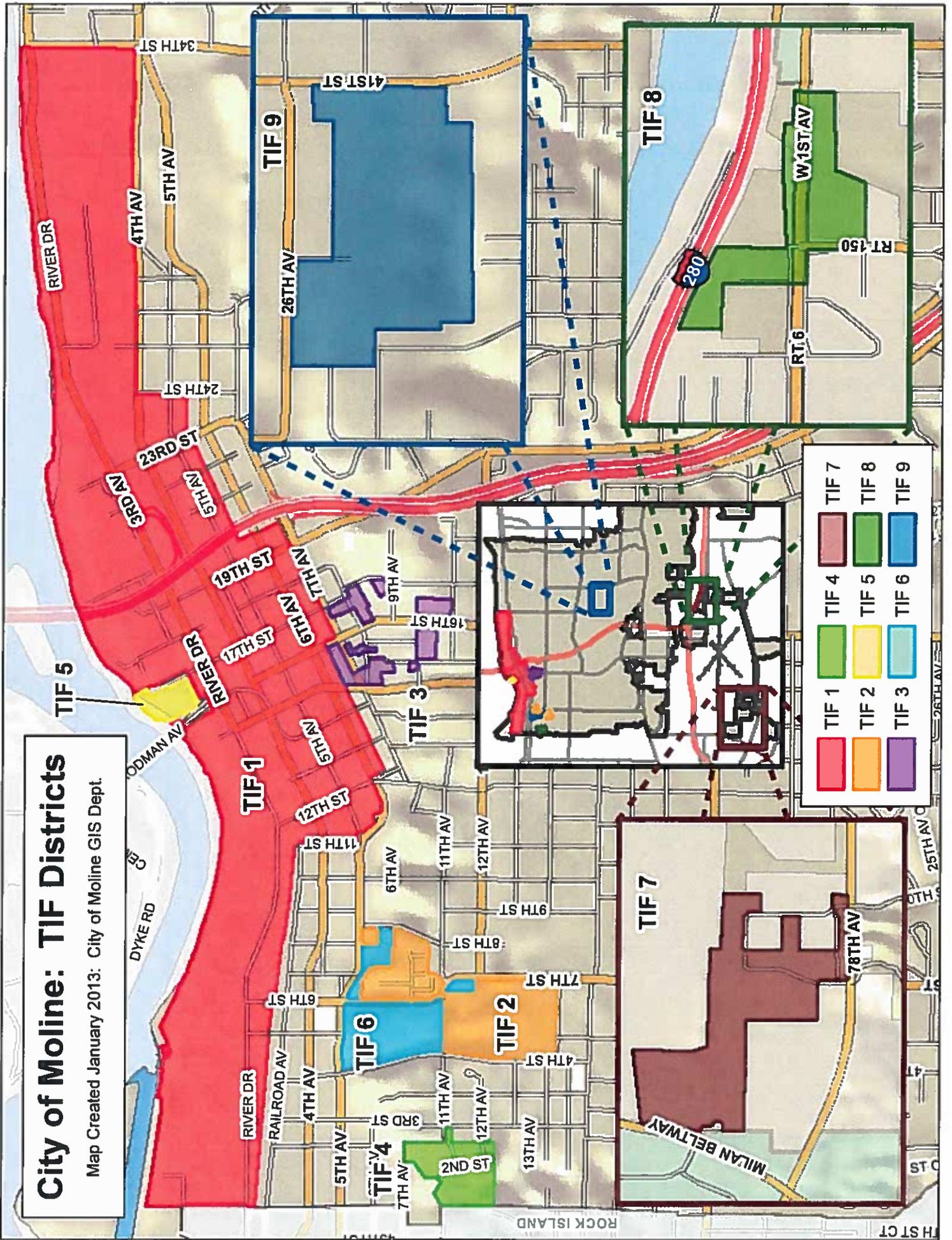
Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	No
Map of District	Yes

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 1st - December 31st).

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 1st - December 31st).

11.5.13
Date



Maureen Riggs, City Attorney

TIF 4
ACTIVITIES STATEMENT

In order to encourage the completion of the development project, the city funded the balance of the rebate (\$736,619.08) to Midwest One Bank and Blackhawk Bank.

The city also paid for sidewalk improvements for the development using the project's increment.

ATTACHMENT E

TIF 4
2012 AGREEMENTS

The following agreements were executed during this reporting fiscal year.

A SPECIAL ORDINANCE

AUTHORIZING the Mayor and City Clerk to execute a Third Amendment to Development Agreement between the City of Moline and Autumn Trails, L.L.C. for the Bethany Project.

WHEREAS, the City and Autumn Trails, L.L.C. ("Developer") have previously entered into a Development Agreement for the Bethany Project ("Project") and a First Amendment to Development Agreement, approved by Special Ordinance No. 4017-2005 and Special Ordinance No. 4049-2006, respectively; and a Second Amendment approved by Special Ordinance No. 4016-2008; and

WHEREAS, the agreement's first amendment permits an extension for completion and provides that the Developer is to complete the Project by February 27, 2008, unless the Project is delayed by fire, adverse weather conditions, unavoidable casualty, or similar unforeseen circumstances; and

WHEREAS, while the Project had progressed and continued to proceed soundly, adverse weather and soil conditions posed additional delays, and the Developer therefore requested a second extension to June 30, 2009, to complete the Project; and

WHEREAS, the Developer also requested an extension of the Development Agreement's TIF sunset provision from December 31, 2015 to December 31, 2017, and an increase in the TIF amount from \$1,222,181.00 to \$1,371,800.00 pursuant to additional charges incurred due to the soil conditions and the necessary construction of pilings for the first phase of the Project; pilings were also needed for the second phase of the Project; and

WHEREAS, due to market conditions and difficulty in funding the final units of the project, the developer halted construction; now due to an improved residential sales environment and available funding, the developer is now in a position to complete the project and the Developer has requested an extension of the completion date of the final units to December 31, 2013 and also fund the remaining increment upfront as opposed to an annual rebate.

WHEREAS, the City agrees to enter into a Third Amendment to Development Agreement to allow such amendment provisions provided the amendment reflects a mechanism for the City to be reimbursed for financing costs of the prefunding should the developer fail to complete the project within the amended timeframe.

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

Section 1 – That the Mayor and City Clerk are hereby authorized to execute a Third Amendment to Development Agreement between the City of Moline and Autumn Trails, L.L.C. for the Bethany Project; provided that said Third Amendment to Development Agreement is in substantially similar form as that attached hereto and incorporated herein by this reference thereto as Exhibit "A" and has been approved as to form by the City Attorney.

Section 2 – 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

Donald P. Wehner

Mayor

Date

7/17/12

Passed: Do 7.17.2012

Approved: 7.24.2012

Attest: Tracy K. ...
City Clerk

Approved as to Form:

William ...
City Attorney

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF MOLINE AND AUTUMN TRAILS, L.L.C.

This Third Amendment, effective on the date of execution of the parties below, modifies the Development Agreement, the First Amendment to Development Agreement, and the Second Amendment to the Development entered into by the City of Moline, an Illinois Municipal Corporation ("City"), and Autumn Trails, L.L.C., an Illinois Limited Liability Company ("Developer"), for the Bethany Project pursuant to adoption of Special Ordinance No. 4017-2005 and 4049-2006 and Special Ordinance No. 4016-2008 by amending the following paragraphs.

1. Paragraph 1.I., "Prefunding TIF Payment," is hereby added to read as follows:

"I. Prefunding TIF Payment. The City has received documentation detailing the private investment in this project and has previously rebated Six Hundred Thirty Five Thousand, One Hundred Eighty and 92/100 (\$635,180.92) of the total rebate of One Million Three Hundred Seventy One Thousand Eight Hundred and 00/100 Dollars (\$1,371,800.00). The City shall fund the balance of the rebate, Seven Hundred Thirty Six Thousand Six Hundred Nineteen and 08/100 Dollars (\$736,619.08) upon execution of the Third Amendment to Development Agreement and disburse the monies as detailed in Council Bill/Resolution No. 1133-2009 and Settlement Agreement between Autumn Trails, L.L.C., MidWestOne Bank, Blackhawk Bank & Trust Company, and the City, which was approved on August 4, 2009.

Should the Developer fail to complete the project by the timeline established in Paragraph II C as amended, the City shall have the right to request reimbursement of any and all interest payments incurred by the City. The City shall enter into a Promissory Note with Autumn Trails, L.L.C detailing the interest and expenses related to the Prefunded TIF Payment.

2. Paragraph II.C., "Development Timetable," is hereby amended to read as follows:

"B. Development Timetable. The Developer submitted a request for TIF assistance in July 2004. The Developer shall commence the Project within six (6) months from and after the date of this Agreement and shall complete the Project by December 31, 2013 unless delayed by fire, unusual delay in transportation, adverse weather conditions not reasonably anticipated, unavoidable casualty, flood, acts of God, other causes beyond the Developer's control which could not reasonably have been anticipated and which could not have been reasonably avoided, or acts of the City in breach of this or any other agreement executed by the City in connection with the Redevelopment Project. The City in its reasonable discretion may extend the completion date in writing. Delay beyond the completion date shall be cause for the City to terminate this Agreement after notice to the Developer."

3. 3. Modifications. Except as herein modified, the Development Agreement and its First Amendment and Second Amendment remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date(s) shown below.

City of Moline

Autumn Trails, L.L.C.

By: Donald P. Welvaert
Donald P. Welvaert, Mayor

By: George Bialecki, Jr.
George Bialecki, Jr.
Operating Manager

Attest: Tracy A. Koranda
Tracy A. Koranda, City Clerk

Approved as to Form:

By: Maureen E. Riggs
Maureen E. Riggs, City Attorney

STATE OF ILLINOIS _____)
COUNTY OF ROCK ISLAND _____) ss.

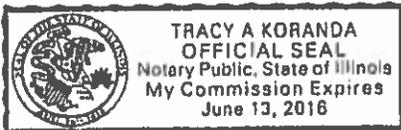
On this 24th day of July, 2012 before me, a Notary Public in and for said county and state, personally appeared **DONALD P. WELVAERT AND TRACY A. KORANDA**, to me personally known, who being by me duly sworn or affirmed did say that the persons are the **Mayor and City Clerk**, respectively, of the **CITY OF MOLINE, a municipal corporation**, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation and said persons acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.



Amy J. Madden
Notary Public

STATE OF Illinois _____)
COUNTY OF Rock Island _____) ss.

On this 7th day of August, 2012, before me, a Notary Public in and for said county and state, personally appeared **GEORGE BIALECKI, JR.**, to me personally known (or proven to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as the **Operating Manager of AUTUMN TRAILS, L.L.C.** and that by his signature on the instrument the entity upon behalf of which he acted, executed the instrument.



Tracy A. Koranda
Notary Public

Council Bill/Special Ordinance No. 4035-2012

Sponsor: _____

A SPECIAL ORDINANCE

AUTHORIZING the Mayor and City Clerk to execute a Quit Claim Deed between the City of Moline and Autumn Trails L.L.C.

WHEREAS, as part of the closing between Autumn Trails L.L.C. and the new purchaser of the memory care facility, some question was raised as to whether the drives in the development were public or private; and

WHEREAS, following review, all parties agree that the drives, labeled as Outlots A and D on the final plat, were intended to be and are private; and

WHEREAS, as an assurance that the new owners have legal access to the memory care facility, the parties to the sale request that the City dedicate any ownership interest in the drives via a quit claim deed to Autumn Trails L.L.C.; and

WHEREAS, the dedication will serve to clarify that the drives are private and that the City will retain all existing interest in the easements and utilities.

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

Section 1 – That the Mayor and City Clerk are hereby authorized to execute a Quit Claim Deed between the City of Moline and Autumn Trails L.L.C.; provided, however, that said Quit Claim Deed is in substantially similar form and content to that attached hereto and incorporated herein by this reference thereto as Exhibit “A” and has been approved as to form by the City Attorney.

Section 2 – That this ordinance shall be in full force and effect from and after its passage, approval, and, if required by law, publication in the manner provided for by law.

CITY OF MOLINE, ILLINOIS
Dwight P. Wehant
Mayor
Date 8/28/12

Passed: 8.28.12
Approved: 9.04.12
Attest: Darcy Kovanda
City Clerk

Approved as to Form:
Maura E. G.
City Attorney

This document was prepared by
and after recording return to:
Richard J. Traub, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

2012-23445

PATRICIA "PAT" VERONDA
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL

RECORDED ON
09/27/2012 09:57M

REC FEE: \$32.50

RHSP FEE: \$10.00

BOOK: 0

PAGE: 0

PAGES: 3

QUIT CLAIM DEED

THIS INDENTURE (this "Deed"), made this 28th day of August, 2012, WITNESSETH: that the GRANTOR, CITY OF MOLINE, an Illinois municipal corporation, having an address of 619 16th Street, Moline, Illinois 61265 for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, conveys and quitclaims to GRANTEE, AUTUMN TRAILS, L.L.C., an Illinois limited liability company, having an address of 28W771 Morris Court, Warrenville, IL 60555, Attn: George Bialecki, all interest in certain real estate (the "Premises") situated in the County of Rock Island in the State of Illinois, such Premises being more particularly described on Exhibit A attached hereto, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Numbers: 0831449010 and 0831449011

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

CITY OF MOLINE, an Illinois municipal
corporation

By: Donald P. Welvaert
Name: Donald Welvaert

Its: Mayor

Attest: Tracy A. Koranda
Tracy A. Koranda, City Clerk

STATE OF ILLINOIS)
)
COUNTY OF)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Donald Welvaert and Tracy A. Koranda, Mayor and City Clerk, respectively, for the City of Moline, Illinois, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 28th day of August, 2012 in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



Vickie L. Felger
Notary Public
My Commission expires: 01/28/13

This Deed is exempt under the provisions of Paragraph (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

September 13, 2012 Manuel J. [Signature] Agent

Exhibit A

LEGAL DESCRIPTION OF THE PREMISES

OUTLOT A AND OUTLOT D IN AUTUMN TRAILS ADDITION TO THE
CITY OF MOLINE, ROCK ISLAND COUNTY, ILLINOIS.

LESS AND EXCEPT ALL PUBLIC SANITARY SEWER, STORM SEWER,
AND WATER MAINS LOCATED BELOW THE PREMISES AND LESS AND
EXCEPT ALL EASEMENT RIGHTS.

Memorandum

To: Tracy Koranda, City Clerk
From: Vickie Felger, Legal Services Specialist *vlf*
Date: September 11, 2012
Re: CB/S.O. 4035-2012 – Autumn Trials: Quit Claim Deed
08/28/12 CC Agenda

Tracy, attached is a Quit Claim Deed to be signed by the Mayor and you. Please return this document to me.

Thank you.

:vlf (ext. 2010)
Attachments

*returned
9.12.12
zak*

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to approve the use of unspent TIF funds to complete the installation of the sidewalks in the Autumn Trails Development.

WHEREAS, Autumn Trails, located west of 3rd Street between 11th and 12th Avenues, is a senior-living community built in a tax increment financing district; and

WHEREAS, as part of a prefunding agreement, the developer deposited approximately \$40,000 with the City to pay for the costs incurred to establish the TIF district; and

WHEREAS, TIF revenues have been generated that are not eligible under state law to reimburse to the developer until the development is completed; and

WHEREAS, these revenues can only be used for TIF eligible expenses in the Autumn Trails development; and

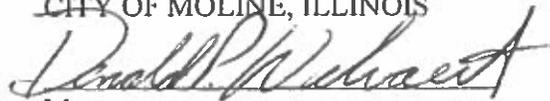
WHEREAS, it is the City's intent to use these available funds for the installation of sidewalks in the Autumn Trails development to advance this development toward completion; and

WHEREAS, the sidewalk installation will be completed by the City's sidewalk contractor, Centennial Contractors, for an approximate amount of \$20,000.00.

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 approve the use of available TIF funds to complete the installation of the sidewalks in the Autumn Trails Development.

CITY OF MOLINE, ILLINOIS



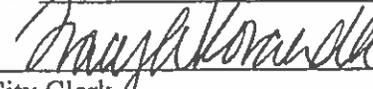
Mayor

September 25, 2012

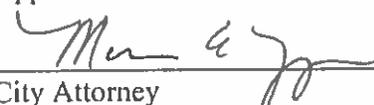
Date

Passed: September 25, 2012

Approved: October 2, 2012

Attest: 
City Clerk

Approved as to Form:


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.

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>-</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