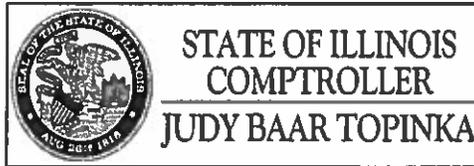


FY 2012
ANNUAL TAX INCREMENT FINANCE
REPORT



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 Provider _____ Best way to contact: Email Phone
 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 7/30/13
 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 DISTICT		
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:	Route 6 & 150
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Commercial/Light Industrial
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 \$ 28,002

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% 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	\$ 2	\$ 4	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources		\$ 28,000	100%
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 \$ 2

Cumulative Total Revenues/Cash Receipts \$ 28,004 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 27,569

Distribution of Surplus

Total Expenditures/Disbursements \$ 27,569

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (27,567)

FUND BALANCE, END OF REPORTING PERIOD* \$ 435

* 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)		
Feasibility Study	27,541	
Shipping	28	
		\$ 27,569
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)		
		\$ -
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 3.3 - (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 \$ 435

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

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Developer Prefunding		\$ 28,000

Total Amount Designated for Project Costs \$ 28,000

TOTAL AMOUNT DESIGNATED \$ 28,000

SURPLUS*/(DEFICIT) \$ (27,565)

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

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)	\$ -	\$ -	\$ -
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

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
2012	\$ 41,727	\$ 41,727

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

The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Rock Island County	\$ -
Coal Valley Township	\$ -
City of Moline	\$ -
Moline School District #40	\$ -
Metropolitan Airport Authority	\$ -
Blackhawk College #503	\$ -
Metropolitan Mass Transit	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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

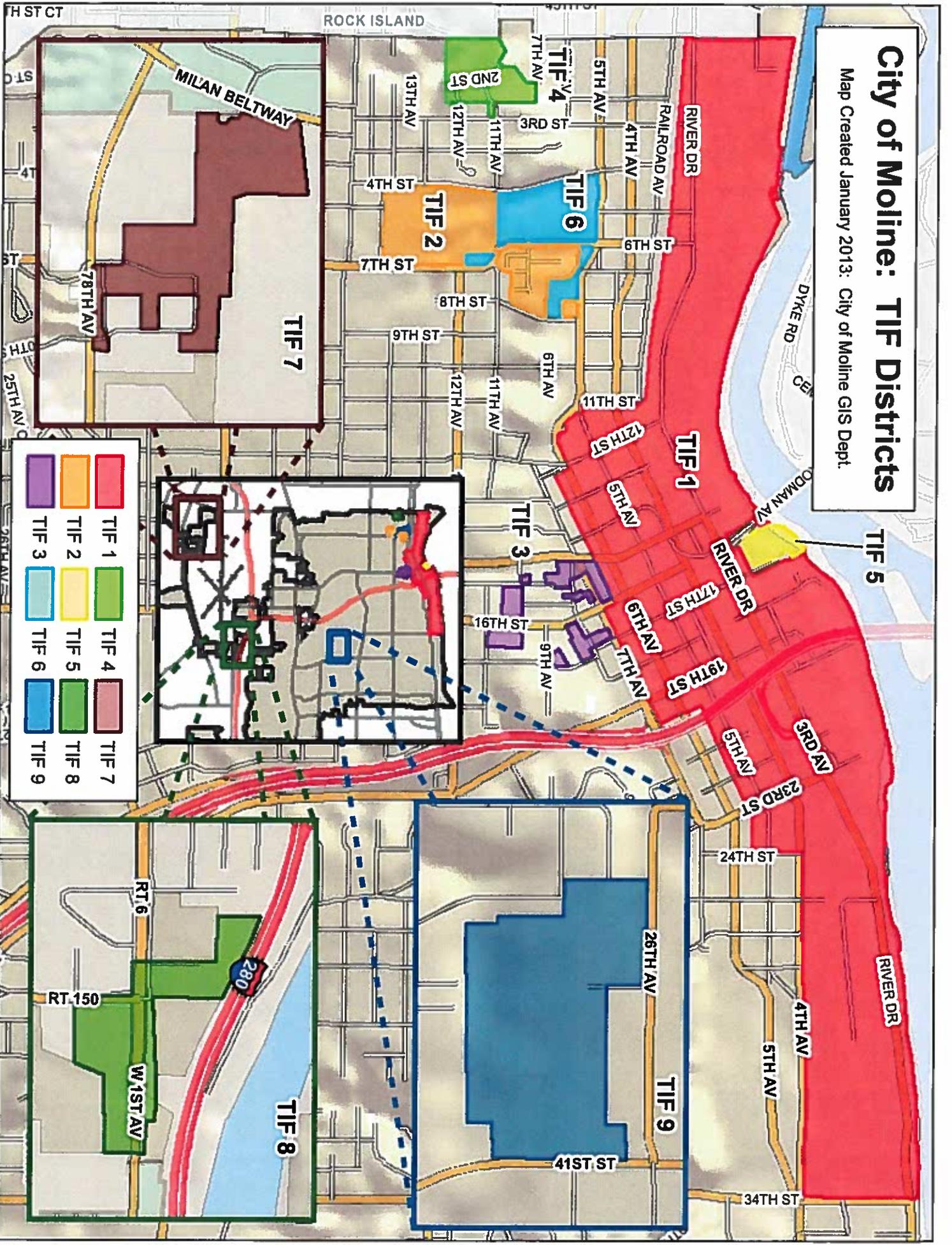
Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	Yes
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).

Date

11/6/13

Scott Raes, Mayor

Scott Raes

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

ATTACHMENT D

TIF 8
ACTIVITIES STATEMENT

The Route 6 & 150 Redevelopment Project Area TIF was approved December 4, 2012.

ATTACHMENT E

TIF 8
2012 AGREEMENTS

The following agreements were executed during this reporting fiscal year.

Council Bill/Resolution No. 1032-2011

Sponsor: _____

A RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF MOLINE, ILLINOIS

Donald R. Wilbraut
Mayor

February 8, 2011

Date

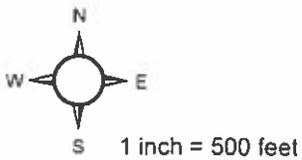
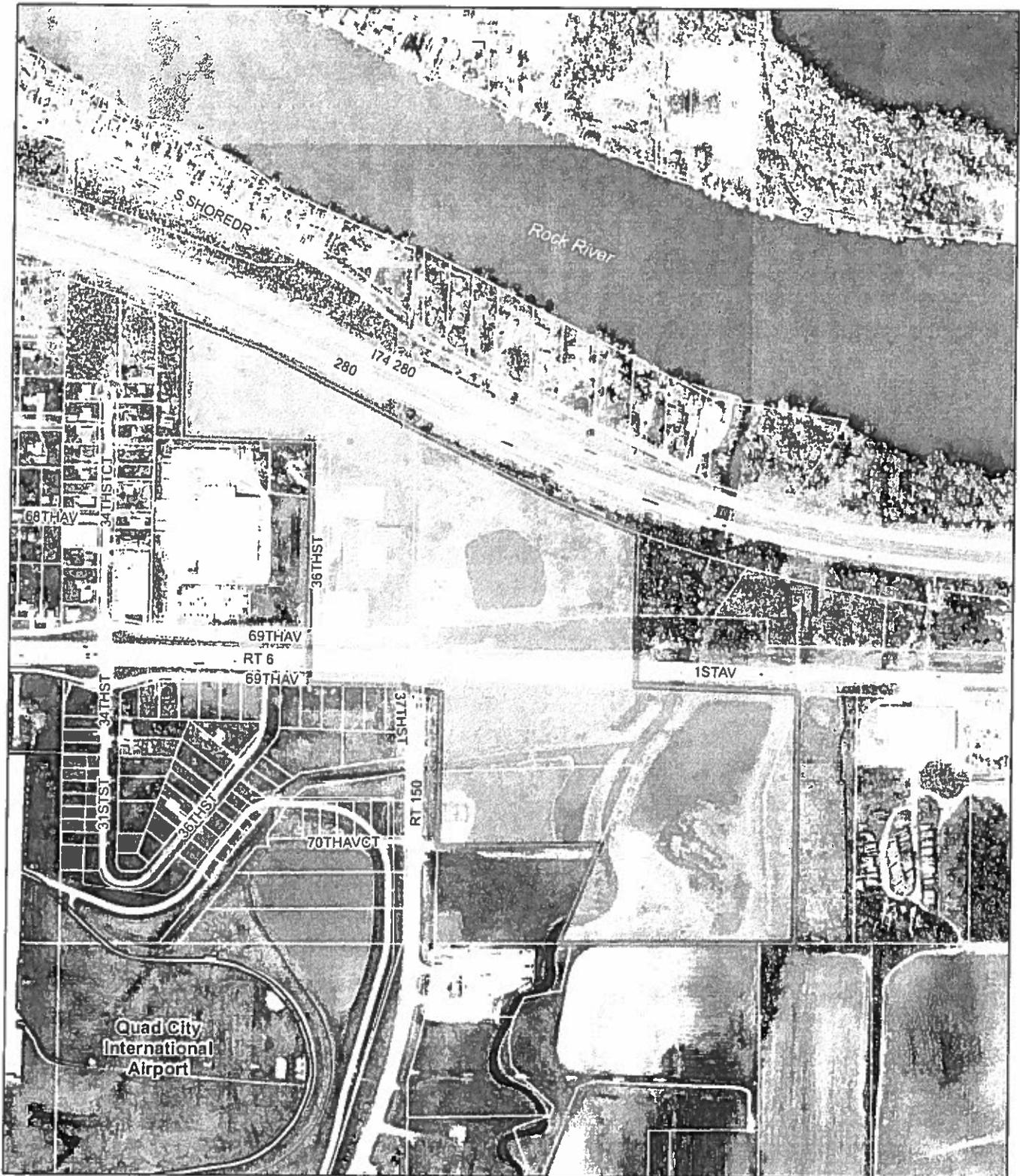
Passed: February 8, 2011

Approved: February 15, 2011

Attest: Tracy Koranda
City Clerk

APPROVED AS TO FORM:

[Signature]
Law Director



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

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

Council Bill No./Resolution No. 1033-2011

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to enter into a Technical Services Agreement with Peckham Guyton Albers & Viets, Inc. for consulting services in an amount not to exceed \$28,000.00 to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Route 6 and 150 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

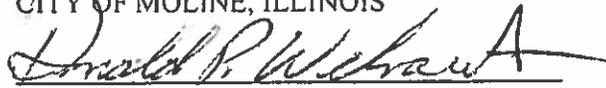
WHEREAS, if it is determined that the Project Area is eligible under the applicable provisions of the TIF Act, the City may direct PGAV to prepare a redevelopment plan for this area; and

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 Technical Services Agreement with Peckham Guyton Albers & Viets, Inc. for consulting services in an amount not to exceed \$28,000.00 to explore the feasibility of establishing a tax increment finance redevelopment project area; provided said Agreement 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

February 8, 2011

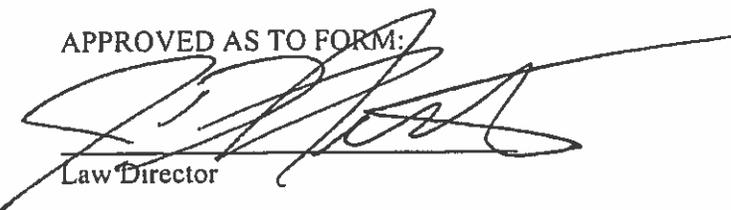
Date

Passed: February 8, 2011

Approved: February 15, 2011

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.
(Route 6/150 TIF Redevelopment Project Area)**

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 establishing a tax increment finance redevelopment project area in an area identified herein as the Route 6/150 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, PGAV is duly experienced in providing technical services in conducting eligibility studies and preparing tax increment financing redevelopment plans.

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

I. SCOPE OF SERVICES

A. 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.

B. Eligibility Analysis and Boundary Determination

1. The general area being considered for use of tax increment financing is shown on the attached map (see **Exhibit A**). This area shall be considered as the study area for The TIF Area until a final TIF boundary is established.
2. PGAV will meet with City representatives to identify and discuss issues that need to be considered for the proposed TIF program, including deciding what properties should be included in 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 examine improved properties in the study area, which will include the condition of existing buildings and site improvements thereon. Also, PGAV will provide to the City's consulting professional engineer the statutory parameters under which the engineer may certify conditions of chronic flooding or watershed discharge problems associated with any of the vacant parcels located within the study area (e.g., definition of "blighted area" as applied to vacant land).
4. Based upon the findings of the field work, engineer certification of flooding/drainage issues and other research findings, PGAV will recommend a final boundary for the Project Area. Upon concurrence by the City's point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in Task C below:

C. Redevelopment Plan

1. Redevelopment Plan/Statutory Requirements:

PGAV will prepare a Redevelopment Plan for the TIF Area to be known as the Route 6/150 Redevelopment Project Area. This Plan will include as provided for in the TIF statute:

- a. Redevelopment plan objectives.
- b. Generalized land use 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 Route 6/150 Redevelopment Project Area.
- b. General Land Use Plan.
- c. Estimated Redevelopment Project Costs.

D. Review & Approval Process

1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Route 6/150 Redevelopment Project Area. In-

cluded 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.

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 or in AutoCAD (.dxf) format. Also provide databases of property identification numbers, property ownership and street names.
- 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 2005.
- E. Prepare the legal description of proposed Redevelopment Project Area.
- F. Accomplish any necessary annexations for any land to be included in the TIF Area that is not currently within the corporate limits of the City.
- G. Accomplish any necessary amendments to the City's Comprehensive Plan, if any, so that the proposed uses contained in the TIF redevelopment plan are consistent with the Comprehensive Plan for the City as a whole.
- H. 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. The fee for the completed services shall be \$26,000, exclusive of reimbursable expenses as stated 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 the Agreement and submittal of invoice.
2. \$11,000 upon completion of the services stated in Section I, Task A and B and submittal of invoice.
3. \$9,000 upon completion of the Redevelopment Plan as stated in Section I, Task C and submittal of invoice.
4. \$3,000 upon completion of Section I, Task D and submittal of invoice.

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

D. 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 analysis or TIF redevelopment plan if the boundaries of the Project Area change after the City's concurrence with PGAV's recommended boundary configuration.
- 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 a housing impact study, which would be required if the TIF Plan may result in the displacement of residents from 10 or more inhabited housing units.
- D. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
- E. 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

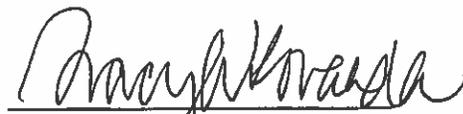
Except to the extent that documents, reports or other information are prepared under the provisions of this Agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps,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

IX. OTHER TERMS AND CONDITIONS

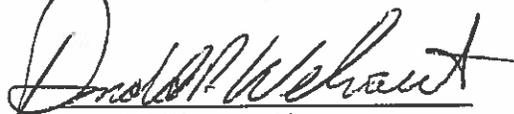
The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of December 31, 2010. Should anything occur that would cause TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate. **Furthermore, it is expressly understood by both parties that the process of establishing this proposed TIF Area shall be accomplished concurrently with the proposed South Park Mall TIF Area (under separate agreement), with key events such as events such as conduction fieldwork, the meetings of the Joint Review Boards and the public hearings on each TIF Area occurring on the same dates. Should anything occur, beyond PGAV's control, that would cause the review and approval process for each TIF Area not to occur simultaneously, then this Agreement shall be amended as appropriate to reflect the a total fee of \$31,000.**

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this 15th day of February, 2011.

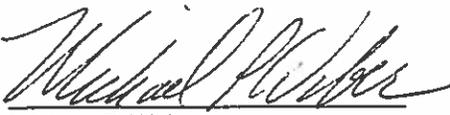
ATTEST:


Tracy Koranda, City Clerk

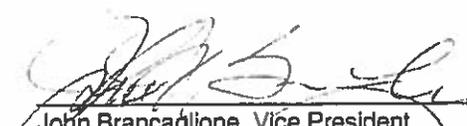
CITY OF MOLINE, ILLINOIS


Donald P. Welvaert, Mayor

ATTEST:


Michael P. Weber
Director, PGAV Planners

PECKHAM GUYTON ALBERS & VIETS, INC.


John Brancaglione, Vice President

Attachment: Exhibit A: Route 6/150 TIF Study Area

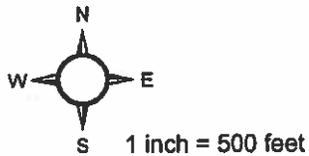


Exhibit A
TIF Study Area
U.S. Route 150
and Route 6

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

Council Bill/Resolution No. 1034-2011

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to execute a Pre-funding Agreement with Coal Creek Development, LLC concerning the proposed redevelopment project area and redevelopment project located at the intersection of Route 150 & 6.

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 the proposed redevelopment project area located at the intersection of Route 150 & 6; and

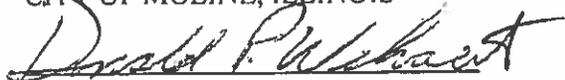
WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, this Pre-Funding Agreement states that the City will incur certain expenses, including professional fees, legal fees, and related costs in pursuing the establishment of a redevelopment project area pursuant to the requirements of the TIF Act and Developer is prepared to advance funds to the City to offset such City incurred expenses.

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

That the Mayor and City Clerk are hereby authorized to execute a Pre-funding Agreement with Coal Creek Development, LLC concerning the proposed redevelopment project area and redevelopment project within said area; provided, however, that such Pre-funding Agreement is substantially similar in form to that attached hereto as Exhibit "A," and has been approved as to form by the Law Director.

CITY OF MOLINE, ILLINOIS

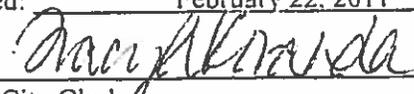

Mayor

February 15, 2011

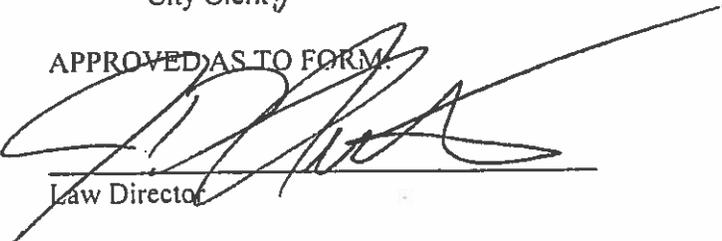
Date

Passed: February 15, 2011

Approved: February 22, 2011

Attest: 
City Clerk

APPROVED AS TO FORM:


Law Director

PRE-FUNDING AGREEMENT
BETWEEN THE CITY OF MOLINE, ILLINOIS
AND
COAL CREEK DEVELOPMENT, LLC

This Agreement is entered into between the CITY OF MOLINE, Rock Island County, Illinois, a municipal corporation organized and existing under the laws of the State of Illinois (the "City") and COAL CREEK DEVELOPMENT, LLC., an Illinois limited liability company (the "Developer") for the proposed establishment of a redevelopment project area and adoption of tax increment financing ("TIF") with respect thereto.

RECITALS:

WHEREAS, the Developer is interested in pursuing the redevelopment of a portion of the property generally located at the intersection of Route 150 & 6 more specifically described as south of I-74/280, east of Route 150 and 36th Street, north from a line 980' south of Route 6 to I-74/280 and west of the Corporate boundary of Moline and Coal Valley located within the site (collectively, the "Subject Property") as shown on Exhibit "A" attached hereto; and

WHEREAS, due to the extraordinary costs associated with redeveloping the Subject Property, the City acknowledges that the Developer cannot proceed with the Redevelopment Project absent financial assistance as may be provided for under the Illinois Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1 et. seq.*, (the "TIF Act"); and

WHEREAS, the City will incur certain expenses, including professional fees, legal fees, and related costs in pursuing the establishment of a redevelopment project area pursuant to the requirements of the TIF Act and the Developer is prepared to advance funds to the City to offset such City incurred expenses.

NOW, THEREFORE, in consideration of the premises and mutual covenants and findings contained in this Agreement, the City and Developer agree as follows:

Section 1. The Developer Agrees To:

- a. As soon as practical after the execution of this Agreement, the Developer shall pay to the City an amount of not less than twenty-eight thousand dollars (\$28,000) to be deposited by the City into an account to be identified as the "150 & 6 TIF Account". These funds shall be drawn upon by the City for

payment of all reasonable or necessary costs incurred by the City to complete the TIF process, including those tasks outlined in Section 2.a. below and to prepare the redevelopment agreement between the City and the Developer with respect to the Subject Property. The use of these funds shall be limited to that which is permitted by the TIF Act under Section 11/74.4-3(q)(1). At the request of the Developer, the City shall provide the Developer with reasonable supporting documentation evidencing such costs.

- b. Proceed with the Redevelopment Project, in compliance with the applicable codes and ordinances of the City, provided that said Redevelopment Project may be initiated after the City passes the TIF Ordinances.

Section 2. The City Agrees To:

- a. Upon receipt of the funds from the Developer, as provided for in Section 1.a. above, the City intends to diligently and in good faith proceed with the TIF process including conducting an eligibility/feasibility study, preparing a redevelopment plan, designating a redevelopment project area and adopting tax increment financing with respect to the Subject Property pursuant to the TIF Act.
- b. The City shall utilize good faith efforts to enter into a redevelopment agreement (“Redevelopment Agreement”) with the Developer, the terms and conditions thereof shall be acceptable to the City and Developer, but which shall definitely provide:
 - (1) for the reimbursement of redevelopment project costs (“Project Costs”) incurred in connection with the Redevelopment Project and any such costs that are incidental to the Redevelopment Project authorized under the TIF Act and as may be more particularly described in the Redevelopment Plan to be adopted by the City with respect to the Subject Property.
 - (2) that the maximum amount of reimbursement of Project Costs shall be limited to the percentage of the total costs associated with the Redevelopment Project as mutually agreed upon by the City and the Developer, plus the amount expended from the 150 & 6 TIF Account.
 - (3) that the Redevelopment Agreement shall remain in effect for the maximum term allowable under the TIF Act or until all Project Costs have been reimbursed, whichever occurs first.
 - (4) that the agreed upon percentage of the “net incremental ad valorem tax revenues” received by the City from the Redevelopment Project Area shall be allocated to reimburse the Developer for Project Costs incurred as set forth and limited herein. The “net incremental ad va-

lorem tax revenues” shall be the gross incremental ad valorem tax revenues less any amounts required to be paid therefrom to the school district pursuant to the TIF Act and less annual administrative costs associated with implementing the TIF program for this Redevelopment Project Area. Annual implementation costs may include, but are not necessarily limited to audit and related fees, annual notices and annual reports to the Illinois Comptroller. It is anticipated that the City’s annual costs of implementation will be relatively small, but in no case shall such costs exceed five percent (5%) of the gross incremental ad valorem tax revenues from the Subject Property.

Section 3. Release of Unexpended Funds: If after the City has passed the TIF Ordinances there remains a balance of unexpended funds in the 150 & 6 TIF Account, not otherwise obligated to pay for costs incurred under Section 1.a. of this Agreement, these funds shall be released and paid to the Developer within 60 days of passing said TIF Ordinances.

Section 4. Abandonment of Redevelopment Project:

- a. If the Developer decides not to proceed with the Redevelopment Project prior to the City adopting the TIF Ordinances, Developer shall notify the City. The City shall immediately suspend all work related to the Redevelopment Plan and Project, including notifying any professional firms and legal counsel retained by the City to assist with this Redevelopment Plan and Project, to suspend all work. The City will be allowed to expend funds from the 150 & 6 TIF Account to pay all costs incurred to the date of such suspension. Any balance of unexpended funds in the 150 & 6 TIF Account, not otherwise obligated to pay for costs incurred under Section 1.a. of this Agreement, shall be released and paid to the Developer within 60 days of abandonment.
- b. If the Developer decides not to proceed with the Redevelopment Project after the City adopts the TIF Ordinances, Developer shall not be entitled to any reimbursement of funds advanced to the City pursuant to Section 1.a. of this Agreement, except as provided for in Section 3 of this Agreement.

Section 5. Failure to Approve the TIF Ordinances:

If the conclusion of the initial eligibility study indicates that the proposed Redevelopment Project Area does not meet the definition of a “blighted area,” “conservation area” or a combination thereof, then the City shall notify the Developer in writing that the proposed Redevelopment Project Area does not qualify and will terminate the TIF process. The City shall suspend all work related to the Redevelopment Plan and Project, including notifying the professional firms and legal counsel retained by the City to assist with this Redevelopment Plan and Project to suspend all work. The City will be allowed to expend funds from the 150 & 6 TIF Account

to pay all costs incurred to the date of such suspension. Any balance of unexpended funds in the 150 & 6 TIF Account, not otherwise obligated to pay for costs incurred under Section 1.a. of this Agreement, shall be released and paid to the Developer within 60 days of termination.

Section 6. Notices: Any notice or other communication to be given to either party hereunder shall be delivered by any of the following methods: (i) by personal hand delivery, in writing, (ii) by nationally recognized overnight courier for next day delivery, or (iii) by U.S. Certified Mail, return receipt requested, and addressed to the addresses set forth below. Any notice shall be deemed effectively given, if personally delivered, upon receipt thereof, and if by methods (ii) and (iii) upon the date of deposit therein. The address for notices shall be as follows:

If to Developer:
Coal Creek Development, LLC
3303 John Deere Road
Silvis, Illinois 61282
Attn: Jarrod & Justin Miller

If to the City:
City of Moline
619 16th Street
Moline, Illinois 61265
Attn: City Administrator and City Clerk

With a copy to:
William Phares, Attorney
4500 Kennedy Drive
East Moline, IL 61244

With a copy to:
City of Moline
1616 6th Avenue
Moline, Illinois 61265
Attn: Law Director

With a copy to:
City of Moline
619 16th Street
Moline, Illinois 61265
Attn: Planning & Development Director

Section 7. Enforcement: Either party herein may use any remedy provided at law or in equity to enforce compliance by and/or obtain relief or redress from the other party pursuant to the provisions of this Agreement. The election and/or use of any remedy at law or in equity shall not at any time prevent the use of any other remedy provided at law or in equity or the subsequent use of the same remedy, except as provided by law.

If either party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the party prevailing substantially on the merits in such action shall be entitled to recovery of all costs and expenses, including, without limitation, reasonable attorneys' fees, expert witness fees, consultant fees and litigation costs.

- Section 8. Controlling State and Court: The City and Developer stipulate and agree that this Agreement shall be interpreted and applied pursuant to the laws of the State of Illinois. The City and Developer also stipulate and agree that the Circuit Court of the jurisdiction of Rock Island County, Illinois, shall be the sole and exclusive Court of jurisdiction and venue for any and all legal actions, in law or in equity, arising between the City and Developer pursuant to the provisions of the Agreement. Each party to this Agreement agrees and consents to being estopped and barred from using any other Court or alternative dispute resolution in any other jurisdiction or venue for such actions. In the event that either the City or Developer files any legal action, in law or in equity, in any other Court, jurisdiction, or venue, then the other party shall be entitled to recover all damages, expenses, reasonable attorney fees, and reasonable costs it incurs in defending against, responding to, and/or obtaining relief from such action in such Court.
- Section 9. Invalidity or Unenforceability: If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provisions to persons, other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.
- Section 10. Entire Agreement: This Agreement, including the Exhibits, constitutes the entire agreement between the City and Developer and supersedes all prior written and verbal agreements, promises, or understandings, if any, between the parties herein.
- Section 11. Warranty: Each individual executing this Agreement represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the entity for which said individual is executing on behalf of and that this Agreement is binding upon the entity for which said individual is executing on behalf of.
- Section 12. Exhibits:. All exhibits attached hereto form a part of this Agreement and are incorporated herein.

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed be
executed this 7th day of March, 2010.

CITY:

CITY OF MOLINE, ILLINOIS,
an Illinois municipal corporation

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

ATTEST:

Tracy A Koranda
Tracy A Koranda, City Clerk

Approved as to Form:

Jeffrey D. Lester
Jeffrey D. Lester, Law Director

DEVELOPER:

COAL CREEK DEVELOPMENT, LLC

By: [Signature]

By: Jared [Signature]

By: Jerald A Miller

Exhibit A

Map

Council Bill/Resolution No. 1231-2012

Sponsor: _____

A RESOLUTION

AUTHORIZING the Mayor and City Clerk to establish a Public Hearing date for Tuesday, October 23, 2012, at 6:45 p.m. at Moline City Hall, 619 16th Street, Moline, Illinois, 2nd floor, for the Route 6/150 Redevelopment Project Area and Tax Increment Finance District within the City of Moline, Illinois.

WHEREAS, the public hearing for the Route 6/150 Redevelopment Project Area has been scheduled for Tuesday, October 23, 2012, at 6:45 p.m.; and

WHEREAS, the City of Moline, Illinois desires to adopt tax increment financing ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. Seq.*, as amended; and

WHEREAS, pursuant to State statute, prior to the creation of a TIF district, a public hearing must be held for the purposes of reviewing the TIF redevelopment plan.

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 establish a Public Hearing date of Tuesday, October 23, 2012, at 6:45 p.m. at Moline City Hall, 619 16th Street, Moline, Illinois, 2nd floor, for the Route 6/150 Redevelopment Project Area and Tax Increment Finance District within the City of Moline, Illinois.

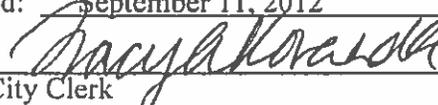
CITY OF MOLINE, ILLINOIS

Mayor

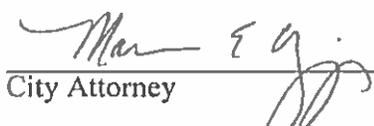
September 4, 2012
Date

Passed: September 4, 2012

Approved: September 11, 2012

Attest: 
City Clerk

APPROVED AS TO FORM:


City Attorney

Council Bill/General Ordinance No. 3037-2012

Sponsor: _____

AN ORDINANCE

APPROVING the Tax Increment Redevelopment Plan and Project for the Route 6/150 Redevelopment Project Area.

WHEREAS, the City of Moline, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Redevelopment Plan and Redevelopment Project (Plan) within the municipal boundaries of the City of Moline and within the Route 6/150 Redevelopment Project Area (Area) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

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

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

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

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

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the Route 6/150 Redevelopment Project Area on October 23, 2012 at the Moline City Hall; and

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

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

the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Route 6/150 Redevelopment Project Area as the term “blighted area” is defined in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the Route 6/150 Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Tax Increment Redevelopment Plan and Project for said Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the Route 6/150 Redevelopment Project Area to determine whether contiguous parcels of real property in said Project Area would be substantially benefited by the proposed redevelopment project improvements; and

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

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

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

- a) The area constituting the Route 6/150 Redevelopment Project Area in the City of Moline, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
- b) There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a “blighted area” and “conservation area” as these terms are defined in Section 11-74.4-3 of the Act.
- c) The Route 6/150 Redevelopment Project Area on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
- d) The Redevelopment Plan and Redevelopment Project for the Route 6/150 Redevelopment Project Area conforms to the Comprehensive Plan for the development of the municipality as a whole.
- e) The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the Route 6/150 Redevelopment Project Area.

- f) The estimated date of the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Route 6/150 Redevelopment Project Area is adopted.

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

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

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

CITY OF MOLINE, ILLINOIS

Ronald P. Whelan
Mayor

Date 11/27/12

Passed: 11.27.12

Approved: 12.04.12

Attest: *Rachael Kovanda*
City Clerk

Approved as to Form:

Man E. Sp
City Attorney

EXHIBIT A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

Tax Increment Financing Redevelopment Plan & Project

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

Prepared for
City of Moline, Illinois

Prepared by
PGAV PLANNERS

July 25, 2012

TABLE OF CONTENTS

	PAGE
SECTION I INTRODUCTION	1
SECTION II STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS	3
A. Introduction.....	3
B. Summary of Findings.....	4
SECTION III BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS	5
A. Introduction.....	5
B. Statutory Qualifications	5
C. Investigation and Analysis of Blighting Factors.....	10
D. Analysis of Conditions in the Area.....	10
E. Summary of Eligibility Factors for the Area	15
SECTION IV REDEVELOPMENT PLAN	17
A. Introduction.....	17
B. General Land Uses To Apply.....	17
C. Objectives	17
D. Program Policies to Accomplish Objectives.....	19
E. Redevelopment Projects	19
F. Estimated Redevelopment Project Costs.....	20
G. Description of Redevelopment Project Costs.....	21
SECTION V OTHER FINDINGS AND REQUIREMENTS	26
A. Conformance with Comprehensive Plan	26
B. Area, on the Whole, Not Subject to Growth and Development	26
C. Would Not be Developed “but for” TIF.....	26
D. Assessment of Financial Impact.....	27
E. Estimated Date for Completion of the Redevelopment Projects.....	27
F. Most Recent Equalized Assessed Valuation.....	27
G. Redevelopment Valuation	28
H. Source of Funds.....	28
I. Nature and Term of Obligations	28
J. Fair Employment Practices and Affirmative Action	29
K. Reviewing and Amending the TIF Plan	29

SECTION I

INTRODUCTION

On February 8, 2011, the Moline City Council passed Resolution 1032-2011 stating the City's intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see Attachment A in the Appendix). The area being considered for designation as a TIF area generally includes parcels of property located both north and southeast of the intersection of U.S. Route 6 and U.S. Route 150, including the mostly vacant Horace Mann Elementary School. The area is referred to herein as the Route 6/150 Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on Exhibit A - Redevelopment Project Area Boundary. Refer also to the Boundary Description contained in the Appendix as Attachment B.

The Area contains approximately 42 acres, including public rights-of-way (27.5 acres net of rights-of-way). Three of the four vacant parcels contain fill material consisting of busted up concrete and earth material from road construction sites. The conditions that qualify both improved and vacant land for tax increment financing are documented in Section III of this Plan.

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

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

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

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

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

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

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

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

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

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

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

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

B. Statutory Qualifications

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

1. **Eligibility of a Blighted Area**

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

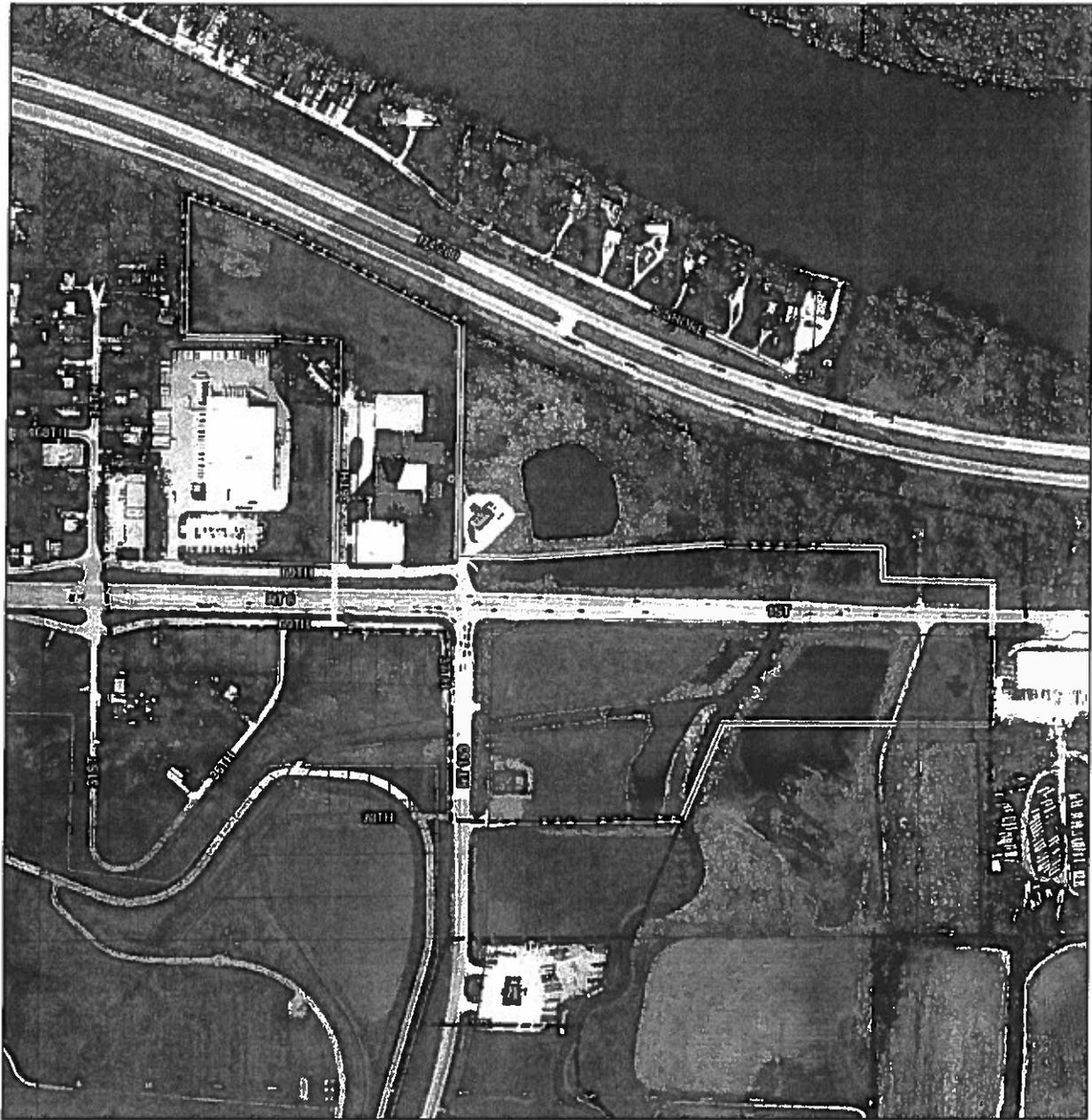
- a. "If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that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

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

ment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area." *[Emphasis with underlined text added.]*

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

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



Legend

-  Route 6 / 150 Redevelopment Project Area Boundary
 -  Unused Areas Containing Disposed Earth, Stone, Concrete and Similar Materials
 -  Deteriorated Structures or Site Improvements in Neighboring Areas
 -  Building is Greater Than 35 Years of Age
 -  Excessive Vacancies
- July 2012 
- 
0 250 500 1,000
Feet

Blighting Factors Map

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

Exhibit B

PGAVPLANNERS

Exhibit C

COMPARISON OF EAV GROWTH RATES (2006 - 2011)

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

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

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

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

2. Findings on Vacant Land

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

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

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

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

E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a *combination blighted area and conservation area*. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

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

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Route 6/150 Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

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

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions.

3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment, redevelopment and building rehabilitation within the Area through the provision of financial assistance as permitted by the Act.
5. Provide for safe and efficient traffic circulation within the Area.
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

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

E. Redevelopment Projects

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

1. Private Redevelopment Activities:

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

2. Public Redevelopment Activities:

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

Exhibit E

ESTIMATED REDEVELOPMENT PROJECT COSTS
Route 6/150 Redevelopment Project Area
City of Moline, Illinois

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

Notes:

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

G. Description of Redevelopment Project Costs

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

- Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:**

5. **Cost of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses related to the issuance of obligations (see definition of "obligations" in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.
 - a. For Redevelopment Project Areas designated (or Redevelopment Project Areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the Act.
8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. **Payments in lieu of taxes** (not common; see definition in Act).
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and

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

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

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

D. Assessment of Financial Impact

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

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

E. Estimated Date for Completion of the Redevelopment Projects

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

F. Most Recent Equalized Assessed Valuation

The most recent total EAV for the Area has been estimated by the City to be \$71,072. A table with Parcel Identification Numbers and 2011 EAV is located in the Appendix as Attachment E. This is accompanied by a map showing the location of the parcels within the Redevelopment Project Area. The County Clerk of Rock Island County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.

J. Fair Employment Practices and Affirmative Action

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

K. Reviewing and Amending the TIF Plan

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

ATTACHMENT A

**Moline City Council Resolution No. 1032-2011
Route 6/150 Redevelopment Project Area**

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

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

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

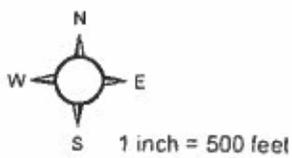
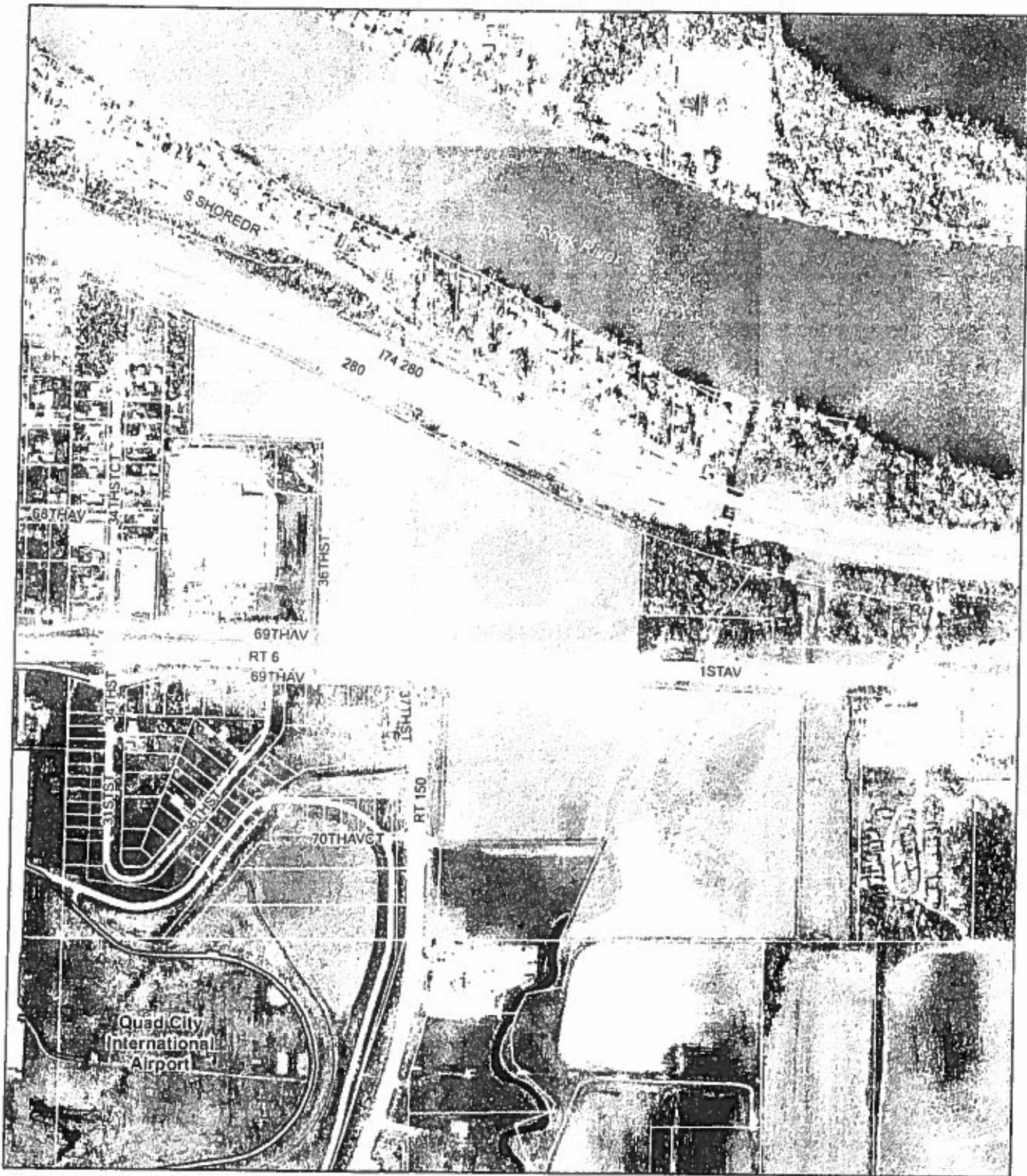
WHEREAS, of the purposes of the proposed redevelopment plan or proposed redevelopment project area, none are reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area; therefore, the feasibility study is not required to include the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

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

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

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

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



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

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

ATTACHMENT C
Existing Conditions Photos

ATTACHMENT D

Letter from Miller Trucking & Excavating



TRUCKING & EXCAVATING

3303 John Deere Road

Silvis, IL 61282

Phone: (309) 755-7644 Fax: (309) 796-2967

www.mte47.com

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

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

Sincerely,

Justin Miller, Partner

Jarrod Miller, Partner

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

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

¹ See map for location within Redevelopment Project Area.

STATE OF ILLINOIS)
)
ROCK ISLAND COUNTY) SS

I, Tracy A. Koranda, City Clerk for the City of Moline, County of Rock Island, State of Illinois, do hereby certify that the foregoing Ordinance, General Ordinance 3037-2012 is a true and correct copy of the original Ordinance passed by the City Council of the City of Moline, Illinois, at a meeting duly convened and held on the 27th day of November, 2012.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the corporate seal of the City of Moline, Illinois, this 28th day of November, 2012.



Tracy A. Koranda
City Clerk

(Seal)

**RECEIPT FOR DOCUMENTS FILED WITH THE COUNTY
CLERK PRIOR TO EXTENSION OF TAXES**

TAXING BODY City of Moline

- 1. _____ **Budget Appropriation Ordinance (35 ILCCS 200/18-50)**
Note: Must be filed within 30 days of adoption. Government Clerk certifies copy of budget. Chief Fiscal Officer certifies revenue estimate. Failure may result in property taxes not extended.
- 2. _____ **Certification of Budget & Appropriation Ordinance**
- 3. _____ **Certification of Estimated Revenues by Source**
- 4. _____ **Tax Levy (35 ILCS 200/18-15)**
- 5. _____ **Certification of Tax Levy**
- 6. _____ **Certification of Truth in Taxation Compliance (See Section 4) (35 ILCS 200/18-55 through 18-100)**
- 7. _____ **Annual Financial Report (fulfills Fiscal Accountability Report Card Requirement) (50 ILCS 310/6)**
- 8. _____ **Supervisor's/Treasurer's Annual Financial Reports**
- 9. _____ **Certificate of Publication**

- _____ **Tax Levy**
- _____ **Budget or Appropriation Ordinance**
- _____ **Truth in Taxation Certificate of Compliance**
- _____ **Annual Financial Report**
- _____ **Treasurer's Report**

10. X **Miscellaneous (indicate document filed)**

TIF RA 68150
Ord. 3037-2012,
County Clerk Seal 3038-2012,
3039-2012

[Signature]
By: Deputy Clerk/Date 12/6/12

STATE OF ILLINOIS)
) SS
COUNTY OF ROCK ISLAND)

**CERTIFICATE OF VALUATION AND RECORDATION
OF REDEVELOPMENT PROJECT AREA AND
PROJECT INCREMENT AREA**

I, the undersigned, do hereby certify that:

- (1) I am the duly qualified and acting County Clerk of the County of Rock Island, Illinois, and as such official:
- (2) There has been filed in my office ordinances of the City of Moline, Illinois (the "City"), and adopted on the dates as follows:

1. Certified copy of Ordinance No. 3037-2012 "Approving the Tax Increment Redevelopment Plan and Project for the Route 6/150 Redevelopment Project Area" passed, approved and adopted November 27, 2012 and minutes of meeting approving same.
2. Certified copy of Ordinance No. 3038-2012 "Designating the Route 6/150 Redevelopment Project Area" passed, approved and adopted November 27, 2012 and minutes of meeting approving same.
3. Certified copy of Ordinance No. 3039-2012 "Adopting Tax Increment Financing for the Route 6/150 Redevelopment Project Area" passed, approved and adopted November 27, 2012 and minutes of meeting approving same.

which ordinances relate to tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act for the area of the City designated as a Redevelopment Project Area pursuant to such Act and described in such ordinances; and a copy of each of such ordinances have been deposited in the official files and records of my office.

- (3) I do further certify that the total initial equalized assessed value of all taxable real property in said County included within the boundaries of that certain redevelopment project area (the "Area") designated as such by the Mayor and City Council (the "Corporate Authorities") of the City of Moline, Rock Island County, Illinois (the "City"), the City of Moline TIF District 8 Legal Description of which is attached hereto as Exhibit A, the City of Moline TIF District 8

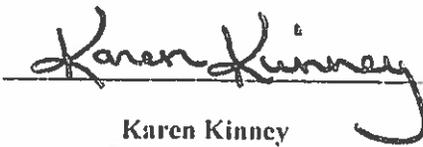
Boundary Map of which is attached hereto as Exhibit B is the sum of \$41,727. I do further certify that said total initial equalized assessed value was determined by adding together the equalized assessed value of each lot, block, tract or parcel of taxable real property within such Area; that the equalized assessed value so used in making such determination was that for the year 2011 as equalized by the Department of Revenue for the State of Illinois; and that such value was the most recently ascertained equalized assessed value at the time of passage of the ordinance of the City providing for tax increment allocation financing for redevelopment projects in the Area, all pursuant to the powers of the City under the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 I.C.S 5/11-74.4-1 through 11-74.4-11).

- (4) I do further certify that the Area has been duly recorded in the books and tax records of said County and the maps thereof spread upon the map books of said County used for tax purposes.

All of the foregoing appears from the books of assessment of said County now in my possession and pursuant to my duties under said Act.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of said County, as of this 12th day of December, 2012.

(SEAL)


Karen Kinney
County Clerk of the County of
Rock Island, Illinois

STATE OF ILLINOIS)
)
ROCK ISLAND COUNTY) SS

I, Tracy A. Koranda, City Clerk for the City of Moline, County of Rock Island, State of Illinois, do hereby certify that the foregoing Ordinance, General Ordinance 3038-2012 is a true and correct copy of the original Ordinance passed by the City Council of the City of Moline, Illinois, at a meeting duly convened and held on the 27th day of November, 2012.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the corporate seal of the City of Moline, Illinois, this 5th day of December, 2012.



Tracy A. Koranda
City Clerk

(Seal)

Council Bill/General Ordinance No. 3038-2012

Sponsor: _____

AN ORDINANCE

DESIGNATING the Route 6/150 Redevelopment Project Area.

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

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

Section 1. That the area described in the attached Exhibit A is hereby designated as the Route 6/150 Redevelopment Project Area pursuant to Section 11-74.4-4 of the Tax Increment Allocation Redevelopment Act, found generally at 65 ILCS 5/11-74.4-4.

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

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

CITY OF MOLINE, ILLINOIS

Donald P. Wehner
Mayor

11/27/12
Date

Passed: 11.27.12

Approved: 12.04.12

Attest: [Signature]
City Clerk

Approved as to Form:

[Signature]
City Attorney

EXHIBIT A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
)
ROCK ISLAND COUNTY) SS

I, Tracy A. Koranda, City Clerk for the City of Moline, County of Rock Island, State of Illinois, do hereby certify that the foregoing Ordinance, General Ordinance 3038-2012 is a true and correct copy of the original Ordinance passed by the City Council of the City of Moline, Illinois, at a meeting duly convened and held on the 27th day of November, 2012.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the corporate seal of the City of Moline, Illinois, this 28th day of November, 2012.



Tracy A. Koranda
City Clerk

(Seal)

Council Bill/General Ordinance No. 3039-2012

Sponsor: _____

AN ORDINANCE

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

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

WHEREAS, the City of Moline has adopted a Tax Increment Redevelopment Plan and Project, designated the Route 6/150 Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

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

Section 1. That tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Route 6/150 Redevelopment Project Area (Area) approved and adopted pursuant to Ordinance No. 3037-2012 of the City of Moline, which said Area was designated pursuant to Ordinance No. 3038-2012 and the boundaries thereof being legally described therein.

Section 2. That after the total equalized assessed valuation of taxable real property in the Route 6/150 Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Route 6/150 Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Route 6/150 Redevelopment Project Area by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Route 6/150 Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Route 6/150 Redevelopment Project Area over and above the initial equalized assessed value of each property in the Route 6/150 Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Route 6/150 Redevelopment Project Area" of the City of Moline for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

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

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

CITY OF MOLINE, ILLINOIS

Donald P. Plechast
Mayor

11/27/12
Date

Passed: 11-27-12

Approved: 12-04-12

Attest: Rough Koranda
City Clerk

Approved as to Form:

Man 9 5 j
City Attorney

EXHIBIT A

TIF DESCRIPTION
ROUTE 6 / 150 REDEVELOPMENT PROJECT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**CITY OF MOLINE TIF 8
RTE 6/150 REDEVELOPMENT PROJECT
INITIAL EQUALIZED ASSESSED VALUES**

COUNT	PIN	PARCEL	TAX CODE	2011 FINAL VALUE*
1	17-22-100-011	CV-11-2	01	23,221
2	17-22-100-015	CV-11-1 (PT.)	01	18,506
3	17-22-100-007	CV-12-5	07	0
4	17-22-100-004	CV-12-2	07	0
			TOTAL	41,727

*2011 Final values after Township & State multipliers minus exemptions.

STATE OF ILLINOIS)
)
ROCK ISLAND COUNTY) SS

I, Tracy A. Koranda, City Clerk for the City of Moline, County of Rock Island, State of Illinois, do hereby certify that the foregoing Ordinance, General Ordinance 3039-2012 is a true and correct copy of the original Ordinance passed by the City Council of the City of Moline, Illinois, at a meeting duly convened and held on the 27th day of November, 2012.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the corporate seal of the City of Moline, Illinois, this 28th day of November, 2012.



Tracy A. Koranda
City Clerk

(Seal)

ATTACHMENT H

TIF 8
JOINT REVIEW BOARD REPORT

The Joint Review Board met September 25, 2012 as part of the process to create the Route 6 & 150 TIF District.

Joint Review Board Meeting
Tax Increment Financing Redevelopment Plan & Project
Route 6/150 Redevelopment Project Area
September 25, 2012 11:00 a.m.

Minutes

Present:

Virgil Dueysen, Rock Island County
Mike Crotty, Public Member
Don Welvaert, Mayor
Lew Steinbrecher, City Administrator
Ray Forsythe, Planning & Development Director
Mike Weber, Peckham Guyton Albers & Viets
Fran Frutiger, Executive Assistant, Planning & Development

Absent:

Coal Valley Township, Dick Wiles
Moline School District #40, Dave McDermott
Black Hawk College, Leslie Anderson
Metro Airport Authority, Bruce Carter
MetroLink, Jeff Nelson

1. Appointment for Chairperson

Motion by Mike Crotty, seconded by Virgil Dueysen, to nominate Mayor Welvaert as Chair. Mayor Welvaert accepted the nomination. Motion carried.

2. Appointment to take Minutes

Mayor Welvaert appointed Fran Frutiger, Executive Assistant, to take the official minutes of the meeting.

3. Recognition of Public Member

Mayor Welvaert appointed Mike Crotty as the Public Member to serve on the Joint Review Board.

4. Review Responsibilities of Joint Review Board

Mike Weber from Peckham Guyton Albers & Viets (PGAV) reviewed the responsibilities of the Joint Review Board for all members present.

5. Presentation regarding proposed TIF area and the Redevelopment Plan

Mike Weber reviewed the Tax Increment Redevelopment Plan with the Joint Review Board in regards to the boundaries and size of area, eligibility of area and findings, findings of need for TIF & other findings, financial impact, and review of TIF Ordinances. He then advised that the proposed Redevelopment Plan and Project for Route 6/150 qualified based on the following:

- a) The project area qualifies as a combination “conservation area” and “blighted area” pursuant to the definitions of these terms in Section 11-74.4-3 of the Act. As documented in the Plan, there are 3 or more qualifying factors that exist with respect to the improved land within the Area. Also, the vacant tracts located in the Area qualify under the “vacant land” criteria provided for under the definition of a blighted area;

- b) The Plan sets forth in writing the program to be undertaken including the appropriate documentation on estimated redevelopment project costs, satisfactory evidence that the Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan;
- c) The implementation of the Plan will satisfy the objectives of the Act by removing the conditions that may lead to blight through the implementation of the redevelopment plan, and thereby enhance the tax bases of the taxing districts that extend into Route 6/150 Redevelopment Project Area.

6. Discussion and Recommendation of the Board to City Council

After a brief discussion, a motion was made by Virgil Dueysen, seconded by Mike Crotty, to recommend approval of the TIF Redevelopment Plan and Project for Route 6 & 150 Redevelopment Project Area to the City Council. Motion carried unanimously.

7. Adjournment

There being no further business, the meeting adjourned at 11:35 a.m.

Respectfully submitted,

Fran Frutiger
Recording Secretary