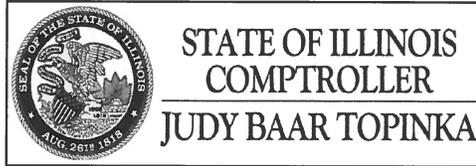


**FY 2013
ANNUAL TAX INCREMENT FINANCE
REPORT**



Name of Municipality: Moline Reporting Fiscal Year: **2013**
 County: Rock Island Fiscal Year End: **12/31/2013**
 Unit Code: 081-050-30

TIF Administrator Contact Information

First Name: Annaka Last Name: Whiting
 Address: 619 16th Street Title: Compliance Analyst
 Telephone: 309-524-2035 City: Moline Zip: 61265
 Mobile _____ E-mail _____
 Mobile _____ Best way to Email _____ Phone _____
 Provider _____ contact Mobile _____ Mail _____

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]
Annaka Whiting 5/14/14
 Written signature of TIF Administrator Date

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

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
TIF #1 Downtown	12/16/1986	
TIF #2 One Moline Place	10/27/1998	
TIF #3 Old Moline High School	4/13/2004	
TIF #4 Autumn Trails	9/27/2005	
TIF #5 KONE Centre	2/10/2009	
TIF #6 Moline Place Phase II	2/9/2010	
TIF #7 Moline Business Park	6/21/2011	
Routes 6 & 150	12/4/2012	
41st Street/ Health Park	12/11/2012	
Southpark Mall	9/17/2013	
Multi-Modal Area	11/5/2013	
Riverbend Commons	11/5/2013	

*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.]

FY 2013

Name of Redevelopment Project Area:	KONE Centre
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	Office/Residential
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.

FY 2013

TIF NAME: TIF 5 - KONE Centre

Fund Balance at Beginning of Reporting Period

\$ 40,282

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 483,122	\$ 515,488	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 51	\$ 53	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources		\$ 9,319	2%
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

\$ 483,173

Cumulative Total Revenues/Cash Receipts

\$ 524,860 | 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 475,092

Distribution of Surplus

Total Expenditures/Disbursements

\$ 475,092

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ 8,081

FUND BALANCE, END OF REPORTING PERIOD*

\$ 48,363

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

Total Amount Designated (Carried forward from Section 3.3)

\$ 8,082

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

FY 2013

TIF NAME: TIF 5 - KONE Centre

FUND BALANCE, END OF REPORTING PERIOD \$ 48,363

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
N/A		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid		
Transfer to TIF 1 for repayment of infrastructure costs		\$ 40,282

Total Amount Designated for Project Costs \$ 40,282

TOTAL AMOUNT DESIGNATED \$ 40,282

SURPLUS*/(DEFICIT) \$ 8,082

* 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)]

FY 2013

TIF NAME: TIF 5 - KONE Centre

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)

FY 2013

TIF NAME: TIF 5 - KONE Centre

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 ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: _____			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*. _____ <u>1</u>			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 30,000,000	\$ -	\$ 30,000,000
Public Investment Undertaken	\$ 10,000,000	\$ -	\$ 10,000,000
Ratio of Private/Public Investment	3		3

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Private Investment Undertaken (See Instructions)	\$ 30,000,000		\$ 30,000,000
Public Investment Undertaken	\$ 10,000,000		\$ 10,000,000
Ratio of Private/Public Investment	3		3

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:

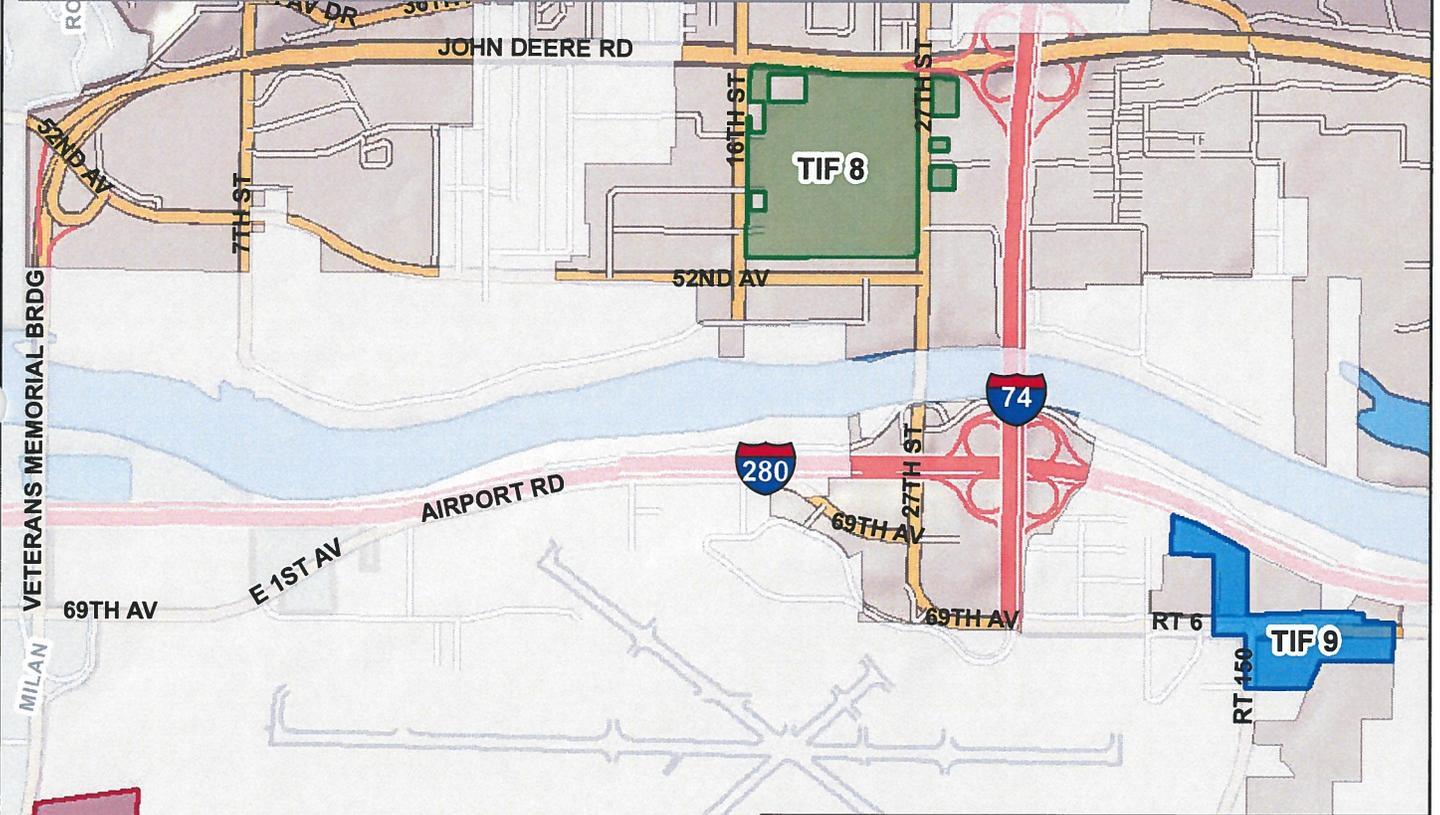
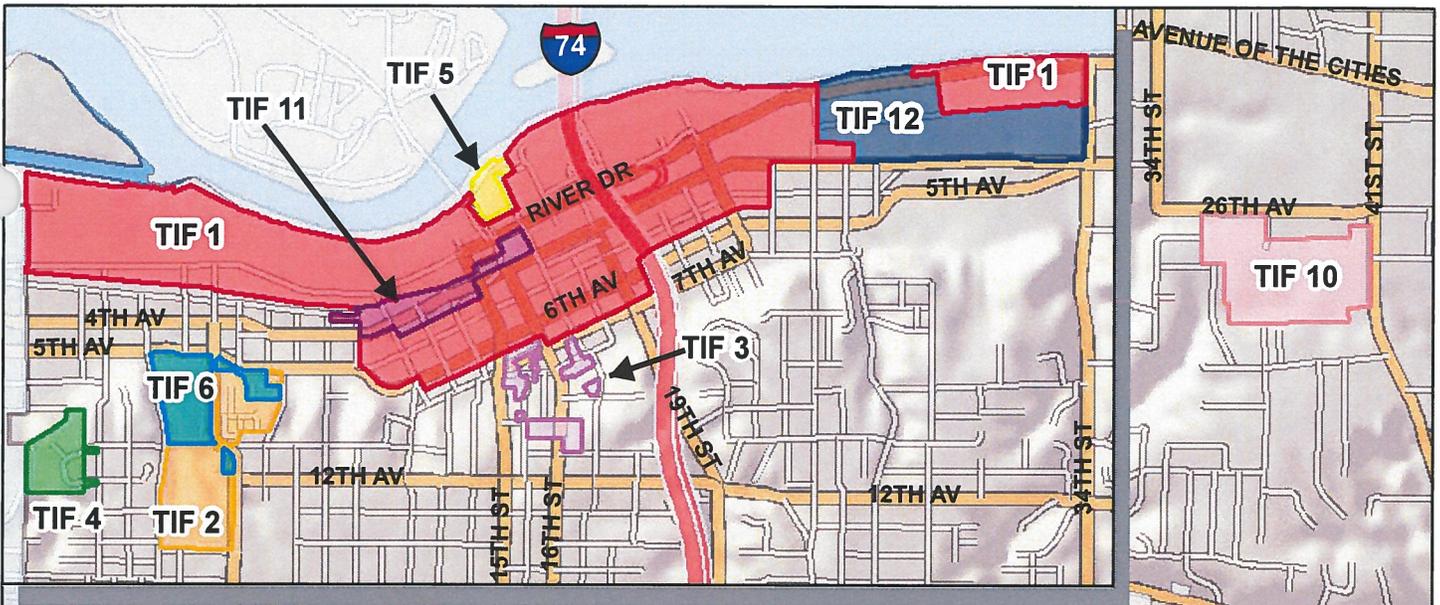
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

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



City of Moline TIF Districts

Map Created April 2014: City of Moline GIS Dept.

	TIF 1		TIF 2		TIF 3
	TIF 4		TIF 5		TIF 6
	TIF 7		TIF 8		TIF 9
	TIF 10		TIF 11		TIF 12

TIF 1-12

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 2013 (January 1 – December 31).

6.5.14

Date

Scott Raes

Scott Raes, Mayor

TIF 1-12

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 2013 (January 1 - December 31).

5.28.14
Date

Maureen Riggs
Maureen Riggs, City Attorney

TIF 5

ACTIVITIES STATEMENT

- Amendment to Development Agreement between the City of Moline and Financial District Properties KP, LLC

Council Bill/Special Ordinance No. 4057-2013

Sponsor: _____

A SPECIAL ORDINANCE

AUTHORIZING the Mayor and City Clerk to execute a Second Amendment to Development Agreement between the City of Moline and Financial District Properties KP, LLC, for the KONE Centre Project.

WHEREAS, pursuant to Council Bill/Special Ordinance No. 4006-2009, on June 17, 2009, the City entered into a development agreement with Financial District Properties KP, LLC (Developer), for the KONE Centre Project; and

WHEREAS, that original agreement requires Developer to sell and close to third party buyers 75% of the residential units in the KONE Building before Developer is entitled to a property tax rebate; and

WHEREAS, Developer has had difficulty selling the residential units because potential buyers have been unable to obtain conventional financing to purchase the units based upon their location within a commercial building that contains no other existing residential units; and

WHEREAS, Developer therefore proposes to complete the residential units and offer them for lease; and

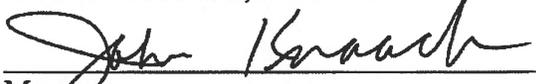
WHEREAS, the proposed amendment revises the development agreement by requiring 75% of the properties to be leased or sold, thereby allowing Developer to proceed with its plan and obtain the property tax rebate under the agreement once all remaining requirements have been met.

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

Section 1 – That the Mayor and City Clerk are hereby authorized to execute a Second Amendment to Development Agreement between the City of Moline and Financial District Properties KP, LLC, for the KONE Centre Project; provided, however, that said Second Amendment to Development Agreement is in substantially similar form as that attached hereto and incorporated herein by this reference thereto as Exhibit “A” and has been approved as to form by the City Attorney.

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

CITY OF MOLINE, ILLINOIS



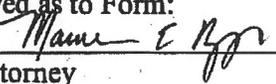
Mayor

11.12.2013
Date

Passed: 11.12.2013

Approved: 11.19.2013

Attest: 
City Clerk

Approved as to Form: 
City Attorney

Memorandum

To: Tracy Koranda, City Clerk
From: Vickie Felger, Legal Services Specialist *vf*
Date: October 31, 2013
Re: CB/SO 4053-2013: KONE DA – Second Amendment
11/05/13 CC Agenda

Attached are two originals of the Second Amendment to the KONE Development Agreement between Financial District Properties and the City.

Upon approval, please obtain the Mayor's signature and attest and return to me to notarize and record.

Thank you.

:vlf (ext. 2010)
Attachments

Returned 11.15.2013 JAK

11/18/13

Tracy, returning one fully executed orig. to you. I've mailed the other one. Per MER, we do not need to record.

Thy. Vickie

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement (the "Amendment"), is made and entered into on this 12th day of November, 2013, by and between the City of Moline, an Illinois Municipal Corporation ("City"), and Financial District Properties KP, LLC, an Illinois limited liability company ("Developer").

RECITALS

- A. WHEREAS, the Developer and the City entered into that certain Development Agreement dated June 17, 2009 and a First Amendment to Development Agreement dated December 17, 2010 in connection with the KONE Centre project (the "Development Agreement"); and
- B. WHEREAS, Section 1.F.d. of the Development Agreement requires that Developer sell and close to third party buyers 75% of the residential units within the KONE Centre building before any property tax rebates are issued to Developer; and
- C. WHEREAS, Developer has not been able to sell the residential units because potential buyers have been unable to obtain conventional financing to purchase the units based upon their location within a commercial building that contains no other existing residential units; and
- D. WHEREAS, Developer therefore proposes to complete construction of the residential units and offer them for lease; and
- E. WHEREAS, the City and Developer have agreed to the terms of this Amendment.

TERMS OF AGREEMENT

NOW THEREFORE, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged by all parties, the City and the Developer contract and agree as follows:

1. Section 1.F.d., "Maximum Amount of Property Tax Rebate," is hereby amended to read as follows:

"d. 75% of the residential units are leased or sold and closed to third party buyers."

2. Except as specifically amended by this Amendment, all other terms, provisions and conditions contained in the Development Agreement and its First Amendment are and remain in full force and effect in accordance with their terms.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the dates set forth above their respective signatures.

THE CITY OF MOLINE, ILLINOIS

DATED: 11.12.2013

John Knaack
~~Scott Raes, Mayor~~ John Knaack, Mayor Pro-Tem

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

Approved as to form:

Maureen E. Riggs
Maureen E. Riggs, City Attorney

FINANCIAL DISTRICT PROPERTIES KP, L.L.C.

DATED: 10/30/13

By: Rodney A. Blackwell
Rodney A. Blackwell, Manager

Notary provisions on next page

STATE OF ILLINOIS)
)
COUNTY OF ROCK ISLAND) SS:

On this 12th day of November, 2013, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared ~~SCOTT RATES~~ and TRACY A. KORANDA to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Moline, executing the within and foregoing instrument to which this is attached; that said instrument was signed (and sealed) on behalf of (the seal affixed thereto is the seal of said corporation) as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



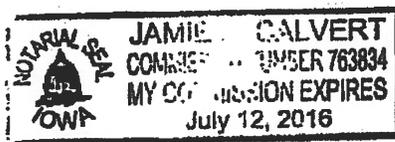
Vickie L. Felger
Notary Public

STATE OF INDIA)
)
COUNTY OF SCOTT) SS:

On this 30th day of OCTOBER, 2013, before me, a Notary Public in and for said County and State aforesaid, personally appeared RODNEY A. BLACKWELL, to me personally known, who being by me duly sworn (or affirmed) did say that he is the Manager of Financial District Properties KP, LLC, an Illinois limited liability company, and that said instrument was signed on behalf of the company by said Rodney A. Blackwell as Manager of said company. Rodney A. Blackwell acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it and by him voluntarily executed.

(seal)

Jamie A. Calvert
Notary Public



TIF 1-12

JOINT REVIEW BOARD

The Joint Review Board met on June 17, 2014 to discuss the 2013 Annual TIF Reports. Minutes from the meeting to follow.

Joint Review Board
June 17, 2014
10:00 am
Moline City Hall
Committee-of-the-Whole Room
619 – 16th Street

MINUTES

Joint Review Board (JRB) Representatives Present:

Lew Steinbrecher, City of Moline
David McDermott, Moline School District
Kim Lazenby, South Moline Township
Steve Meersman, Rock Island County
Phil Banaszek, Rock Island County
David Hendrickx, Moline Township

Interested Parties Registry Members Present:

Sandy O'Neil

City of Moline Staff Present:

Mayor Scott Raes
Maureen Riggs, City Attorney
Ray Forsythe, Planning & Development Director
Annaka Whiting, Housing Grant Compliance Analyst
Holly K. Jackson, Administrative Secretary

Mayor Scott Raes called the meeting to order at 10:00 a.m. and asked Ray Forsythe, Planning & Development Director, to provide a summary of the 2013 Annual TIF Report.

Ray Forsythe noted that the report was sent to Joint Review Board members and individuals on the Interested Parties Registry prior to the meeting. The report was also available online at the City's website. He indicated that the reports were completed by Annaka Whiting, Housing Grant Compliance Analyst, reviewed by Kathy Carr, Finance Director, and by Maureen Riggs, City Attorney.

A spreadsheet summarizing each TIF was provided to those present. In Addition, Ms. Whiting provided an update to TIF #1 which included Attachment A, changes to the redevelopment project area. Mr. Forsythe summarized each TIF District by providing the name, date established, expiration date, base EAV, current EAV, prior year EAV increase/decrease, beginning balance, deposits, expenditures, and ending balance. Mr. Forsythe discussed specific information related to each TIF including bond proceeds, large expenditures and changes in EAVs due to decrease in property values. It was also noted that there was a difference in the way the TIFs were numbered last year compared to this year due to the order in which the TIFs were approved.

Mr. Forsythe highlighted the following:

TIF #1

- Substantial amendment to boundary to establish TIF #11 – Multi-Modal Area and TIF #12 – Riverbend Commons

TIF #3

- Positive ending balance; it is the City's desire to end TIF when bonds have been paid

TIF #4

- Public infrastructure improvements
- Termination of Development Agreement due to developer's failure to complete project

TIF #5

- Positive ending balance
- Kone building 59% occupied

TIF #6

- Discussion on previous developer and future of property
- Russell Construction currently completing market feasibility study – favorable to begin construction

TIF #7

- Increase in EAV
- Bond issuance
- Sanitary/Sewer project ongoing

TIF #8

- Negative balance mainly due to TIF Study
- Development Agreement with Macerich; Redevelopment of mall, John Deere Road entrance, and signage. Agreement does not include office, retail oriented only
- Update of construction at SouthPark Mall; demolition

TIF #9

- Increase in EAV due to leasing of area farmland
- No new negotiations

TIF #10

- EAV will come online next year
- Taxes will be paid next year
- Discussion on future development

TIF #11

- Negative balance due to TIF Study
- TIF area's focus is on transportation and parking, i.e. Amtrak

TIF #12

- Occupancy of Student Housing by WIU is expected in Mid August

Kim Lazenby asked about the default by the developer for TIF #4. Mr. Forsythe explained that the developer was in default and there currently was no remedy because the developer filed bankruptcy. Ms. Riggs mentioned the Development Agreement has been terminated. She also mentioned the City hopes the bank forecloses and obtains the property and will sell to a new developer to finish out the development.

Mr. Forsythe gave an update on TIF #5 and provided information on a tenant who is leasing space on the parking deck. The same tenant is expected to open a restaurant on the first floor. Dave McDermott

asked about cost and if the units were fully occupied. Mr. Forsythe explained the occupancy was at 59% and that new signed leases will help property tax.

Ms. Lazenby asked if TIF #8 SouthPark Mall will offer any office space. Mr. Forsythe explained Macerich will be doing the demolition, remodel, parking lot, and signage. There is no office space contained in the agreement with Macerich. Mr. Forsythe explained the City has hired an advisory firm which will be focused on retail recruitment.

Ms. Lazenby indicated that East Moline has a spreadsheet similar to that presented by the City of Moline. Ms. Lazenby noted that the East Moline's spreadsheet also included financial projections. Mr. Forsythe and Lew Steinbrecher explained that it would be too difficult to provide projections due to a number of variables.

Ms. Lazenby asked the City to look into the timing of the lights on 41st Street at the new Genesis development. Mr. Forsythe said he would ask Engineering to look into the matter.

Mr. McDermott asked if the information on the spreadsheet could be included with the agenda when mailed.

Mr. Forsythe gave an update on current TIF activities, specifically TIF #11 and the progress of the Amtrak accommodations. He mentioned that market rate apartments near WIU were on track for development and noted the continued growth and improvements in TIF #1.

Mr. Steinbrecher mentioned the progress with the airport infrastructure, including water and sewer, and development should be underway next year.

Mayor Raes asked for an update on the recycling center near Routes 6 & 150. Mr. Forsythe stated there wasn't anything new.

Mr. Forsythe briefly discussed the changes the state has made to floodways and the impact it could have on marketing properties near Routes 6 & 150 and the airport.

Mr. Forsythe concluded by stating the bottom line is that the TIF's have positive deposits vs. expenditures and the City is being fiscally responsible overall.

Mayor Raes Adjourned the Meeting at 10:49 am.

TIF 5

AUDITED FINANCIAL STATEMENTS

CITY OF MOLINE

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
As of December 31, 2013

	<u>Tax Increment Financing #5</u>	<u>Tax Increment Financing #7</u>	<u>Tax Increment Financing #8</u>	<u>Tax Increment Financing #9</u>	<u>Tax Increment Financing #10</u>
ASSETS					
Cash and cash equivalents	\$ 18,782	\$ -	\$ -	\$ -	\$ 7,695
Restricted cash and cash equivalents	-	5,078,754	-	-	-
Investments	-	-	-	-	-
Restricted investments	-	498,371	-	-	-
Receivables (net)					
Property taxes	483,000	-	-	-	-
Accounts	-	-	-	-	-
Accrued interest	-	369	-	-	-
Loans	-	-	-	-	-
Other taxes	-	-	-	-	-
Due from other governments	-	-	-	-	-
Due from other funds	464,391	-	-	-	-
Prepaid items	-	-	-	-	-
TOTAL ASSETS	<u>966,173</u>	<u>5,577,494</u>	<u>-</u>	<u>-</u>	<u>7,695</u>
TOTAL ASSETS	<u>\$ 966,173</u>	<u>\$ 5,577,494</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,695</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 434,810	\$ 100,660	\$ -	\$ -	\$ -
Accrued expenses	-	-	-	-	-
Due to other funds	-	104,861	167	3,062	-
Unearned revenues for grants	-	-	-	-	-
Deposits	-	-	35,000	-	40,000
Line of credit	-	-	-	-	-
Interfund advances	-	-	-	-	-
Total Liabilities	<u>434,810</u>	<u>205,521</u>	<u>35,167</u>	<u>3,062</u>	<u>40,000</u>
Deferred Inflows of Resources					
Property taxes levied for future periods	483,000	-	-	-	-
Unavailable revenues for grants	-	-	-	-	-

CITY OF MOLINE

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
As of December 31, 2013

	<u>Tax Increment Financing #5</u>	<u>Tax Increment Financing #7</u>	<u>Tax Increment Financing #8</u>	<u>Tax Increment Financing #9</u>	<u>Tax Increment Financing #10</u>
Total Deferred Inflows of Resources	<u>483,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficit)					
Nonspendable	-	-	-	-	-
Restricted	48,363	5,371,973	-	-	-
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Unreserved fund balance	<u>-</u>	<u>-</u>	<u>(35,167)</u>	<u>(3,062)</u>	<u>(32,305)</u>
Total Fund Balances (deficit)	<u>48,363</u>	<u>5,371,973</u>	<u>(35,167)</u>	<u>(3,062)</u>	<u>(32,305)</u>
 TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	 <u>\$ 966,173</u>	 <u>\$ 5,577,494</u>	 <u>\$ -</u>	 <u>\$ -</u>	 <u>\$ 7,695</u>

CITY OF MOLINE

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2013

	Special Revenue				
	Tax Increment Financing #5	Tax Increment Financing #7	Tax Increment Financing #8	Tax Increment Financing #9	Tax Increment Financing #10
REVENUES					
Taxes	\$ 483,122	\$ 295	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Charges for services	-	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-	-
Use of money and property	51	9,610	1	-	1
Contributions	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	<u>483,173</u>	<u>9,905</u>	<u>1</u>	<u>-</u>	<u>1</u>
EXPENDITURES					
Current					
General government	-	-	-	-	-
Public works	-	-	-	-	-
Economic development	434,810	370,992	17,596	3,497	3,408
Culture and recreation	-	-	-	-	-
Libraries	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Debt Service					
Principal	-	-	-	-	-
Interest and fiscal charges	-	515	-	-	-
Total Expenditures	<u>434,810</u>	<u>371,507</u>	<u>17,596</u>	<u>3,497</u>	<u>3,408</u>
Excess (deficiency) of revenues over expenditures	<u>48,363</u>	<u>(361,602)</u>	<u>(17,595)</u>	<u>(3,497)</u>	<u>(3,407)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	(40,282)	-	-	-	-
Proceeds from sale of capital assets	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(40,282)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	8,081	(361,602)	(17,595)	(3,497)	(3,407)
FUND BALANCES (DEFICITS) - Beginning of Year	<u>40,282</u>	<u>5,733,575</u>	<u>(17,572)</u>	<u>435</u>	<u>(28,898)</u>
FUND BALANCES (DEFICITS) - END OF YEAR	<u>\$ 48,363</u>	<u>\$ 5,371,973</u>	<u>\$ (35,167)</u>	<u>\$ (3,062)</u>	<u>\$ (32,305)</u>

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CERTIFIED AUDIT REPORT



BAKER TILLY

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

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

We have audited the basic financial statements of the City of Moline, Illinois, as of and for the year ended December 31, 2013, and have issued our report thereon dated May 23, 2014. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

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

The results of our tests disclosed no instances of noncompliance.

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

Baker Tilly Virchow Krause, LLP

Oak Brook, Illinois
May 23, 2014