

Tax Increment Financing Redevelopment Plan & Project

.....
Moline Centre
Redevelopment Project Area
.....

Prepared for
City of Moline, Illinois

Prepared by
PGAV PLANNERS

February 5, 2016

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- Attachment A – Resolution No. 1122-2016
- Attachment B – Boundary Description
- Attachment C – Existing Conditions Photos
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SECTION I

INTRODUCTION

On October 20, 2015, the Moline City Council passed **Resolution 1122-2015** 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 includes multiple city blocks, or portions thereof, generally within the boundaries of 12th Street to the west, 4th Avenue to the north, 21st Street to the east and 7th Avenue to the south. The area is referred to herein as the Moline Centre 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 41 acres, including street and alley rights-of-way (21 acres net of rights-of-way). There are a total of 82 parcels of real property, of which 75 (91%) have improvements thereon (e.g., buildings, parking areas, etc.). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

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 serve to renovate or redevelop underperforming and obsolete parcels within the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units. Certification of this claim is provided in Section IV of this report.

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.

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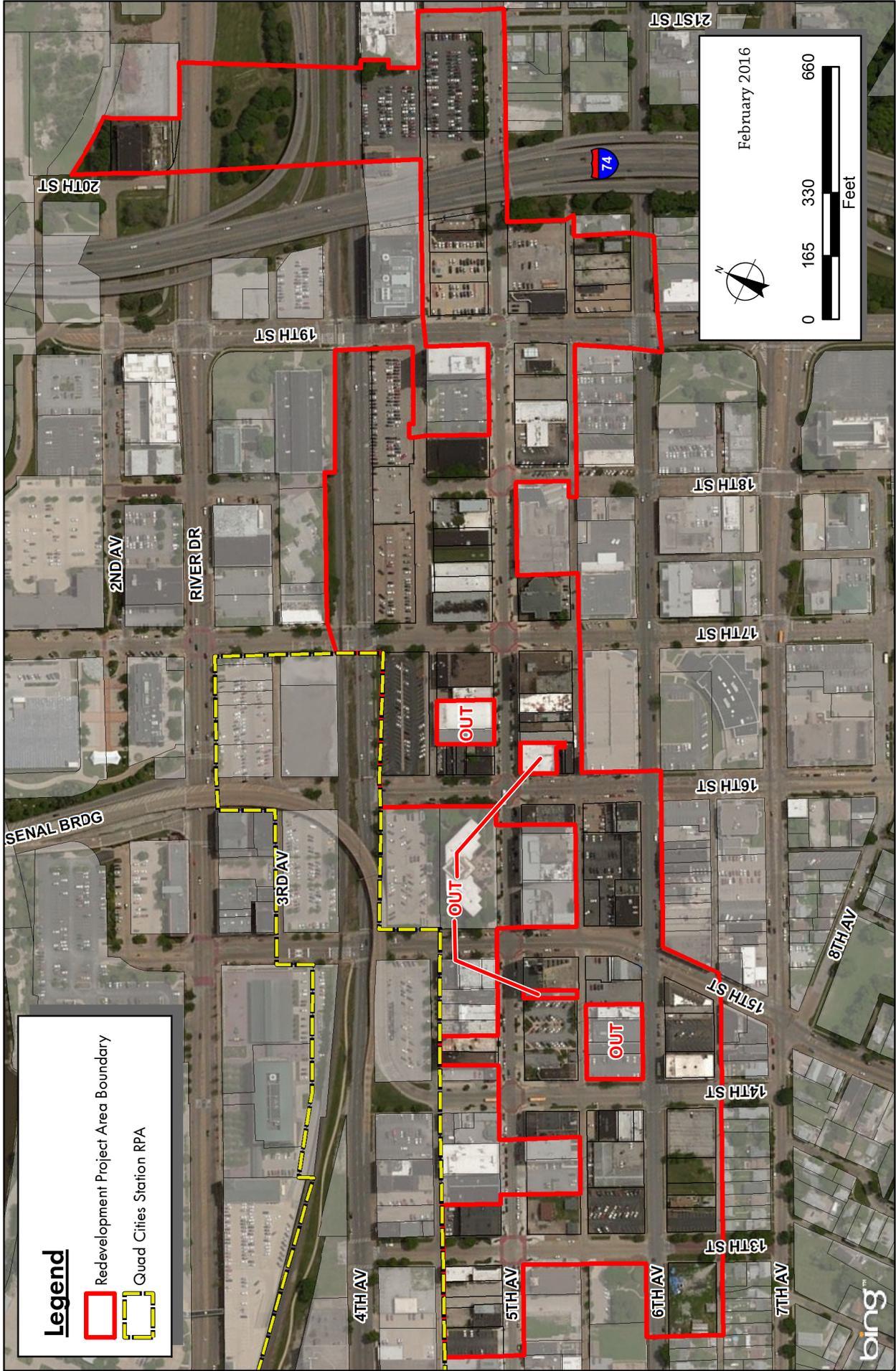


Exhibit A - Redevelopment Project Area Boundary Map

Moline Centre Redevelopment Project Area
 City of Moline, Illinois

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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.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area, as a whole, meets the statutory definition of a “**conservation area**”. The Area is not yet blighted, *but* because of a combination of three or more factors specified in the definition of “conservation area”, it is detrimental to the public safety, health, morals or welfare and such Area *may* become a blighted area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.
4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.
5. The Redevelopment 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 occur without public assistance. Further evidence of this is presented in Section V and throughout this document.

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:"¹

- 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."

- (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."

¹ Emphasis added with bold or underlined text.

- (2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.”
- (4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.”
- (5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.”
- (6) “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.”
- (7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.”
- (8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area,

(ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”

- (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.”
- (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.”
- (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.”
- (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.”

- (13) “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.”

- b. **“If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) 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 vacant part of the redevelopment project area to which it pertains:”
 - (1) “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”
 - (2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - (3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”
 - (4) “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”
 - (5) “The 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.”

- (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.”

2. Eligibility of a Conservation Area

The Act further states that a “... “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which **50% or more of the structures in the area have an age of 35 years or more**. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” *[Bracketed text replaces “following factors” from the Act.]*

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of Moline officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of Rock Island County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the

Area was commissioned by the City. The result and documentation of this effort are summarized below.

D. Analysis of Conditions in the Area

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Area on October 10 and 20, 2015. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on **Exhibit B - Existing Land Use**. This field work was supplemented with discussions with City staff and analysis of property assessment data from Rock Island County. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a quantitative breakdown of the various factors. **Exhibit D - Existing Conditions** provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

- a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. Of the 57 buildings in the Area 52 (91%) were determined to be over 35 years old. The fact that these buildings were constructed over 35 years ago was determined from Rock Island online property assessment records, and where year built was not available, PGAV staff examined aerial photos taken in 1970 and corroborating this photo analysis with PGAV's fieldwork.
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 43 (75%) of the 57 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements are also found street and alley rights-of-way within 7 of the 10 sub-areas. **Attachment C** in the **Appendix** provides **photographic evidence of the conditions** found on these properties and within the public rights-of-way.



Exhibit B - Existing Land Use
 Moline Centre Redevelopment Project Area
 City of Moline, Illinois

Exhibit C
SUMMARY OF BLIGHTING AND
CONSERVATION AREA FACTORS
Moline Centre Redevelopment Project Area
City of Moline, Illinois

	Total	%
No. of improved parcels	75	91%
No. of vacant parcels	7	9%
Total parcels	82	100%
No. of buildings	57	100%
No. of buildings 35 years or older	52	91%
No. housing units	19	
No. housing units occupied	15	
Sub-Area Count	10	100%
IMPROVED LAND FACTORS:		
No. of deteriorated buildings	43	75%
No. of parcels with site improvements that are deteriorated	28	37%
Deteriorated street and/or sidewalk pavement (by Sub-Area)	7	70%
No. of dilapidated buildings	0	0%
No. of obsolete buildings	3	5%
No. of structures below minimum code	nd ¹	
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
Approximate total building square footage	588,352	
Approximate vacant building square footage	177,999	30%
No. of parcels with excessive land coverage or overcrowding of structures	52	69%
Inadequate utilities (by Sub-Area)	0	0%
Deleterious land use or layout (by Sub-Area)	0	0%
Lack of community planning	0	0%
Declining or Sub-par EAV Growth	YES	
VACANT LAND FACTORS:		
Obsolete platting	2	29%
Diversity of ownership	nd ¹	
Tax delinquencies	nd ¹	
Deterioration of struct. or site improvements in neighboring areas	7	100%
Environmental clean-up	nd ¹	
Declining or sub-par EAV growth	YES	

¹ Not determined.

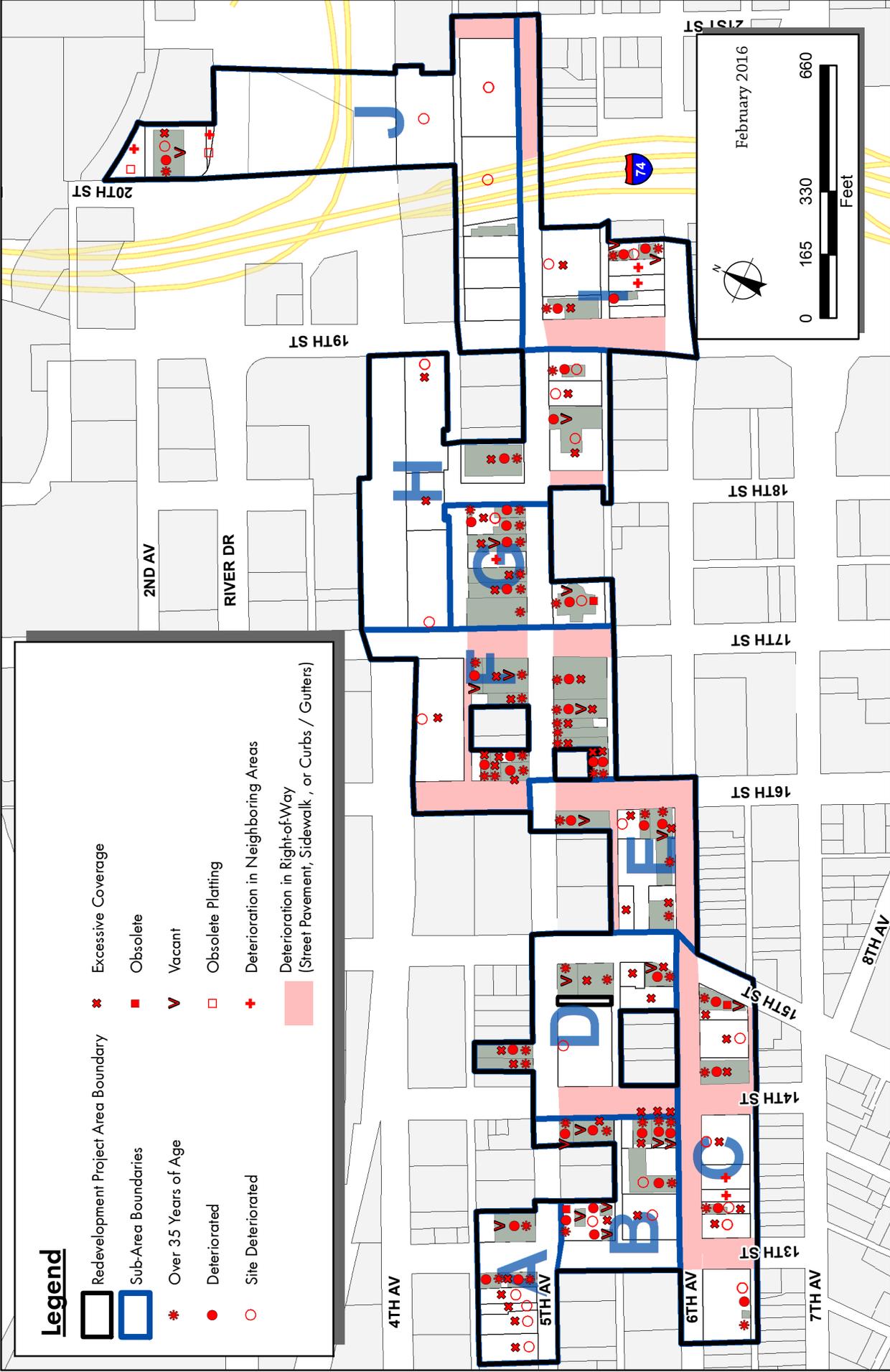


Exhibit D - Existing Conditions

Moline Centre Redevelopment Project Area
 City of Moline, Illinois

- c. Summary of Findings Regarding Excessive Vacancies: Of the approximate 588,000 square feet of building space within the Area, approximately 178,000 square feet (30%) are vacant. The vacant building space is scattered throughout the Area with the largest being the former Spiegel Moving and Storage building (36,400 square feet). This overall vacancy rate is an excessive high where the industry norm for healthy commercial properties is a vacancy rate of not more than 5% to 10%.
- d. Summary of Findings Regarding Excessive Land Coverage: Most of the properties have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 75 improved parcels in the Area, 52 (69%) revealed evidence of excessive land coverage.
- e. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas, as well as improved areas. The total equalized assessed valuation (EAV) for the Area has declined three (3) out of the last five (5) years and, likewise has been below the rate of EAV growth for the balance of the City. Furthermore, has not kept pace with the Consumer Price Index (CPI) for five (5) of the last five (5) calendar years. To be sure that this factor was reasonably distributed throughout the Area, the analysis determined that 66 of the 82 parcels (or 80%) had EAV declines for three (3) out of the last five (5) years. A comparison of EAV for the Area and the CPI is shown in **Exhibit E, Comparison of EAV Growth Rates (2009-2014)**.

2. Findings on Vacant Land

There are only six vacant parcels that constitutes only 0.9 acres of the 21 net acres of land within the Area and, therefore, is inconsequential to the eligibility findings. Nonetheless, the qualifying factors relevant to this vacant parcel include deterioration of structures or site improvements in neighboring areas and the EAV of the Area has been subpar relative to comparative measures (see Exhibit E).

E. Summary of Eligibility Factors for the Area

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

- **Age** – Of the 57 buildings located in the Area 52 (91%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).
- **Deterioration** – 75% of the buildings exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration.
- **Excessive Vacancies** – 30% of the total building space in the Area were found to be vacant, which is an excessively high vacancy rate.
- **Excessive land coverage** – Nearly 70% of the improved parcels in the Area had excessive land coverage.
- **Sub-par EAV trends** – The total EAV of the Area has declined has three (3) out of the last five (5) years and has failed to keep pace with inflation for five (5) out of the last five (5) years. This factor applies to both improved land and vacant land.

Exhibit E

COMPARISON OF EAV GROWTH RATES (2009-2014) ¹

Moline Centre Redevelopment Project Area

Assessment Year	Project Area EAV	Balance of City ²	Area Growth Rate Less Than Balance of City?	Consumer Price Index (CPI) ³	Area Growth Rate Less Than CPI?
2009	\$ 5,313,100	\$ 766,051,405		214.537	
2010	\$ 5,345,178	\$ 773,770,640		218.056	
Annual Percent Change	0.6%	1.0%	YES	1.6%	YES
2011	\$ 5,355,026	\$ 774,917,550		224.939	
Annual Percent Change	0.2%	0.1%	NO	3.2%	YES
2012	\$ 4,988,573	\$ 760,298,479		229.594	
Annual Percent Change	-6.8%	-1.9%	YES	2.1%	YES
2013	\$ 4,974,440	\$ 750,538,444		232.957	
Annual Percent Change	-0.3%	-1.3%	NO	1.5%	YES
2014	\$ 4,670,159	\$ 748,610,284		236.736	
Annual Percent Change	-6.1%	-0.3%	YES	1.6%	YES

¹ Source: Rock Island County Assessor data.

² Total City EAV less EAV of the Project Area.

³ Source: U.S. Bureau of Labor Statistics.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a conservation area, as this term is defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program of intervention to induce private and public investment in the Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area. Once in place, the goal will be to use TIF to incent private investment that will ultimately improve property conditions and values over the long term.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Moline Centre 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 are illustrated on **Exhibit F, General Land Use Plan**. The "Mixed Use" category shown on Exhibit F would include those potential uses proposed in the City of Moline's Comprehensive Plan Update adopted April 22, 2014 as applicable to the Moline Centre Area. The potential uses include, but are not necessarily limited to:

- Mixed-use
- Retail
- Office
- Hotel
- Institutional
- Municipal (including public parking facilities)
- Residential (low, medium and high density)

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 in the redevelopment of 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/prospective developers 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. *Building repairs, renovation and retrofitting existing buildings:* Improvements to existing buildings is encouraged, particularly for those building included within the National Register Historic District. The Project Area overlaps a significant portion of this National Register district.
- b. *Demolition of existing buildings.* A limited amount of demolition of existing buildings is anticipated to advance private redevelopment projects as well, particularly as part of efforts to reposition properties to meet market demands and compliment other building renovation and redevelopment projects located both inside and outside the Area.

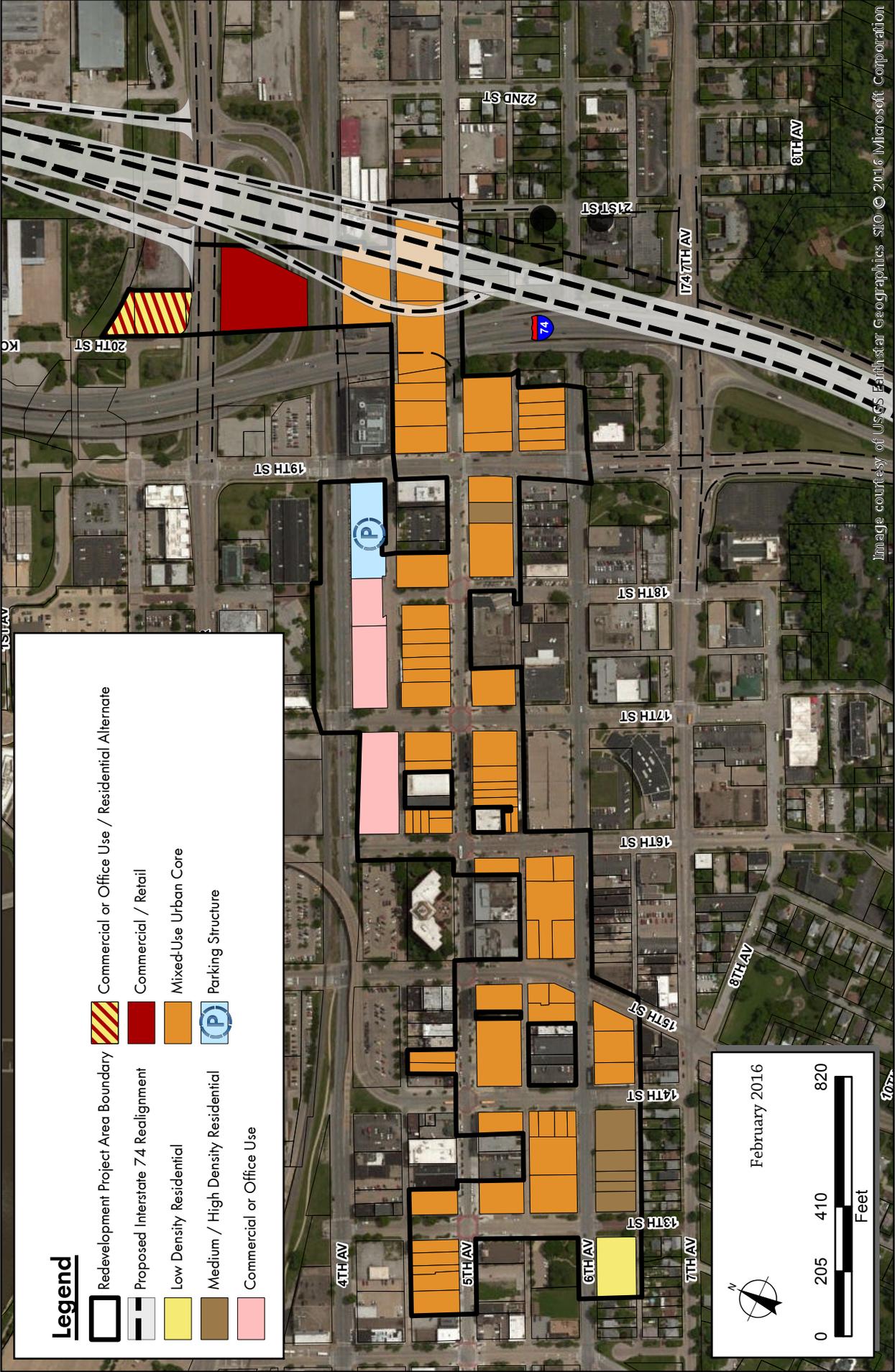


Exhibit F - General Land Use Plan
 Moline Centre Redevelopment Project Area
 City of Moline, Illinois



- c. *Construction of private buildings.* Construction of new buildings is anticipated as part of private redevelopment projects.

2. Public Redevelopment Activities:

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

- a. *Land assembly and site preparation.* In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in site preparation, including building demolition, environmental remediation, and other steps to prepare sites for development.
- b. *Marketing of properties and promoting development opportunities.* The City will help to promote the opportunities available for investment in the Area.
- c. *Public works improvements:* Improvements to streets and sidewalks, installation of streetscape amenities such as landscaping, way finding signage, and other public space enhancements.
- d. *Additional public parking:* Construction of parking structures to meet existing and future parking demand in the Area.
- e. *Other programs of financial assistance as may be provided by the City.* The Act defines eligible redevelopment project costs as summarized in Section F below. The City's involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

Displacement Certificate:

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If, at some

time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit G**, on the following page, entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include public financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

Exhibit G

ESTIMATED REDEVELOPMENT PROJECT COSTS

Moline Centre 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>	\$5,500,000
B. Property Assembly <i>(Acquisition of land, building demolition and site preparation)</i>	\$4,500,000
C. Building Rehabilitation	\$10,000,000
D. Relocation	\$750,000
E. Taxing District Capital Costs	\$250,000
F. Job Training	\$250,000
G. Interest Costs Incurred by Developers	\$750,000
H. Planning, Legal and Professional Services	\$2,500,000
I. General Administration	\$2,428,000
J. Financing Costs	See Note 3
K. Contingency	\$2,700,000
Total Estimated Costs	\$29,628,000

Notes:

1. All costs shown are in 2016 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. 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 cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. 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 G, 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).

1. **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:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.
 - c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, real or personal or interest therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.
4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either

- a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
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.
 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

- b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
12. Unless explicitly stated in the Act, 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.

SECTION V

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of Moline's Comprehensive Plan Update adopted April 22, 2014 as applicable to the Moline Centre Area. In particular, the TIF program can serve as a tool to help achieve the goals and objectives and the implementation of the planning strategies outlined in this Plan Update. In addition, all development in the Area will comply with applicable codes and ordinances.

B. Area, on the Whole, not Subject to Growth and Development

While there has been significant growth and investment in the City's TIF District No. 1, it has been essentially non-existent within the proposed Moline Centre TIF Project Area. The lack of Area-wide investment in growth and development is indicative, in part, by the fact that the tax base of the Area has fallen since 2009 by nearly \$643,000 or minus 12.1%. Upon further analysis of the EAV trends, it was discovered that properties purchased by the Illinois Department of Transportation (IDOT) for the I-74 bridge realignment project caused a significant portion of this decline in value (40% of the total decline). Also, there were two parcels having relatively large changes in value over this time period; one large decline and one large gain. When removing these two anomalies, overall decline in EAV was still minus nearly \$209,000 or minus 4.9% (annualized rate of minus 1.0%). **Exhibit H, EAV Trends (2009-2014)** provides a comparison of property value trends in the Area to the Consumer Price Index. When compared to a modest rate of inflation, the value of property in the Area falls considerably short. Furthermore, the building conditions and excessive building vacancies within the Area, as identified in Section III of this Plan, reflects a lack of growth and investment. The evidence presented herein clearly shows that the Area, as a whole, lacks private investment. Significant private investment will be needed to achieve a level of revitalization that elevates property values that are commensurate with comparable other parts of Moline Centre that have been revitalized.

C. Would Not be Developed "but for" Tax Increment Financing

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City's commitment to provide such municipal financial assistance.

Exhibit H
EAV Trends (2009-2014)

Moline Centre Redevelopment Project Area

	EAV 2009	EAV 2014	Change	Percent	Annual Percent Rate
Redevelopment Project Area	\$ 5,313,100	\$ 4,670,159	\$ (642,941)	-12.1%	-2.5%
<i>Without IDOT & 4 other parcels</i> ¹	<i>\$ 4,263,619</i>	<i>\$ 4,055,012</i>	<i>\$ (208,607)</i>	<i>-4.9%</i>	<i>-1.0%</i>
CPI ²	201.6	224.9	23.3	11.6%	2.2%

¹ Remove from trend analysis 4 parcels acquired for I-74 bridge project and the 1 parcel having the highest gain and the 1 parcel having the largest loss in EAV.

² Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

Even with public financial assistance, redevelopment projects will be a challenge. Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment and will likely worsen as buildings continue to age further and building vacancies remain and/or increase. This has been borne out when prospective building renovations or redevelopment projects are received by the City and Renew Moline. The City and Renew Moline continuously work to attract prospective developers to generate new private investment in this portion of Moline Centre.

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 \$4,670,159, based on Rock Island County's 2014 tax year (payable 2015) property assessment data. A table with **Parcel Identification Numbers and 2014 EAV** is located in the **Appendix** as **Attachment D**. This is accompanied by a map showing the location of the parcels within the Redevelopment Project Area. After adoption of the TIF Plan, establishing the boundaries of the Redevelopment Project Area and adopting tax increment financing for said Area by the City Council, the City will make a request to the County Clerk of Rock Island County to certify the base EAV for each parcel of real estate located within the Area.

G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by \$13 to \$14 million (2016 dollars) upon completion of the redevelopment projects.

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into a Special Tax Allocation Fund to be established by action of the City's City Council for the purpose of depositing monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on bonds or payment of other obligations and not needed for any other redevelopment project costs or early bond retirement shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

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.

APPENDIX

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ATTACHMENT A

**Moline City Council Resolution No. 1122-2015
Moline Centre Redevelopment Project Area**

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Council Bill/Resolution No. 1122-2015

Sponsor: _____

A RESOLUTION

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

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

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

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

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City, 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 exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered includes the property located at 1630 5th Avenue also known as the 5th Avenue Building and the surrounding area, as delineated on Exhibit "A" attached hereto; 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 first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage several local 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 developers; 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
Economic Development Director
City of Moline
619 16th St.
Moline, IL 61265
Telephone (309) 524-2032

CITY OF MOLINE, ILLINOIS

Scott Raes
Mayor

October 20, 2015
Date

Passed: October 20, 2015

Approved: November 3, 2015

Attest: Mary Wrasche
City Clerk

Approved as to Form:

Maura E J
City Attorney

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ATTACHMENT B

**Boundary Description
Moline Centre Redevelopment Project Area**

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**MOLINE CENTRE TIF
REDEVELOPMENT PROJECT AREA
METES AND BOUNDS DESCRIPTION**

Part of the City of Moline, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the northwest corner of Lot 6 in Block 28 of Old Town Addition to the City of Moline;

Thence Northeasterly along the southerly line of an alley, a distance of 400 feet, more or less to the northeast corner of Lot 5 in Block 27 of Old Town Addition;

Thence Southeasterly along the easterly line of said Lot 5, a distance of 150 feet, more or less to the northerly right of way line of 5th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 26 feet, more or less to the northerly projection of the east line of the west 36 feet of Lot 4 in Block 3 of Pitts, Gilbert and Pitts Addition;

Thence Southeasterly along said east line and its northerly projection, a distance of 210 feet, more or less to the northerly line of a public alley;

Thence Northeasterly along said northerly line, a distance of 148 feet, more or less to the east line of the west 56 feet of Lot 2 in Block 3 of Pitts, Gilbert and Pitts Addition;

Thence Northwesterly along said east line and it's northerly projection, a distance of 210 feet, more or less to the northerly right of way line of 5th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 200 feet, more or less to the west line of the east half of Lot 5 in Block 26 of Old Town Addition;

Thence Northwesterly along said west line, a distance of 150 feet, more or less to the southerly line of an alley;

Thence Northeasterly along said southerly line, a distance of 80 feet, more or less to the east line of the west half of Lot 6 in Block 26 of Old Town Addition;

Thence Southeasterly along said east line, a distance of 150 feet, more or less to the northerly right of way line of 5th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 280 feet, more or less to the easterly right of way line of 15th Street;

Thence Southeasterly along said easterly right of way line, a distance of 200 feet, more or less to the northerly line of an alley;

Thence Northeasterly along said northerly line, a distance of 265 feet, more or less to the westerly line of the East 55 feet of Lot 1 in Block 3 of Old Town Addition;

Thence Northwesterly along said westerly line and its northerly projection, a distance of 200 feet, more or less to the northerly right of way line of 5th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 55 feet, more or less to the westerly right of way line of 16th Street;

Thence Northwesterly along said westerly right of way line, a distance of 300 feet, more or less to the southerly right of way line of 4th Avenue;

Thence Northeasterly along said southerly right of way line, a distance of 400 feet, more or less to the westerly right of way line of 17th Street;

Thence Northwesterly along said westerly right of way line, a distance of 106 feet, more or less to the southeast corner of Block 19 of Old Town Addition;

Thence Northeasterly, a distance of 81 feet, more or less to the southerly line of the northerly 120 feet of Lot 5 in Block 20 of Old Town Addition;

Thence Northeasterly along the southerly line of the northerly 120 feet of Lots 5, 6, 7 and 8 in said Block 20 and their northeasterly projection, a distance of 400 feet, more or less to the easterly right of way line of 18th Street;

Thence Southeasterly along said easterly right of way line, a distance of 20 feet, more or less to the northerly right of way line of 4th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 320 feet, more or less to the westerly right of way line of 19th Street;

Thence Southeasterly along said westerly right of way line, a distance of 215 feet, more or less to the northerly line of 4th Avenue A;

Thence Southwesterly along said northerly line, a distance of 197 feet, more or less;

Thence Northerly along said northerly line, a distance of 24 feet, more or less;

Thence Southwesterly along said northerly line, a distance of 46 feet, more or less;

Thence Southeasterly, a distance of 210 feet, more or less to the northerly right of way line of 5th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 240 feet, more or less to the westerly right of way line of 19th Street;

Thence Northwesterly along said westerly right of way line, a distance of 160 feet, more or less;

Thence Northeasterly, a distance of 82 feet, more or less to the northerly line of an alley in Block 8 of Woods 3rd Addition;

Thence Northeasterly along said northerly line, a distance of 400 feet, more or less to the westerly line of Lot 4 in Block 22 of Woods 3rd Addition;

Thence Northwesterly along said westerly line and the easterly right of way line of 20th Street, a distance of 915 feet, more or less to the northerly line of Lot 1 of Frank Foundries Corporation Addition;

Thence Easterly 170 feet, more or less along the arc of a curve to the left, not tangent to the last described course, to the northerly projection of the easterly line of Lot 4 in Block 1 of Woods 1st Addition;

Thence Southeasterly along said easterly line and its northerly projection, a distance of 202 feet, more or less to the southerly line of Lot 1 in Frank Foundries Corporation Addition;

Thence Northeasterly along said southerly line, a distance of 124 feet, more or less;

Thence Southeasterly, a distance of 474 feet, more or less to the southerly right of way line of 4th Avenue;

Thence Northeasterly along said southerly right of way line, a distance of 20 feet, more or less to the easterly line of Moline Township Tax Parcel 8325-1;

Thence Southeasterly along said easterly line, a distance of 69 feet, more or less;

Thence continuing Southwesterly along said easterly line, a distance of 20 feet, more or less;

Thence continuing Southeasterly along said easterly line, a distance of 82 feet, more or less to the north line of an alley;

Thence Northeasterly along said north line, a distance of 142 feet, more or less to the easterly right of way line of 21st Street;

Thence Southeasterly along said easterly right of way line, a distance of 230 feet, more or less to the southerly right of way line of 5th Avenue;

Thence Southwesterly along said southerly right of way line, a distance of 560 feet, more or less to the easterly line of Lot 2 in Block 9 of Woods 3rd Addition;

Thence Southeasterly along the easterly line of said Lot 2, a distance of 150 feet, more or less to the northerly line of an alley;

Thence Southeasterly, a distance of 25 feet, more or less to the intersection of the east line of westerly 20 feet of Lot 8 in Block 9 of Woods 3rd Addition and the southerly line of an alley;

Thence Southwesterly along said southerly line, a distance of 50 feet, more or less to the easterly line of the westerly 50 feet of Lot 7 in Block 9 of Woods 3rd Addition;

Thence Southeasterly along said easterly line and its southerly extension, a distance of 210 feet, more or less to the southerly right of way line of 6th Avenue

Thence Southwesterly along said southerly right of way line, a distance of 200 feet, more or less;

Thence Southwesterly, a distance of 115 feet, more or less to the intersection of the southerly right of way line of 6th Avenue and the westerly right of way line of 19th Street;

Thence Northerly along said westerly right of way line, a distance of 230 feet, more or less to the southerly line of an alley;

Thence Southwesterly along said southerly line, a distance of 395 feet, more or less to the intersection of the westerly right of way line of 18th Street and the southerly line of an alley;

Thence Northwesterly, a distance of 20 feet, more or less to the northerly line of an alley

Thence Northeasterly along said northerly line, a distance of 40 feet, more or less to the easterly line of the vacated portion of 18th Street;

Thence Northwesterly along said easterly line, a distance of 140 feet, more or less to the southerly right of way line of 5th Avenue;

Thence Southwesterly along said southerly right of way line, a distance of 240 feet, more or less to the easterly line of the westerly half of Lot 3 in Block 1 of Atkinson's Addition'

Thence Southeasterly along said easterly line and its southerly projection, a distance of 160 feet, more or less to the southerly line of an alley;

Thence Southwesterly along said southerly line, a distance of 520 feet, more or less to the easterly right of way line of 16th Street;

Thence Southeasterly along said easterly right of way line, a distance of 210 feet, more or less to the southerly right of way line of 6th Avenue;

Thence Southwesterly along said southerly right of way line, a distance of 463 feet, more or less to the easterly right of way line of 15th Street;

Thence Southerly along said easterly right of way line, a distance of 159 feet, more or less to the southerly line of an alley;

Thence Southwesterly along said southerly line, a distance of 947 feet, more or less to the southerly projection of the westerly line of Lot 3 in Pitts, Gilbert and Pitts Addition;

Thence Northwesterly along said westerly line and its southerly and northerly projections, a distance of 200 feet, more or less to the northerly right of way line of 6th Avenue;

Thence Northeasterly along said northerly right of way line, a distance of 200 feet, more or less to the westerly right of way line of 13th Street;

Thence Northwesterly along said westerly right of way line, a distance of 320 feet, more or less to the southerly right of way line of 5th Avenue;

Thence Southwesterly along said southerly right of way line, a distance of 240 feet, more or less to the southerly projection of the westerly line of Lot 6 in Block 28 of Old Town Addition;

Thence Northwesterly along said westerly line and its southerly projection, a distance of 210 feet, more or less to the Point of Beginning.

EXCLUDED FROM THE ABOVE DESCRIPTION ARE THE FOLLOWING 4 EXCEPTIONS:

Exception 1

Lots 6, 7 and 8 in Block 1 of Pitts, Gilbert and Pitts Addition to the City of Moline and that part of 6th Avenue lying immediately southerly and adjacent to the above described property as was vacated by Ordinance of the City of Moline.

Exception 2

The West 22.16 feet of the East 43.16 feet of Lot 2 in Block 1 in Pitts, Gilbert and Pitts First Addition to the City of Moline including that part of 5th Avenue heretofore vacated by an Ordinance of the City of Moline.

Exception 3

The North 125 Feet of Lot Number 4 in that part of the City of Moline known as William McEnary's Addition; excepting therefrom the Northerly 10 feet taken and condemned for the widening of Fifth Avenue; Also excepting therefrom the Southerly 50 feet of the Westerly 70 feet of said Lot 4; Also excepting therefrom the Southerly 25 feet of the Easterly 10 feet of said Lot 4.

Exception 4

Lot 6 and the West 36 feet of Lot 7 all in Block Number 24 in that part of the City of Moline known as Old or Original Town.

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ATTACHMENT C

Existing Conditions Photos

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PHOTOGRAPHS OF EXISTING CONDITIONS

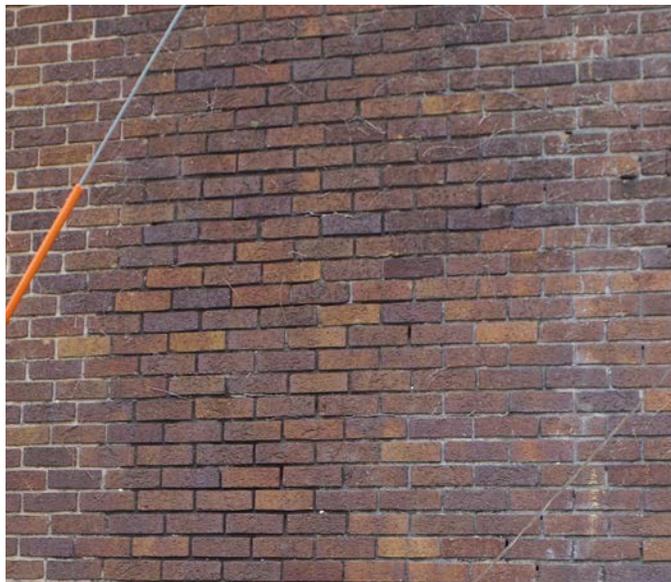
Moline, Illinois

Moline Centre Redevelopment Project Area

On October 20th-21st, 2015 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the Moline Centre Redevelopment Project Area (the “Area”). The following pages contain photographs taken on these dates, which PGAV PLANNERS believes to be representative of the blighting factors found to exist in the Area.

Deterioration (Structures)

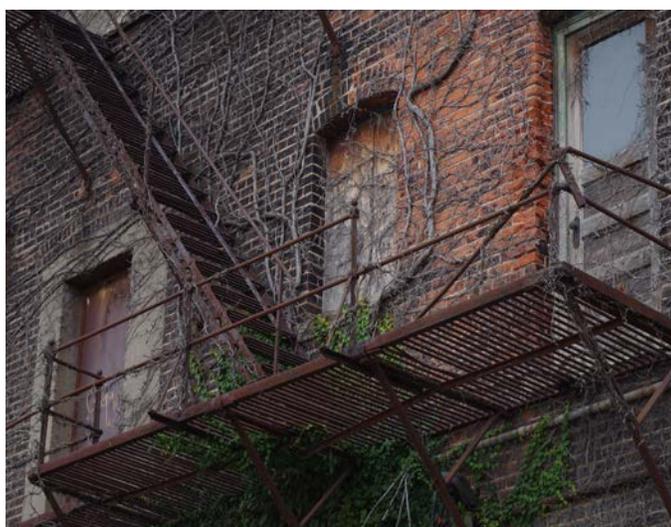
The following pages contain pictures of structures exhibiting deterioration.



The brick wall at 419 13th Street is in need of tuck-pointing.



The brick wall at 1231 5th Avenue is breaking apart, creating an unsafe condition.



The rear doors and fire escape at Floorcrafters are deteriorated. (1305 5th Avenue)

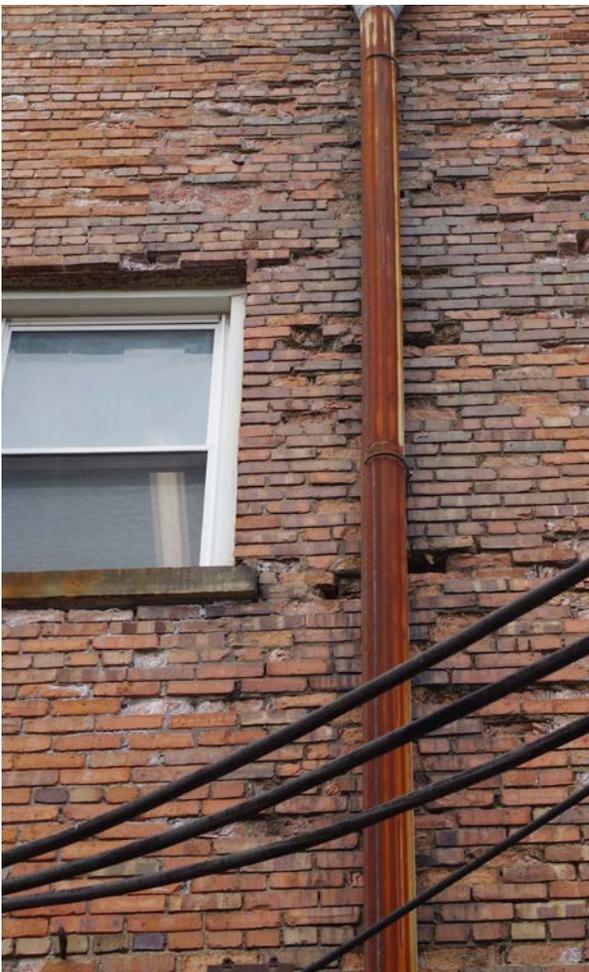


The roof of this residential property is deteriorated and shingles have become dislodged and some are missing. (1308 6th Avenue)

Deterioration (Structures) (cont'd)



Left & Right: The Fraternal Order of Eagles has deteriorated cornicing and step cracking in the brick walls. (1406 6th Avenue)



Left: The brick wall on the rear of the Fraternal Order of Eagles is severely deteriorated around the rusted downspout. (1406 6th Avenue)



Right: The screen door on this vacant restaurant is breaking apart. (601-605 15th Street)

Deterioration (Structures) (cont'd)



Left: The cementitious plaster coating on the chimney is breaking off at 601-605 15th Street.



Right: A rusted and sagging gutter located on The Last Chance Group. (523-531 15th Street)



Left: Rotted wood soffits and fascia on The Last Chance Group building. (523-531 15th Street)



Right: . Step cracking in the rear brick wall at The Last Chance Group building. (523-531 15th Street)



Left: Deteriorated shingles on the roof of Heritage Natural Foods. (1317 6th Avenue)



Right: The metal lintel located above the front door and windows, at Heritage Natural Foods, is severely rusted. (1317 6th Avenue)

Deterioration (Structures) (cont'd)



Left & Right: The rear portion of the vacant building at 332 5th Avenue has deteriorated exterior brick walls, deteriorated windows and frames.



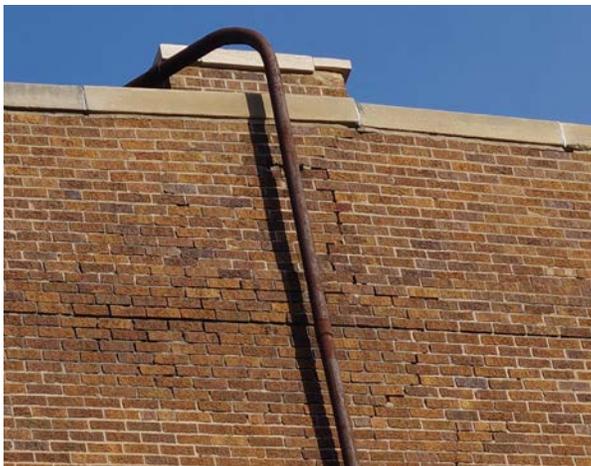
Left: Boarded up and deteriorated windows at 332 5th Avenue.

Right: Cracking in the exterior stone veneer at 525 16th Street.

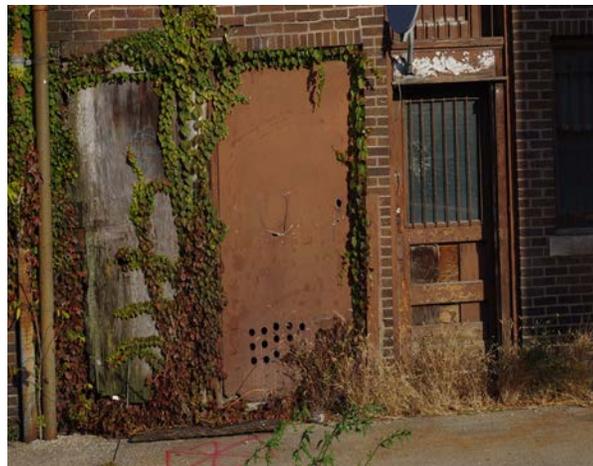


Left: Then window sills at 525 16th Street are rotted.

Deterioration (Structures) (cont'd)



Left: The former Moline Club is in need of tuck-pointing. (1530 5th Avenue)



Right: The rear doors on the former Moline Club are deteriorated. (1530 5th Avenue)



Left: A large vertical crack between the rear and side wall of the former Moline Club. (1530 5th Avenue)



Right: The brick walls at Christopher D's are in need of tuck-pointing. (514 16th Street)



Right: The rear of the former fireplace store is in need of tuck-pointing. (1620 5th Avenue)

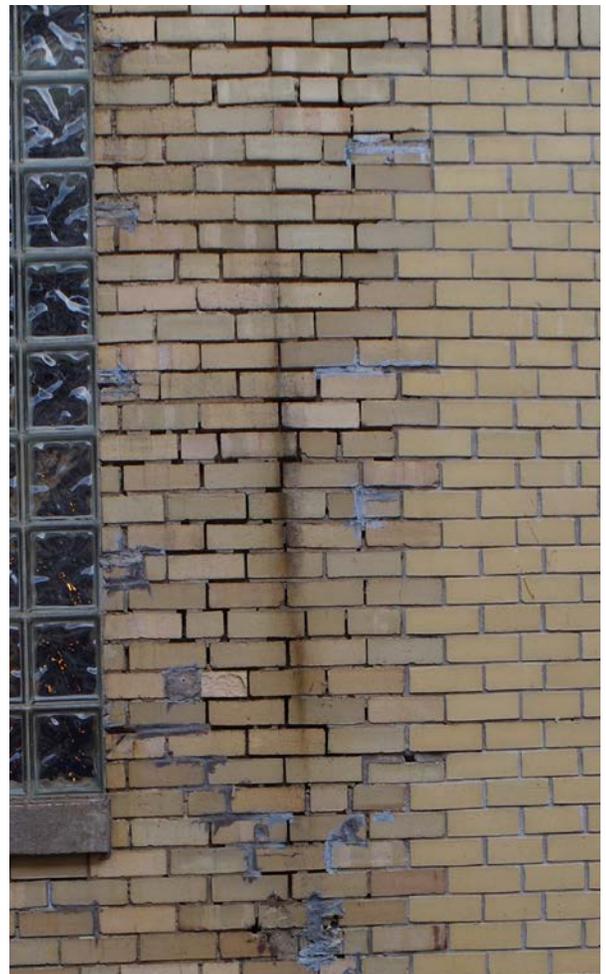
Deterioration (Structures) (cont'd)



Left: The masonry veneer on the columns at 1630 5th Avenue are cracked.



Right: The former library building is in need of tuck-pointing. (504 17th Street)



Right: The rear walls of 1630 5th Avenue is in need of tuck-pointing.



Left: A rusted door and frame at the north entrance of The Artsy Bug Studio Building. (425 17th Street)

PHOTOGRAPHS OF EXISTING CONDITIONS

Moline Centre Redevelopment Project Area

Moline, Illinois

Deterioration (Structures) (cont'd)



Left: The cap on the parapet wall for Scrapbooking Studio is cracked and spalling. (1711 5th Avenue)



Right: The rear concrete brick wall of Triple I Sports-cards is exhibiting signs of water damage. (425 18th Street)



Left: Gaps in the grout joints due to a sagging lintel. (1725 5th Avenue)



Right: The exterior veneer on A1 Marketing Products is breaking off. (1801 5th Avenue)



Left: Step cracking on the rear wall of Precision Auto-care. (1900 5th Avenue)



Right: Rusted metal window frames on Precision Autocare. (1900 5th Avenue)

Deterioration (Structures) (cont'd)



Above: The rear concrete block of the building behind 1921 6th Avenue is cracked and deteriorated.



Above: Cracking in the concrete block wall and the cap of the building in the rear of 1921 6th Avenue.



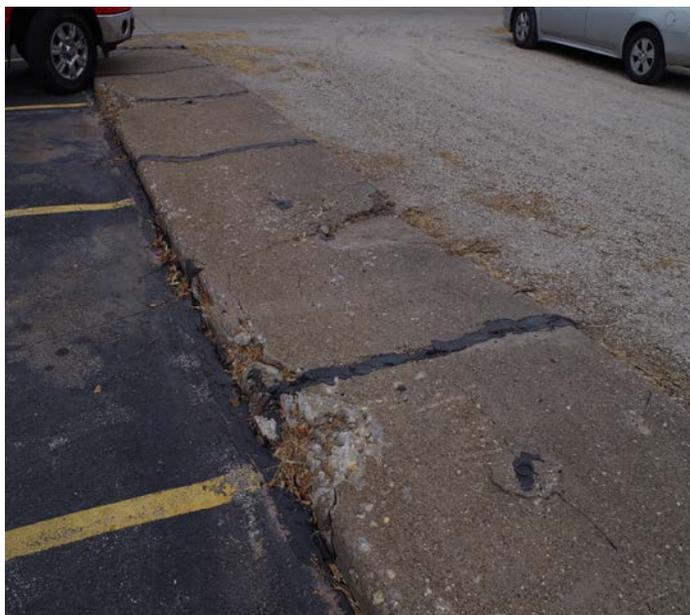
Above: The brick walls at the Spiegel storage building are in need of tuck-pointing, and the metal window frames are deteriorated. (200 20th Street)

Deterioration (Site Improvements)

The following pages contain pictures of deteriorated site improvements.



Above: The parking lot at 1225 5th Avenue is deteriorated.



Above: The concrete parking island on 1211 5th Avenue is deteriorated.



Above: The parking lot at 1300 5th Avenue is deteriorated.



Above: The fence at 1230 6th Avenue is rusted and leaning out over the sidewalk. Note: railroad ties sticking out from under fence encroaching on sidewalk.

Deterioration (Site Improvements) (cont'd)



Above: The parking lot at 1326 6th Avenue is deteriorated.

Below: The retaining wall separating at the parking lot at 1326 6th Avenue.



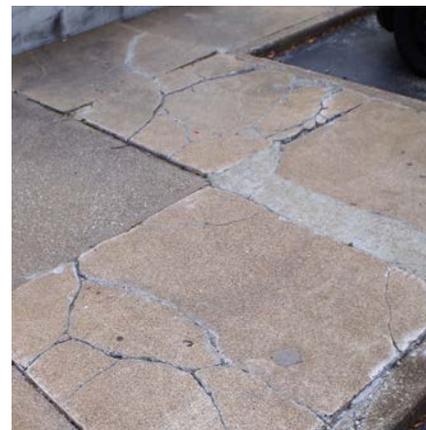
Above: The parking lot for the vacant Mexican restaurant is deteriorated. (601-605 15th Street)

Below: The parking lot for Heritage Natural Foods is deteriorated. (1317 6th Avenue)



Above: A protruding metal post in the entrance of the Heritage Natural Foods parking lot. (1317 6th Avenue)

Below: The concrete sidewalk accessing the parking lot for 1416 5th Avenue has significant cracking.



Left: The parking lot for Eckankar is deteriorated. (523 16th Street)

Right: This parking lot is deteriorated and contains standing water due to inadequate drainage. (1604 4th Avenue)



Deterioration (Site Improvements) (cont'd)



Left: The parking lot for the former library is deteriorated. (504 17th Street)



Right: The rear parking lot for Treasure Trove, and Triple I Sportscards is deteriorated. (425 18th Street)



Left: The concrete parking lot is has severe cracking. (1701 5th Avenue)



Left & Right: The concrete pavement of this parking lot is cracking and pulling apart due in part to the sagging retaining wall next to 4th Avenue. (behind 1701 5th Avenue)



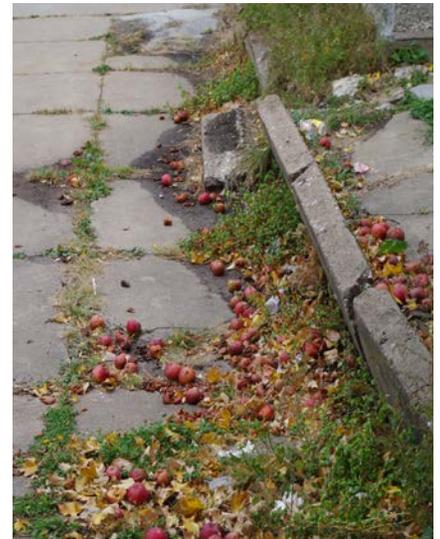
Deterioration (Site Improvements) (cont'd)



Above: The parking lot for 1810 5th Avenue is deteriorated.



Above: The fence behind the Quick Stop is missing boards and is deteriorated. (1830 5th Avenue)



Above: The concrete driveway, and retaining wall adjacent to the driveway on this vacant residential property are failing. (1921 6th Avenue)

Deterioration (Right-of-Way)

The following pages contain pictures of deterioration in public right-of-way (Sidewalk, street pavement and/or curb and gutters).



Left: Cracking concrete sidewalk pavement on the west side of 16th Street, between 5th Avenue, and 6th Avenue.

Right: The pavers on the east side of 16th Street, between 4th Avenue and 5th Avenue have experienced excessive settling.



Deterioration (Right-of-Way) (cont'd)



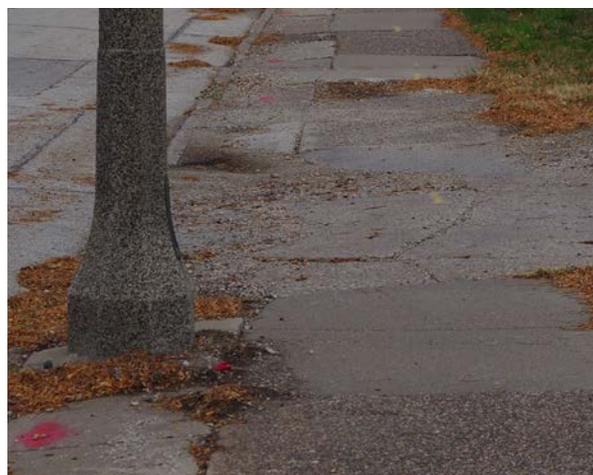
Left: The pavers on the east side of 17th Street, between 4th Avenue and 5th Avenue have experienced settling and heaving.



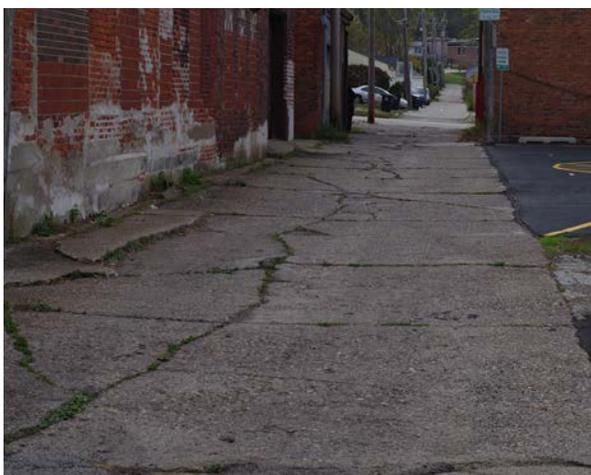
Right: The pavement along 17th Street, between 5th Avenue and 6th Avenue is deteriorated.



Left: Deteriorated curbing at the intersection of 18th Street and the alley between 5th Avenue, and 6th Avenue.



Right: The sidewalk along 5th Avenue, between I-74 and 21st Street is deteriorated.



Left: The alley running between 6th Avenue and 7th Avenue, 14th Street and 15th Street is deteriorated.



Right: The apron intersecting 14th Street, between 6th Avenue and 7th Avenue is deteriorated.

Excessive Vacancies

The following pages contain pictures of several of the unoccupied structures throughout the Area.



Left: Former filling station. (1300 5th Avenue)



Right: A vacant restaurant. (601-605 15th Street)



Left: 527-531 15th Street are vacant.



Right: 525 16th Street is vacant.



Left & Right: 1330-1332 5th Avenue are 98% vacant.



Deterioration (Right-of-Way) (cont'd)



Left: 11,900 square feet of the Chase Bank Building are vacant. (501 15th Street)



Right: This former fireplace store is vacant. (1620 5th Avenue)



Right: This former pet food store is vacant. (1629 5th Avenue)



Left: The former Carnegie library is vacant. (504 17th Street)



Right: A vacant and boarded up house. (1921 6th Avenue)

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ATTACHMENT D

**Parcel Identification Numbers,
Property Owner and 2014 EAV**

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Property Identification Number (PIN) List & 2014 EAV

Moline Centre Redevelopment Project Area

Map			
Locator	Parcel ID No.	Property Owner	2014 EAV
No.	(PIN)		
1	0832321004	CITY OF MOLINE	\$ -
2	0832321005	CITY OF MOLINE	\$ -
3	0832321006	RYAN RICHARD J	\$ 7,378
4	0832321007	RYCO LLC	\$ 11,811
5	0832321008	RE/MAX BEST COMM/RYAN R	\$ 242,135
6	0832325005	KEHOE DAVID J TRUST	\$ 9,716
7	0832322007	GRIFFIN BRUCE ETAL	\$ 66,139
8	0832409001	KREBS MARY ANN	\$ 38,830
9	0832409005	CITY OF MOLINE	\$ -
10	0832409006	HERITAGE NATURAL FOODS	\$ 83,721
11	0832409010	VARGAS ANGEL	\$ 29,184
12	0832409009	WOECKENER WILLIAM R	\$ 56,988
13	0832409008	ANDERSON LARRY K	\$ 34,309
14	0832409007	ANDERSON LARRY K	\$ 4,723
15	0832409004	MILLER FRED R	\$ 52,847
16	0832411001	CITY OF MOLINE	\$ -
17	0832411002	CORVAIA JOSEPH A	\$ 15,270
18	0832411003	BOB LC/LANDMARK	\$ 2,864
19	0832411004	BOB LC/LANDMARK	\$ 5,441
20	0832411005	BOB LC/LANDMARK	\$ 28,932
21	0832406003	YUKNIS MATTHEW P	\$ 115,014
22	0832406004	SKK HOLDINGS INC	\$ 153,536
23	0832410001	BBR OFFICE INVESTORS LLC	\$ 102,750
24	0832410003	BBR OFFICE INVESTORS LLC	\$ 373,012
25	0832410008	BBR OFFICE INVESTORS LLC	\$ 26,893
26	0832410009	BBR OFFICE INVESTORS LLC	\$ 11,952
27	0832410010	SOSEMAN LYAL R	\$ 43,273
28	0832412001	PSR PETRO MART INC	\$ 49,232
29	0832412002	CITY OF MOLINE	\$ -
30	0832412003	VARGAS ANGEL/YOLANDA	\$ 51,839
31	0832408005	FST MIDWEST BK/AP MNGR	\$ 9,335
32	0832408006	FST MIDWEST BK/AP MNGR	\$ 77,914
33	0832408007	CHILD ABUSE COUNCIL	\$ -
34	0832408009	MJ STORM INVESTMENTS LLC	\$ 79,735
35	0832408008	PEISCH MANAGEMENT	\$ 18,239
36	0832408004	ARYAPUTRI NARVEEN	\$ 169,389
37	0832401001	CITY OF MOLINE	\$ -
38	0832401002	FORE EQUITY LLC	\$ 3,937
39	0832401003	FORE EQUITY LLC	\$ 22,321
40	0832401004	FORE EQUITY LLC	\$ 27,814
41	0832401005	HOLMES ARTHUR C TRST	\$ 46,175
42	0832401006	REBITZER PROPERTIES LLC	\$ 23,647
43	0832401009	BRITTON GEORGE M/MARY L	\$ 63,606

44	0832401010	FARRELL RICHARD F	\$	110,558
45	0832407002	SPILLUM, CURTIS F	\$	41,828
46	0832407003	SPILLUM, CURTIS F	\$	44,486
47	0832407004	CHURCHILL & CHURCHILL PC	\$	60,500
48	0832407005	HOLMES ARTHUR C TRST	\$	42,139
49	0832407006	PENDERGRASS, DIANNA M	\$	60,256
50	0832407007	BARNETT ASSOC	\$	84,268
51	0832407008	5TH AVE BUILDING	\$	473,260
52 & 54	0832219001	MOLINE CONSUMERS CO	\$	464,068
53	0832220001	CITY OF MOLINE	\$	-
55	0832221001	GEOMETRY REALTY LLC	\$	58,018
56	0832221002	FRIED RICHARD G	\$	59,320
57	0832221003	MOLINE DISPATCH	\$	11,811
58	0832221004	DYNA KLEEN SERVICES LTD	\$	65,552
59	0832221005	DYNA KLEEN SERVICES LTD	\$	56,749
60	0832404001	OGAD HOLDINGS LLC	\$	27,541
61	0832228001	DEERE & CO/TAX DEPT	\$	42,593
62	0832222001	MIMG LXX LECLAIRE LLC	\$	70,859
63	0832402001	MOLINE DISPATCH PUBLISHIN	\$	123,269
64	0832402002	CITY OF MOLINE	\$	-
65	0832402003	KAUR BALBIR	\$	75,714
66	0832229008	CITY OF MOLINE	\$	17,320
67	0832229009	CITY OF MOLINE	\$	17,861
68	0832229010	CITY OF MOLINE	\$	12,449
69	0832229006	DEERE & CO/TAX DEPT	\$	163,001
70	0832231001	MCLAUGHLIN MOTORS INC	\$	103,614
71	0832231002	IDOT DIST 2	\$	-
72	0832231003	MCLAUGHLIN MOTORS INC	\$	11,573
73	0832231004	MCLAUGHLIN RAYMOND L	\$	26,097
74	0832231005	IDOT DIST 2	\$	-
75	0832231006	IDOT DIST 2	\$	-
76	0832231007	IDOT DIST 2	\$	-
77	0832229007	DEERE & CO/TAX DEPT	\$	1,993
78	0832230003	DEERE & CO/TAX DEPT	\$	32,153
79	0832230001	DEERE & CO/TAX DEPT	\$	44,047
80	0832224002	CITY OF MOLINE	\$	-
81	0832224001	SPIEGEL MOVING & STORAGE	\$	107,361
82	0832206002	IDOT	\$	-
Total				\$ 4,670,159

