

**FY 2015
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: Moline Reporting Fiscal Year: **2015**
 County: Rock Island Fiscal Year End: **12/31/2015**
 Unit Code: 081-050-30

TIF Administrator Contact Information			
First Name: <u>Annaka</u>	Last Name: <u>Whiting</u>		
Address: <u>619 16th Street</u>	Title: <u>Housing Grant Compliance Analyst</u>		
Telephone: <u>309-524-2035</u>	City: <u>Moline</u>	Zip: <u>61265</u>	
Mobile _____	E-mail- required <u>awhiting@moline.il.us</u>		
Mobile Provider _____	Best way to contact <input checked="" type="checkbox"/> Email _____ Phone _____		
	_____ Mobile _____ Mail _____		

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Moline 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 _____ 4/2/16 _____
 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 2015

Name of Redevelopment Project Area:	Southpark Mall
Primary Use of Redevelopment Project Area*:	Combination/Mixed
If "Combination/Mixed" List Component Types:	CBD/Retail
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 from any source 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 taxes 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 2015

TIF NAME: Southpark Mall

Fund Balance at Beginning of Reporting Period \$ (35,210)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 1	100%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ -

Cumulative Total Revenues/Cash Receipts \$ 1 100%

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

Distribution of Surplus

Total Expenditures/Disbursements \$ -

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ (35,210)

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3) \$ (135,210)

SECTION 3.2 A

PAGE 3

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

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 2015

TIF NAME: Southpark Mall

FUND BALANCE, END OF REPORTING PERIOD \$ (35,210)

	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		
Developer Rebate		\$ 100,000

Total Amount Designated for Project Costs \$ 100,000

TOTAL AMOUNT DESIGNATED \$ 100,000

SURPLUS*/(DEFICIT) \$ (135,210)

* 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 2015

TIF NAME: Southpark Mall

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 2015

TIF NAME: Southpark Mall

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: <u> X </u>			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

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

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

Project 2:

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

Project 3:

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

Project 4:

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

Project 5:

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

Project 6:

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. ***even though optional MUST be included as part of complete TIF report**

SECTION 6

FY 2015

TIF NAME: Southpark Mall

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

		Base EAV	Reporting Fiscal Year EAV
2013	\$	13,799,303	\$ 13,167,255

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

The overlapping taxing districts did not receive a surplus.

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

SECTION 7

Provide information about job creation and retention

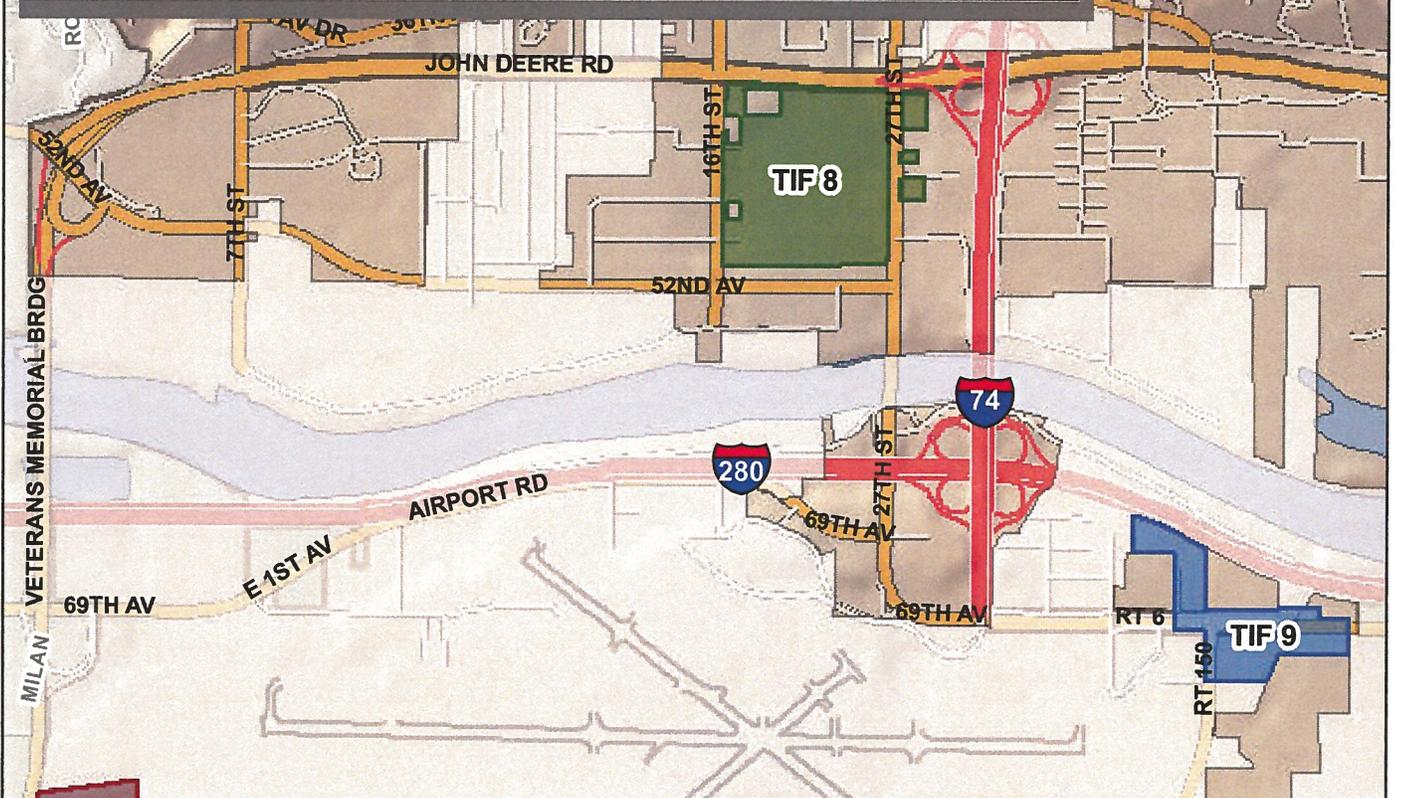
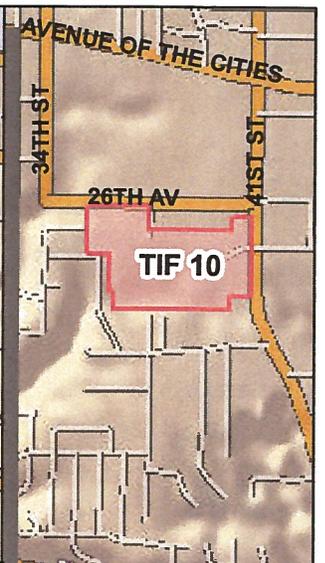
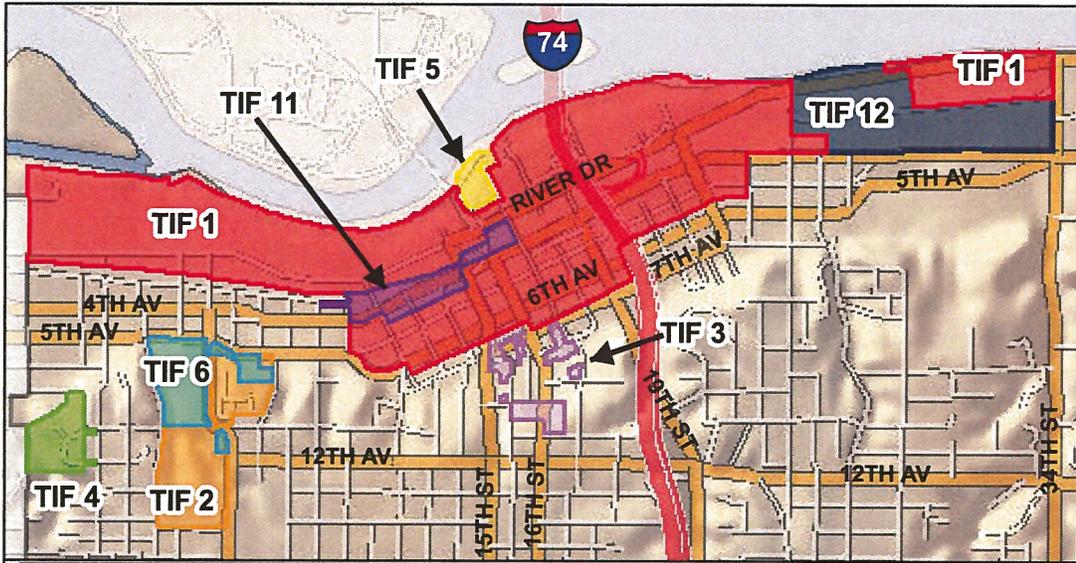
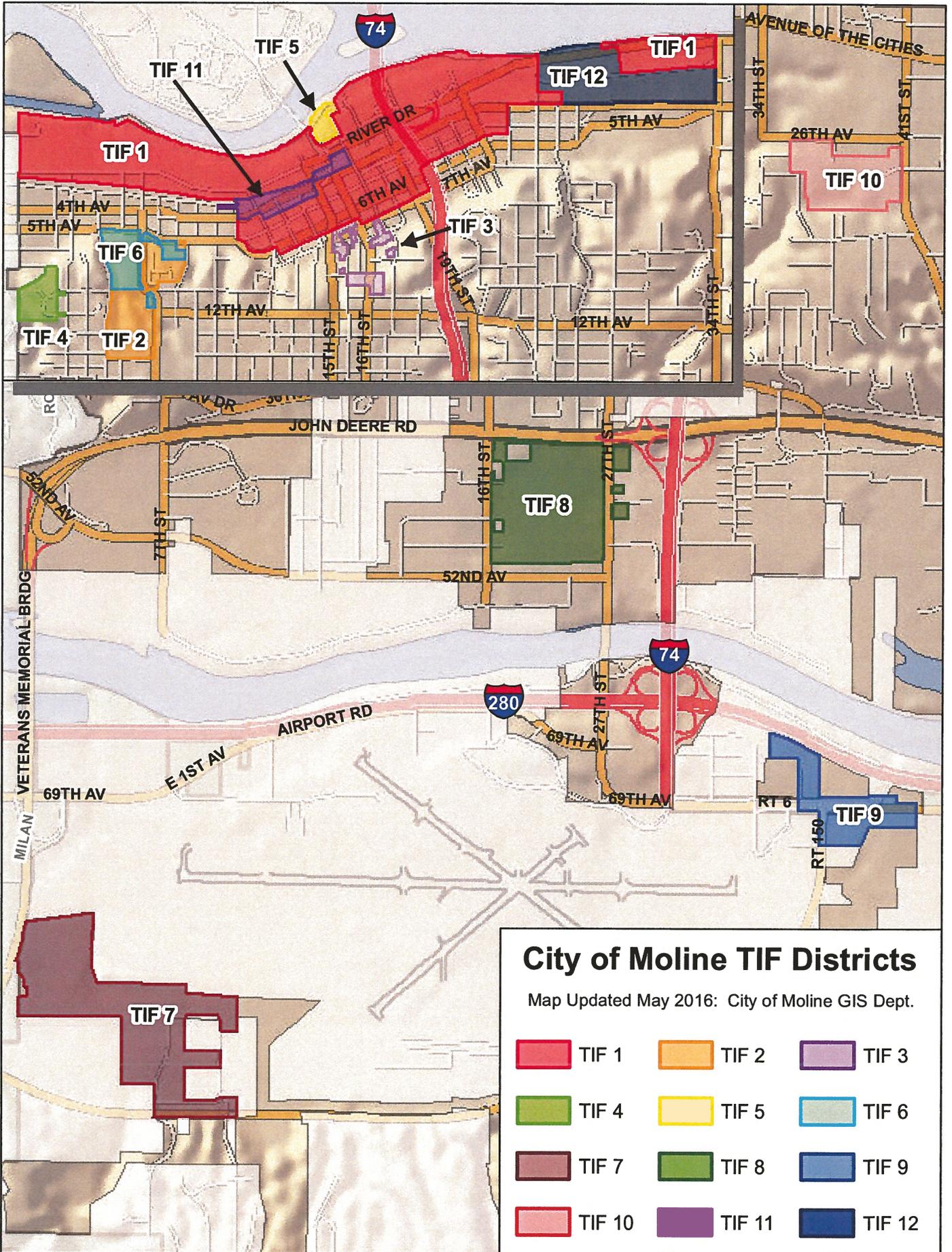
Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

--

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



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 2015 (January 1 – December 31).

6/10/2016

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 2015 (January 1 - December 31).

6/9/16
Date

Maureen Riggs
Maureen Riggs, City Attorney

Joint Review Board
June 21, 2016
2:00 p.m.
Moline City Hall
Committee-of-the-Whole Room
619 – 16th Street

MINUTES

Joint Review Board (JRB) Representatives Present:

Scott Raes, Mayor, City of Moline
Lew Steinbrecher, City Administrator, City of Moline
David McDermott, Moline School District
Richard Brunk, Rock Island County Board
Kim Lazenby, South Moline Township
Steven Frommelt, Black Hawk College
Mike Crotty, Public Representative
Dan Hance, Public Representative

Interested Parties Registry Members Present:

Sandra O'Neil

Additional Persons Present:

Lanty McGuire

City of Moline Council Members Present:

David Parker, Jr., 2nd Ward
Mike Wendt, 3rd Ward

City of Moline Staff Present:

Maureen Riggs, City Attorney
Kathy Carr, Finance Director
Keith Verbeke, Finance Manager
Ray Forsythe, Planning & Development Director
Annaka Whiting, Housing Grant Compliance Analyst
Vickie Felger, Legal Services Specialist

Mayor Scott Raes called the meeting to order at 2:00 p.m., and those present provided an introduction. Annaka Whiting, Housing Grant Compliance Analyst, followed by providing a summary of the 2015 Annual TIF Reports.

Ms. Whiting indicated that she completed the reports and they were reviewed by Maureen Riggs, City Attorney. A spreadsheet and booklet summarizing each TIF was provided to those present. Ms. Whiting 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, ending

balance and a combined beginning balance, fund deposits, expenditures, and ending balance. Ms. Whiting also discussed specific information related to each TIF including bond proceeds, large expenditures, and changes in EAVs due to decrease in property values, and confirmed upon inquiry that the spreadsheet provided contains the most accurate and current information as of the meeting date.

During the summarizations of the TIF Districts, Ray Forsythe, Planning and Development Director, responded to questions and/or provided additional information regarding same, as follows.

TIF #1 Downtown: This TIF District will be paid off by the time it sunsets in 2021 and no new development agreements are anticipated because of the time remaining in the TIF.

TIF #2 One Moline Place: There are a few single family units remaining to be sold in this development and the current cash flow is sufficient to make payments. It is anticipated that the TIF will end at a zero balance or will be in the black.

TIF #3 Old Moline High School: This TIF does include some adjacent property. The apartment complex for which the TIF was created is usually 100% occupied. Beginning in 2016, the increment paid to the developer Gorman & Company dropped from 95% to 90% pursuant to the development agreement.

TIF #4 Autumn Trails: The City recently entered into a development agreement with Dan Weber, KAS Company, for completion of this project, and the developer has complied with all the requirements of the agreement. Clear title to the property is anticipated within the next 3-4 months, at which time construction may begin. Staff recommends this TIF District conclude at the end of 2017.

TIF #5 KONE Centre: This TIF has an increase in EAV from the prior year. The developer has completed three full floors of this project and one and one-half floors are currently leased. Two condo units on the top floor have been completed with one having been sold and the other on the market. The developer is negotiating for additional tenants for the first and second floors. KONE has increased job positions on site with the addition of 40-60 staff members and has added a training facility on site that will link to increases in area hotel and restaurant business.

TIF #6 Moline Place: The developer for Phase II, "The Point" redevelopment, is Russell Construction. All title work is complete and City staff hopes to close on the property sale as soon as possible. The project will include infrastructure work and public improvements and market-rate senior/assisted living units. The Phase III developer is B.M. Bagby. The property has been sold to Bagby and he has started development on the first of five multi-unit, two-story townhouse buildings. The units will be sold at market rate.

TIF #9 Routes 6 & 150: Development is anticipated within six months to a year. The former Horace Mann School property is located within the TIF District. There has been discussion of a recycling center being built within the TIF, but that has not yet been confirmed. A central building for contractors is anticipated.

TIF #10 Health Park: The master plan for this TIF District contained six buildings. The first building is now on the tax rolls and the TIF District is performing as per the Redevelopment Plan. Once the first building is complete and fully occupied, construction will commence on the next building. Genesis is seeking opportunities to begin the next phase.

TIF #11 Multi-Modal Area: Mr. Forsythe informed the Board of the exciting news just received that IDOT had informed the Federal Railroad Administration that it will proceed with the proposal for passenger rail service between Chicago and Moline and that IDOT is strongly committed to the project. That decision keeps in place the federal funding that was awarded in 2010 for the connection. Mayor Raes added that he and Mr. Steinbrecher would participate in a conference call following the JRB meeting to learn of additional details regarding a timeline, etc. Mr. Forsythe explained that the train station portion of the MMS is already fully funded; the building has been cleared of asbestos and bid packages 1 and 2 are substantially complete. Responses to bid package 3 for the build out of the public improvements will be opened on 06/22/16 and work is expected to begin 07/01/16. The passenger rail from Wyanet to Moline will require new track and designs are approximately 30% complete.

TIF #12 Riverbend Commons: The Mills at Riverbend Commons is fully occupied with students and interns of Deere, KONE and Alcoa, and Phase II is expected to begin soon for additional market rate apartments. The TIF is expected to generate within the next 2-3 years. A new restaurant for the site is anticipated soon and a grocery store and market rate apartments may be future additions.

Mr. Forsythe also informed the Board that a public hearing is scheduled for the 06/22/16 Plan Commission meeting. The hearing is for an urban design and transportation update to the City's Official Comprehensive Plan. With regard to the bridge expansion, Forsythe explained that the City has entered into a memorandum of understanding with IDOT to retain the property from the former Spiegel Moving & Storage building to the new bridge ramp location and that the City has now acquired the Spiegel building following a clean out of the majority of the building by its prior owner. The adjacent Depot building was demolished on today's date.

Mr. Forsythe noted that the booklets provided to all persons present contained summaries of each TIF district in addition to information relating to the 2015 Sales Tax Reports, and he provided a brief overview of the sales tax reports portion, noting that the agreement for Mills Chevrolet will be voided given the company's closing and relocation. The majority of the TIF Districts are operating as expected. Forsythe also commented on the City's marketing efforts as illustrated in the booklet and positive feedback on same. A chart of area city comparables included in the booklet shows that Moline is still the most affordable of the Quad Cities to live in.

Mayor Raes concluded with a comment regarding TIF #1 Downtown, stating that the Rock Island Arsenal changed command last week and a plan to move the guard gates will increase activity at the Moline entrance.

Mayor Raes adjourned the meeting at 2:40 p.m.