

2013 Amendment to the TIF Redevelopment Plan and Project and to the Redevelopment Project Area

Downtown Redevelopment Project Area

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2013 Amendment Prepared by



Original Redevelopment Plan Prepared by City of Rock Island,
Community Development Department

2000 Amendment Prepared by City of Rock Island

2008 Amendment Prepared by City of Rock Island

2010 Amendment Prepared by City of Rock Island, Department and Community & Economic Development with
Assistance of PGAV Urban Consulting

2013 Amendment to the TIF Redevelopment Plan and Project and to the Redevelopment Project Area Downtown Redevelopment Project Area

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Section I. Original Redevelopment Plan and Original Redevelopment Project Area

On February 12, 1985, the City of Rock Island adopted ordinances approving a Redevelopment Plan and Project entitled “Downtown Area Tax Increment District Redevelopment Plan, Rock Island, Illinois,” prepared by the Rock Island Community Development Department, and dated November 1984, (the “1985 Plan” or the “Original Redevelopment Plan”) for an area designated as the Downtown Area Redevelopment Project Area (the “Downtown Redevelopment Project Area” or the “Downtown Tax Increment Financing (“TIF”) District” or the “Original Redevelopment Project Area”) and adopted tax increment financing for said Redevelopment Project Area. This was accomplished pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq.*, as supplemented and amended (the “TIF Act” or the “Act”).

The following pages contain the Original Redevelopment Plan. The original document was scanned and inserted, so as to maintain the integrity of the document and findings. The Original Redevelopment Plan refers to conditions at the time the Original Redevelopment Plan was prepared.

DOWNTOWN AREA TAX INCREMENT DISTRICT
REDEVELOPMENT PLAN
ROCK ISLAND, ILLINOIS

Mayor James R. Davis

City Council

Robert Applegate
John Bauersfeld, Jr.
Margery Benson
Bruce R. Peterson
Mark Schwiebert
Vernon L. Winter

J. Neil Nielsen, City Manager

Prepared By
Community Development Department
November, 1984

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DOWNTOWN AREA TAX INCREMENT DISTRICT
REDEVELOPMENT PLAN AND PROJECTS

I. Introduction

As part of the City of Rock Island's continuing efforts to plan for the redevelopment of its older, declining areas, the City proposes a tax increment plan for the downtown core and surrounding area.

There have been several efforts in the past to study existing conditions and develop plans addressing the needs of portions of the district now under consideration. Among these have been the 1958 Comprehensive Plan, 1960 Riverfront Improvements Plan, 1963 and 1964 Central Business District Revitalization Program, 1971 Central Business District Comprehensive Plan and 1981 Downtown Marketing Strategy and plans developed from 1975 to 1984 for the use of Community Development Block Grant funds.

Tied to the plans that have been developed over time, there has been both public and private sector investment in the downtown and surrounding area. These range from the construction of Modern Woodmen of America's home office to the municipal parking ramp and Great River Plaza, the building of Black Hawk Federal's office building to Spencer Towers housing for the elderly, and from the recent opening of an indoor soccer facility at the RIMCO complex to the soon-to-be completed Rock Island County Jail.

Although encouraging, these efforts have failed to reverse the decline of the area. In fact, there has been a continuing erosion in the assessed valuation of this area and a decline in the physical condition of buildings. In addition, a significant amount of publicly owned land, cleared specifically for redevelopment purposes, remains vacant or underutilized as leased parking areas.

The City of Rock Island has already committed millions of public dollars in the downtown and fringe areas. With the adoption of this Plan, the City renews and significantly strengthens its commitment to the implementation of a comprehensive program for the redevelopment and restoration of a 67 block area, generally defined as Rock Island's downtown.

This Redevelopment Plan intends to establish a stable environment in the area that will again attract private investment. To assure that the public support is available to assist private sector expenditures, the

City proposes, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, to designate a Redevelopment District; to adopt a Redevelopment Plan and Projects; and to finance in part, the public costs of redevelopment with proceeds derived from the issuance of tax increment revenue obligations or from the tax increment revenues directly.

Tax increment financing must assume the lead role in stimulating private investment by eliminating the conditions of blight which have precluded intensive private investment in the past. Through the Redevelopment Plan, the City can serve as the central force for marshalling the assets and energies of the private sector for a unified private-public redevelopment effort.

The City of Rock Island cannot implement this Redevelopment Plan, because of the magnitude of public investment that is required, without the use of tax increment financing. The ultimate objective of this effort is to benefit the entire community by significantly expanding the tax base and employment opportunities within the District.

II. Tax Increment Financing - Enabling Legislation

Tax increment financing for redevelopment purposes became effective in the State of Illinois on January 10, 1977, when the Illinois Legislature approved the Real Property Tax Increment Allocation Redevelopment Act. Basically, the Act authorizes municipal real property tax increment allocation redevelopment financing as a means to finance public improvements such as parking, streets, sidewalks, utilities, etc., by utilizing annual increments of tax revenues to pay for improvements or by pledging the tax increments to repay bonds which are used to finance the improvements. In essence, the tax increment constitutes the gain in real estate taxes based on the increased assessed valuation after redevelopment. The Supreme Court of the State of Illinois gave a favorable ruling with respect to the constitutionality of tax increment financing in March of 1980.

It should be emphasized that tax increment financing reflects participation by the public sector in facilitating private investment in a designated tax increment redevelopment area. The concept is predicated upon the recognition that without tax increment financing, or public sector involvement, private redevelopment of the area would not materialize thereby causing further blight, deterioration and loss of economic tax base to the municipality. The realization of these negative ramifications to the City as a whole justifies the conclusion that it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in tax increment redevelopment areas through redevelopment of districts. It has further been concluded that the eradication of blighted areas and the treatment and improvement of conservation areas through the implementation of redevelopment projects is essential to the public interest and its well-being.

In view of the foregoing, it has been determined that the use of incremental tax revenues for the payment of redevelopment project costs is of benefit to all taxing districts. The taxing districts in the redevelopment areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing being used to facilitate the undertaking of private redevelopment activities.

The availability of tax increment financing as a redevelopment tool in the State of Illinois is significant inasmuch as it is available to all municipalities and requires no voter approval authorizing sale of revenue bonds. The utilization of tax increment financing to encourage redevelopment activity, particularly by the private sector, does require a declaration of blight or conservation district for the area being considered. It must also be concluded and determined that the area requires public assistance to make private redevelopment feasible. The

"increment" generated from tax revenues is actually the vehicle used to pay for public expenditures. The tax increment, in addition to being able to be used for paying municipal redevelopment costs, can also be used for the retirement of bonds.

It is of major significance to recognize that all taxing districts in the tax increment redevelopment area will ultimately benefit from the additional taxes generated through redevelopment of the area. It is also important to note that bonds are not included in local indebtedness restrictions.

To undertake redevelopment activity with the assistance of tax increment financing, project feasibility must be demonstrated. This includes, as previously noted, a finding of declaration of blight or conservation area indicating that the area qualifies for tax increment financing as a result of numerous and substantial negative physical, environmental and economic conditions prevailing in the area. Further, the recognition that there is a need for public assistance, and that without public assistance (tax increment financing), private redevelopment of the area will not materialize. There must also be a demonstrated "marketability" of the area in terms of developer interest in undertaking redevelopment activity. The area considered for tax increment financing must be at least 1-1/2 acres in size and be contiguous.

In addition to the foregoing, there must be an approved Redevelopment Plan, an indication of the activities to be undertaken, the proposed method of financing the redevelopment program/projects and also an implementation strategy which indicates how the program will be carried out.

The Redevelopment Plan must address such issues as land use, project costs for supportive uses and sources of funds for current and future development activity. The Plan will also reflect the equalized assessed valuation after redevelopment. The nature and term of obligations to be issued must also be indicated along with an identification of private commitments and timing for implementation of those commitments.

The area included in this Redevelopment Plan, and this document, complies with these statutory requirements.

The approval process for undertaking redevelopment activity through implementation of a redevelopment program under the Real Property Tax Increment Allocation Redevelopment Act requires that a Redevelopment Plan be submitted to local taxing bodies at least 45 days prior to a public hearing on the Plan for their review and comments. A public hearing is scheduled so that the general public can react to the Plan. Subsequent to the public hearing, and after consideration of comments and reactions to the Plan, local ordinances adopting the Plan, projects and project areas may be approved by the governing body of the municipality within 14 to 90 days after the public hearing.

The sale of bonds by a municipality is for a maximum 20-year term and the bonds are repaid by the increment from taxes generated or from other local sources in the absence of a tax increment. The Redevelopment Plan may be in effect for up to 23 years.

Upon approval of a Redevelopment Plan, program implementation is initiated and additional real estate taxes generated from redevelopment activity accrue to the municipality under the provisions of the Real Property Tax Increment Allocation Redevelopment Act.

III. Downtown Area Redevelopment District Description

The boundaries of the Downtown Area Redevelopment District are graphically shown on Map 1, Appendix A.

The District is generally bounded on the west by Thirteenth Street, on the north by the Mississippi River and Sylvan Slough, on the east by Thirty-first Street and on the south by Fifth and Seventh Avenues.

A detailed description of the District boundaries can be found in Appendix B of this document.

IV. Redevelopment Plan Objectives

The basic goal for the City's Tax Increment Financing Redevelopment Plan is to expand the real estate tax base, increase employment opportunities and improve the living environment for the benefit of Rock Island's citizens.

The general objectives of the Downtown Redevelopment Plan are:

1. To reduce or eliminate those conditions which qualify the District as a conservation area. (See Section V - Existing Conditions.)
2. To enhance the real estate tax base of the City of Rock Island and of other taxing districts which include the District by encouraging private investment in commercial, residential and industrial development.
3. To expand employment opportunities available in Rock Island.
4. To prevent the recurrence of blighting conditions and to preserve and enhance the value of properties adjacent to the District, as well as the value of new construction occurring, or soon to occur.

Specific objectives of the Plan are:

1. To support the construction of new commercial, residential or industrial facilities in a coordinated manner which will strengthen the District's position in the regional economy and will add new employment, expanded tax base and residents in the area.
2. To assist in the rehabilitation and reuse of existing buildings which are presently vacant, underutilized or obsolete in their present state.
3. To provide public facility improvements and/or to eliminate facility deficiencies when necessary to support specific private development projects.
4. To eliminate land uses or mitigate land use conflicts which are detrimental to the development of new projects or the maintenance of existing uses.
5. To assemble, when necessary, land into parcels suitable in size and shape for contemporary structures.

6. To reduce the land acquisition and/or site preparation costs to developers, when necessary, to attract quality redevelopment projects.
7. To improve the appearance of buildings, rights-of-way and open spaces and to encourage high standards of design and maintenance to create an attractive, desirable environment.
8. To emphasize and preserve unique features present in the District.
9. To establish adequate and safe vehicular and pedestrian circulation and to provide adequate off-street parking for users of office, commercial or residential facilities.
10. To establish a system of open space including parks, walkways, bike paths, greenways and other public amenities, focusing on the Mississippi River and Sylvan Slough.

V. Existing Conditions in Downtown Area Redevelopment District-
Conservation Area

In order for the District to qualify as a conservation area under the State Statutes, three or more blighting factors must be present and more than 50% of the buildings in the area must be 35 years of age or older. The information presented below indicates that the area covered by this Plan clearly meets the statutory requirements.

An analysis of the eight factors detailed below was conducted by the Community Development Department during the summer of 1984. It was established that all eight of the factors existed to varying degrees in the District. Further refinement of this data established that more than 82% of the structures in the area are 35 years of age or older. Of the 67 blocks or portions of blocks contained in the District, 49 or 73% exhibited three or more blighting factors. This clearly indicates that the District meets the criteria defined by the Redevelopment Act. (See Map 3, Appendix A - Blighting Factors Block Summary.)

A. Age

According to the 1984 inspection of the area and research of records, 322 of the 391 structures, or 82.4%, exceed 35 years of age.

B. Dilapidation

A survey of building conditions originally conducted in 1981 by Community Development Department staff and updated by field checks during the summer of 1984 found that 61 of 391 total structures, or 15.6%, are considered in substandard condition, with major structural defects or deterioration from a lack of maintenance to a point that appears beyond economic feasibility for rehabilitation. These dilapidated buildings are located in 17 of the 67 blocks of the District.

C. Deterioration

The same building conditions survey referred to above determined that 90 of the 391 structures, or 23.0% are deteriorated, having non-structural defects which are not correctable by normal maintenance. Twenty of the 67 blocks exhibit these characteristics.

D. Excessive Vacancy

Over 43% of the blocks in the District have one or more buildings that have a significant portion of the floor area vacant. Of the 391 structures in the District, 79 or 20.2% have vacant floor space. Nearly 50% of the buildings with vacant floor area have 100% of the floor area available for lease or sale and nearly 80% of buildings in the area have 50% or more of floor area vacant. Many of these vacancies have existed for in excess of one year.

Excessive vacancies indicate that building space is difficult to market and income from the building may not be sufficient to cover regular, routine maintenance.

E. Excessive Land Coverage

Excessive land coverage is present in more than 75% of the total blocks in the District and nearly 80% of the buildings in the area. This condition consists of buildings occupying virtually all of the available land, leaving little space for off-street parking, off-street loading and open space amenities.

Overbuilding of sites was common in areas where construction occurred prior to or during the advent of the automobile.

Excessive land coverage contributes to building obsolescence.

F. Deleterious Layout

The existing platting or layout of parcels in the District has hindered the grouping of parcels for redevelopment. Many lots are long, narrow parcels, with limited street frontage, or short and irregular-shaped parcels with inadequate building area. The presence of lots exhibiting such characteristics is not conducive to redevelopment. Two-thirds of the blocks in the District have such conditions present.

In addition, railroad tracks located north of First Avenue limit accessibility to the Riverfront, hindering the potential redevelopment of land in this area.

G. Depreciation of Physical Maintenance

The combination of blighting factors listed above has led to a lack of maintenance and investment in the entire District. Buildings throughout the area evidence a lack of routine maintenance of building components. In addition, there are streets, sidewalks and alleys in need of resurfacing and reconstruction. Although some improvements have been made in some areas, most notably the Great River Plaza and nearby area, data compiled by the Engineering Department of the City indicates that further street improvements need to be done.

H. Lack of Community Planning

The lack of, or inadequate, planning through the time during which the area was being developed has now resulted in obstacles to redevelopment. The functions that downtown serves in the local economy have changed over the years. Although additional off-street parking has been provided, it is sometimes not located as close to the consumer's destination as might be desired. Encroachment of non-residential uses into residential areas and other problems with incompatible land uses have occurred. The reuse of existing buildings and properties is often limited by current regulations and construction standards.

All blocks were originally platted and developed on a parcel-by-parcel and building-by-building basis with little evidence of coordination and planning among buildings and activities.

I. Lack of Growth and Development

This District "on the whole has not experienced growth and development through private enterprise." (This factor is not a blighting factor, per se, but a statutory prerequisite for establishing a Redevelopment District.) Over the last ten years, the total equalized assessed valuation of the District has shown only limited growth and numerous declines on properties throughout the area. The closing of the Fort Armstrong Hotel, RIMCO property, old Lincoln School, McKesson-Robbins building, and the prevalent vacancy of upper stories in many downtown properties have intensified the decline in private investment. Should this trend continue, the factors previously described will worsen, transforming the area from a conservation area into a blighted area. Public sector intervention through tax increment finance redevelopment is necessary to alter the present course.

Recent public and private expenditures in limited areas are not indicative of an overall revitalization trend. The private redevelopment projects described in this document are contingent on the adoption of this Plan.

VI. Redevelopment Plan

A. Plan Activities

The City proposes to realize its goals of eliminating the conditions of blight and encouraging private investment in commercial, residential, industrial and public facilities through the implementation of this Plan. In order to achieve the goals, the City will undertake certain activities which may include, without limitation, the following:

1. Professional Services - Studies and surveys will be undertaken and plans and specifications will be prepared. Professional services will include, but not be limited to, architectural, engineering, legal, marketing, financial, planning or special services.
2. Acquisition, Clearance and Disposition - Property identified on the Land Acquisition and Disposition Map (Map 8, Appendix A) may be acquired by the City of Rock Island and either (1) sold or leased for private rehabilitation or redevelopment, (2) cleared of all improvements and sold or leased for private redevelopment, or (3) sold, leased or dedicated for construction of public works or improvement. The intent of this activity is to acquire and remove deteriorated and/or obsolete buildings situated so as to interfere with replatting of land into parcels suitable for redevelopment.

Terms of conveyance shall be incorporated into appropriate disposition agreements which may contain more specific design controls than those stated in this Plan.

The City may determine that to meet the objectives of this Redevelopment Plan that other properties in the District and not herein planned for acquisition should be acquired, or certain property presently listed for acquisition should not be acquired. In addition, the City may vacate existing unneeded public right-of-way in order to make them a part of the redevelopment site.

Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Plan or the projects implemented pursuant to this Plan and the owners agree to rehabilitate or redevelop their property, if necessary, in accordance with the objectives of the Plan as determined by the City of Rock Island.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

The City of Rock Island may devote property which it has acquired to temporary uses until such time as the property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the City may deem appropriate.

3. Relocation - The costs of relocating residents and businesses may be paid to the extent that the City determines that such costs are necessary or if state or federal law requires payment of relocation costs.
4. Provision of Public Facilities - Adequate public facilities and utilities will be provided as appropriate to achieve the objectives of this Plan. Public improvements may include, but not be limited to:
 - a. The vacation, removal, resurfacing, widening, reconstruction and other improvements of streets, alleys, malls and pedestrian ways.
 - b. The development of off-street parking facilities.
 - c. The provision of public recreations areas.
 - d. The improvement of public utility services.
5. Rehabilitation - The rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures may be undertaken. This activity may include, but not be limited to, financing the rehabilitation and re-use of vacant, underutilized or obsolete structures.

B. Redevelopment Projects

The following projects, anticipated to occur during the term of the Plan and indicated on the map of Redevelopment Project Sites (Map 7, Appendix A), are described in more detail below:

1. Third Avenue West

With the completion of the Rock Island County Jail anticipated in the near future and recognizing the deteriorated condition of many properties on this project site, a great potential for redevelopment exists. The City proposes to encourage and support the development of this block for commercial and/or office use and for parking. The site would be cleared in whole or in part and made available for redevelopment.

2. Old Central Site

This site is two blocks in area and has served as a school property for decades. With continued changes in the size and distribution of the student population, the site could become available for redevelopment. The site could lend itself to a variety of uses and could be developed in whole or in part. The site could serve a development with residential, office or limited commercial uses. Should such development occur, a redistribution of students to existing neighborhood elementary schools would take place.

3. Rock Island Public Library Expansion

Based on the increased usage of library facilities and the number of cardholders, the current building needs to be enlarged. Current plans are to construct a 12,326 square foot addition. This addition is estimated to cost \$2.4 million dollars. Improvements will include a conference room, new children's library, additional stack space, staff offices and interior improvements to the existing structure.

4. Commercial Core Rehabilitation Program

The City proposes to assist in the restoration and improvement of structures in this six-block downtown area. While the area is not generally deteriorated, it is endangered by the overall age of the structures and the lack of physical maintenance of some of the existing buildings. It is the City's intent to work with the property owners within this area to design and implement a building design theme which provides architectural coherence. The City will provide financial assistance for major improvements to businesses wishing to participate in the program.

5. Fort Armstrong Apartments

The proposed restoration and conversion of the vacant nine-story, 99,958 square foot hotel into the Fort Armstrong apartments will reverse the building's blighting influence and help lay the foundation for further redevelopment efforts. Current plans are to establish 21 efficiency units and 76 one-bedroom apartments. There will be 10,672 square feet of commercial space on the first floor. The project will involve the extensive rehabilitation of all nine floors of the building. The metropolitan area has no comparable developments providing moderate cost apartments in a renovated downtown building.

6. 20th Street West

The City proposes to encourage and support redevelopment activities in this block which will complement and enhance the redevelopment of the Fort Armstrong Apartments. The primary goal is to provide off-street parking which will enhance the marketability of the hotel building and the redevelopment prospects of nearby properties.

It is suggested that acquisition and clearance of portions of this site take place. This action would coincide with rehabilitation of the hotel building and subsequent market demand for parking in the vicinity.

7. 20th Street East

The City proposes to encourage and support the redevelopment of this block for office and other commercial uses. Extensive clearance is proposed but some rehabilitation is possible. This site is immediately east of the proposed parking at Third Avenue and 20th Street and across Third Avenue from the new Modern Woodmen printing facility and office site. The likelihood of development of this block is greatly enhanced by these two adjacent construction projects. Parking to facilitate the new development will be located on the block.

8. 20th Street Northeast

The City proposes to encourage and support the development of this parcel for possible retail and office uses. The site is expected to be developed in conjunction with vacant property located immediately adjacent to the north of that owned by the City. Parking may be provided on this site or spaces may be available for lease on the Modern Woodmen property or across the intersection on parking adjacent to the Fort Armstrong Apartments.

9. Ellis Block

The City proposes to encourage and support the development of this entire block as a retail commercial development. Such uses will provide additional retail space to that already available on the mall and will enhance the flow of pedestrian traffic between the far western end of the mall and the new Modern Woodmen building at the 20th Street location. Surface parking would be provided on the north half of the site.

In order to enhance the redevelopment potential of this site, acquisition and clearance of the remaining privately-owned property is suggested.

10. Modern Woodmen Publications Building

Modern Woodmen of America has purchased this 5.8 acre site from the City for the construction of a publications building in 1985. The structure is to be approximately 52,000 square feet in area and is to house the company's printing and binding facilities and a warehouse area. Much of the site will be landscaped providing an attractive landmark at the east end of downtown. Parking for the building will be provided on the site. The City has realigned and added water lines and constructed an extension of Second Avenue east of 20th Street. The portion of the property south of the Second Avenue extension will remain undeveloped and will be available for expansion by Modern Woodmen or perhaps for development in conjunction with the 20th Northeast site immediately to the south.

11. Riverfront Improvements

The property in the Riverfront Improvements District includes a linear strip of land extending for some 4,000 feet along the Mississippi River and Sylvan Slough. The City proposes to improve the area so that it becomes a greater environmental and aesthetic asset to the community. The project would function as a linear park inviting people to the river and also, possibly more importantly, provide an attractive entrance to the downtown as one enters from the north or east.

In addition, acquisition and demolition of the Rock Island Armory and Illinois National Guard buildings is included in this project. It is anticipated that the resulting vacant area could be the site of a major commercial or residential development with a more usable riverfront area provided by the public or private sector.

12. RIMCO Site

The property is a largely vacant industrial plant with approximately fourteen acres of land and 600,000 square feet of floor area. The site is an attractive candidate for a mixed-use development focusing on an historic theme. The site was the birthplace of what has become the Weyerhaeuser Corporation and the current owner is a descendant of that family. The presence of the old multi-story buildings, the river frontage, the brick streets and the rail spurs add to the historical "character" of the property.

The development concept presented in the Plan would begin with the establishment of various recreational and associated support uses and the provision of additional off-street parking to support the commercial uses. Additional manufacturing areas would be cleared or rehabilitated and converted in phases to retail, office and residential uses, in response to market demand.

The riverfront portion of the RIMCO property would be developed in conjunction with the Riverfront Improvements project (though it likely would remain in private ownership). Overall, the development of this project would be keyed to others, including the Depot area project and other efforts to build on the area's recreation and tourism potential.

13. Rock Island Lines Depot

This site includes the Rock Island Lines Depot, which is listed on the National Register of Historic Places, the headquarters building and three parcels of land on the south side of 5th Avenue.

The proposed renovation of the Rock Island Lines Depot is anticipated to be undertaken by the Greater Quad City Railway Historical Society. This group proposes to establish a railroad museum and tourist railroad at the site. The tourist railroad, using steam locomotives and vintage passenger cars, would operate between Rock Island and Geneseo.

Several options are possible in the redevelopment of this site including rehabilitation of the Depot for use as a museum and/or commercial space, reuse of the headquarters building and the provision of off-street parking in the vicinity to serve the possible uses. Some demolition is possible.

14. Corridor Improvement Projects

In order to capitalize on and reinforce private investment in the District to promote additional private capital expenditures, the City intends to make certain physical improvements to the public rights-of-way. Components would include landscaping, uniform public signage, street improvements and selective acquisition of property for the purpose of improving the visual appearance of corridors or to allow existing businesses to expand beyond their present boundaries.

C. Land Use Plan

The Generalized Land Use Plan - 2008 (Map 6, Appendix A), attached hereto and made part of this Plan, designates the intended general land uses for which tracts in the District will be sold, leased conveyed, or developed. The Land Use Plan as included in this document is in conformance with the Comprehensive Plan of the City of Rock Island.

All redevelopment projects shall be required to conform to the City of Rock Island's Zoning Ordinance and other City codes or regulations and all applicable state or federal laws or regulations, as may be amended from time to time. Upon approval of a redevelopment proposal, the City will accomplish the appropriate zoning classifications and variances to accomodate the approved project.

D. Additional Controls and Design Criteria

The following design controls shall apply to redevelopment in the District:

1. General

- a. Redevelopment shall complement existing surrounding activities in use, scale and quality of materials.
- b. Multi-purpose use of sites and visual and functional interrelations are encouraged so that the entire area may appear and function as an integrated whole.

2. Pedestrian-ways and Open Spaces

Design layout shall facilitate internal pedestrian circulation and movement between major traffic generators and nearby parking facilities.

3. Massing of Buildings

Massing of buildings and related open spaces should create internal focal points and allow for future expansions where appropriate.

4. Parking

- a. Development should provide for an adequate supply of appropriately located short-term patron and long-term employee parking spaces. Parking structures should be visually integrated with other development.

- b. Buffering, screening, or landscaping should be used to make parking facilities as attractive as possible.
- c. An adequate number of parking spaces for the handicapped should be appropriately located to provide access for those persons.

5. Off Street Loading

Access to off-street loading facilities shall be provided from screened public service alleys or courts connected appropriately with the street system.

6. Signs

The design and use of signs shall be in keeping with the area's overall architectural character and shall be coordinated in type, size and location with those in nearby developments and shall be in conformance with the City of Rock Island's Sign Ordinance. Additional planning and design controls will be included into a land disposition agreement with each redeveloper.

E. Eligible Redevelopment Project Costs

Redevelopment project costs, according to State Statutes, mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a Redevelopment Plan and a redevelopment project. Such costs may include, without limitation, the following:

1. Costs of studies and surveys, plans, and specifications: professional service costs including but not limited to architectural, engineering, legal, marketing, financial, planning and special services.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures.
4. Costs of the construction of public works or improvements.
5. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter and including reasonable reserves related thereto.

6. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Projects, to the extent the municipality by written agreement accepts and approves such costs.
7. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
8. Payments in lieu of taxes.

F. Estimated Public and Private Redevelopment Project Costs

The several proposed redevelopment projects described earlier in this Plan will involve both public and private investments. The public investments will include eligible costs as described in general in the previous section. The estimated total public costs are summarized below:

Estimated Public Redevelopment Project Costs

Acquisition	\$2,752,000
Demolition	368,000
Relocation	308,000
Rehabilitation	400,000
Public Facilities	7,142,000
Professional Services	100,000
Financial Costs	255,000
Necessary and Related Costs	450,000
TOTAL	11,775,000
Adjustment for Proceeds of Land Sales	393,000
ADJUSTED TOTAL	11,382,000

These costs were developed for each proposed project. Public acquisition and demolition costs were included when it was expected that the City would be required to acquire and/or clear property prior to private redevelopment. While relocation costs are shown as a tentative expense, the City Council's policy on the issue has not yet been determined. Relocation assistance required to be provided by federal or state law will be provided. Public rehabilitation funds may be made available to support the rehabilitation of structures in the District. Public facilities costs include both construction and engineering expenses expected. Professional services include general, overall costs not attributable to specific projects. Financial costs are those related to public financing including the costs of issuing bonds or shorter-term financing. Necessary and related costs include other miscellaneous and unanticipated costs of implementing the public portion of the projects.

Note that the total public costs are adjusted to account for the proceeds that will be derived from the sale of publicly acquired land to private developers. The above costs are based on the City's prior redevelopment planning and public improvement projects. Finally, in the event the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

In response and in conjunction with these public investments, a total private investment of \$27,563,000 is expected to complete the proposed projects. These costs are largely private construction and rehabilitation expenses, but also include anticipated private acquisition and demolition costs for certain projects.

G. Sources of Funds to Pay Redevelopment Project Costs

The City intends to underwrite its redevelopment costs by the following methods:

1. Income from the sale or lease of properties or land to be rehabilitated or redeveloped.
2. Direct expenditures of tax increment revenues.
3. Tax increment revenue obligations.
4. Other sources of revenues including, but not limited to other local, state and federal programs and revenue sources.

Calculations of expected proceeds from increases in the assessed value of real property located in the District are based on current property tax rates with a multiplier of 1.000, both of which are subject to change. Furthermore, calculations are based on current estimates of private redevelopment costs and do not take into account the probable increases in assessments which may occur in response to future economic conditions.

H. Nature and Term of Obligations to be Issued

Without excluding other methods of municipal financing, a major source of funding will be Tax Increment Revenue obligations, issued pursuant to this Plan for a term not to exceed 20 years at an annual interest rate not to exceed that permitted by law. One or more bond issues containing one or more series may be sold at one or more times in order to implement this Plan. The municipality may in addition to obligations secured by the special tax allocation fund pledge for a period not greater than the term of the obligations towards payment of such obligations any part of any combination of the following:

1. Net revenues of all or part of any redevelopment project.
2. Taxes levied and collected on any or all property in the municipality.
3. The full faith and credit of the municipality.
4. A mortgage on part or all of the redevelopment project.
5. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

If such obligations are secured by the full faith and credit of the municipality, the ordinance authorizing the bonds shall provide for a levy on taxable property in the City sufficient to pay the principal and interest on the obligations as they mature. Such levy may be in addition to and exclusive of the maximum of all other taxes authorized to be levied by the municipality, which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the municipality certifies the amount of said monies available to the County Clerk.

I. Most Recent Equalized Assessed Valuation of Project Area

As of August 28, 1984, the most recent ascertainable equalized assessed valuation (EAV) of all real estate within the Redevelopment District was \$17,880,977. This figure is subject to final verification by the Rock Island County Supervisor of Assessments.

J. Anticipated Equalized Assessed Valuation

Upon completion of the anticipated private development and assuming a constant equalization multiplier of 1.000, it is estimated that equalized assessed valuation of real property within the District will be \$25,191,000, an increase of 38% over the current EAV.

VII. Phasing and Scheduling

The proposed projects described earlier in this Plan will take place throughout the 23-year period. Certain projects are expected to be completed in the early years and others in the middle and later years of the period. Others are expected to take place in each of what can be considered the three phases of the 23-year period. The table below presents the expected scheduling of the proposed projects.

Expected Scheduling of Proposed Projects

	<u>1985-1992</u>	<u>1993-2000</u>	<u>2001-2008</u>
Third Avenue West	X	X	
Old Central Site		X	X
Public Library Expansion	X		
Commercial Core Rehabilitation	X		
Fort Armstrong Apartments	X		
20th Street West	X	X	
20th Street East		X	X
20th Street Northeast	X		
Ellis Block	X	X	
Modern Woodmen Publications Building	X		
Riverfront Improvements	X	X	X
RIMCO Site	X	X	X
Rock Island Lines Depot	X		
Corridor Improvement Projects	X	X	X

Variations from this schedule can be expected as efforts are made to coordinate public investments with private developers's interests and funding availability.

VIII. Conflict of Interest Provisions

In addition to the State of Illinois Statutes pertaining to conflict of interests regarding municipal officials (Chapter 24, Section 3-14) and generally (Chapter 102, Sections 3 and 4), the Real Property Tax Increment Allocation Redevelopment act under Chapter 24, Section 11-74.4 (n) provides that:

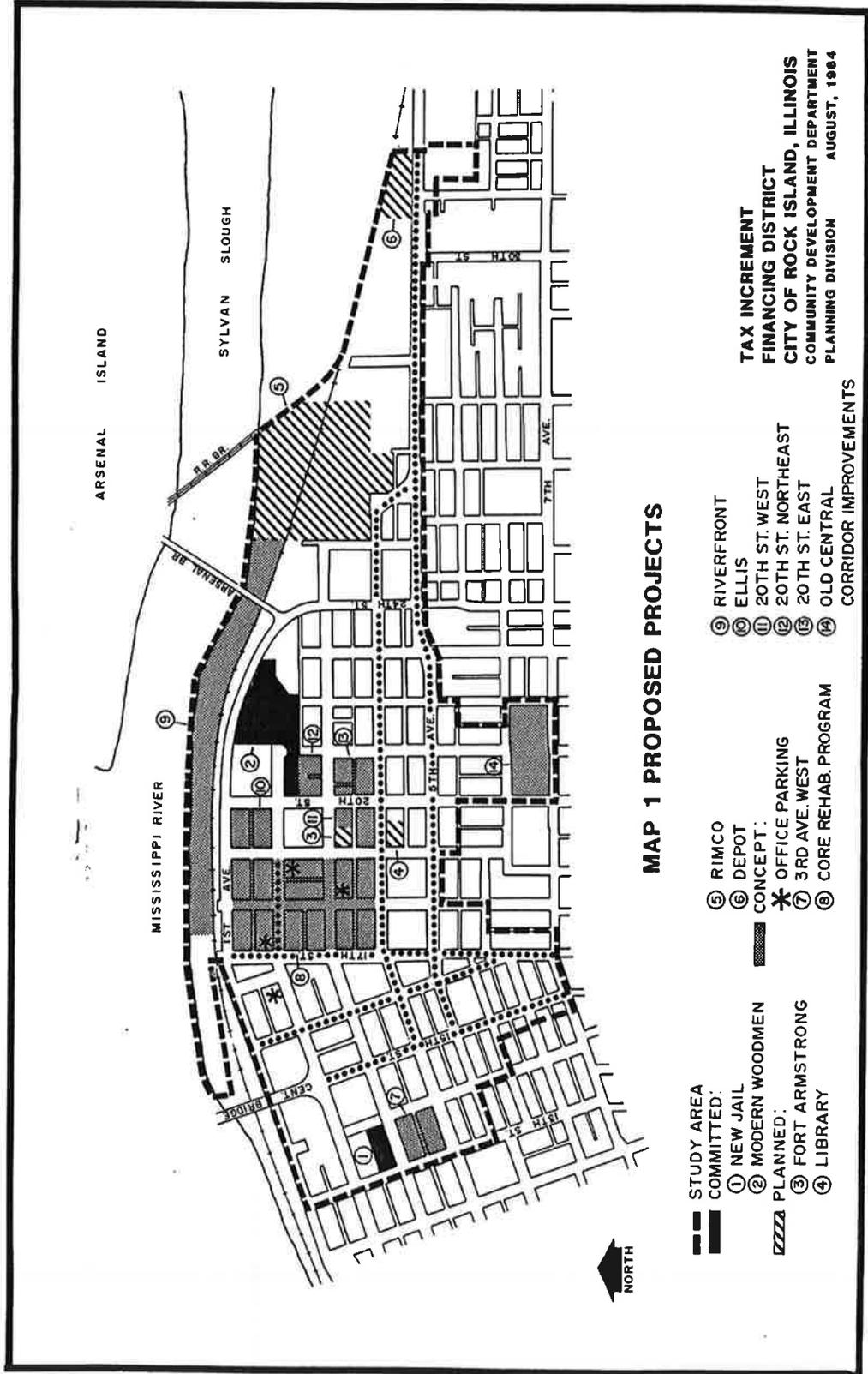
If any member of the corporate authority, a member of commission established pursuant to section 11-74.4-4(k) of this Act, or an employee or consultant of the municipality involved in the planning and preparation of a Redevelopment Plan, or project for a redevelopment area or proposed redevelopment area, as defined in Sections 11-74-4-3(f) through (h) of this Act, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the dates and terms and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the corporate authorities and entered upon the minute books of the corporate authorities. If an individual holds such an interest then that individual shall refrain from any further official involvement in regard to such Redevelopment Plan, project or area, from voting on any matter pertaining to such Redevelopment Plan, project or area, or communicating with other members concerning corporate authorities, to said Redevelopment Plan, project or area. Furthermore, no such member or employee shall acquire any interest direct, or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan, project or area or (b) first public notice of such plan, project or area pursuant to Section 11.74.4-6 of this Division, whichever occurs first.

IX. Provisions For Amending Tax Increment Plan

The City of Rock Island reserves the right to amend this Redevelopment Plan as may be necessary. All amendments shall be made pursuant to the provisions of this State of Illinois Real Property Tax Increment Allocation Redevelopment Act.

X. Termination Date

The estimated date for the completion of the Redevelopment Project is January 31, 2008. Any obligations incurred to finance the Redevelopment Project costs are to be retired no later than January 31, 2008.



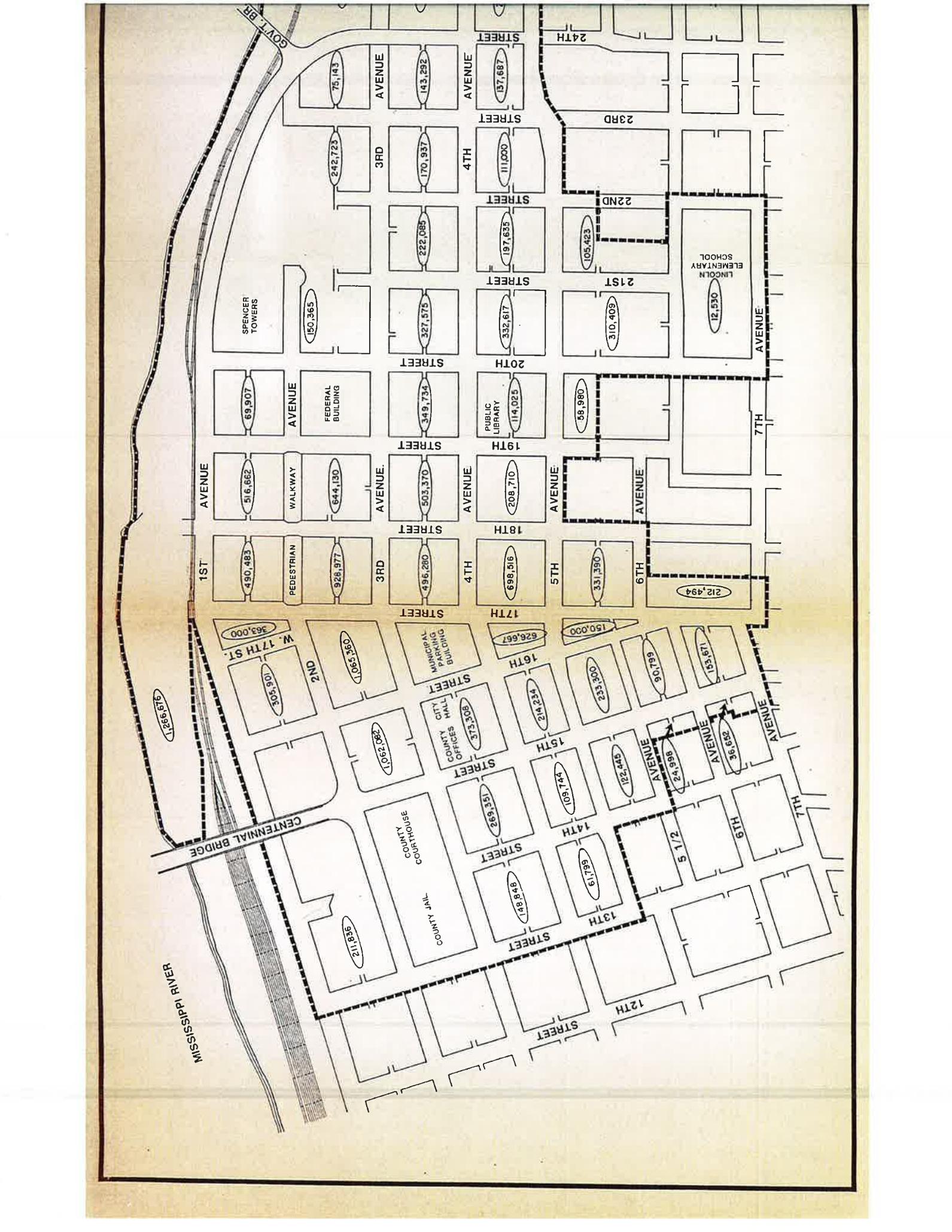
MAP 1 PROPOSED PROJECTS

- STUDY AREA
- COMMITTED:
 - ① NEW JAIL
 - ② MODERN WOODMEN
- PLANNED:
 - ③ FORT ARMSTRONG
 - ④ LIBRARY

- ⑤ RIMCO
- ⑥ DEPOT
- CONCEPT:
 - * OFFICE PARKING
 - ⑦ 3RD AVE. WEST
 - ⑧ CORE REHAB. PROGRAM

- ⑨ RIVERFRONT
- ⑩ ELLI'S
- ⑪ 20TH ST. WEST
- ⑫ 20TH ST. NORTHEAST
- ⑬ 20TH ST. EAST
- ⑭ OLD CENTRAL
- CORRIDOR IMPROVEMENTS

TAX INCREMENT
FINANCING DISTRICT
CITY OF ROCK ISLAND, ILLINOIS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1984



WABASH RIVER

CENTENNIAL BRIDGE

GOV. I. BR.

SPENCER TOWERS

FEDERAL BUILDING

PUBLIC LIBRARY

LINCOLN ELEMENTARY SCHOOL

COUNTY COURTHOUSE

COUNTY JAIL

COUNTY CITY HALL OFFICES

MUNICIPAL PARKING BUILDING

1ST AVENUE

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

7TH AVENUE

12TH STREET

13TH STREET

14TH STREET

15TH STREET

16TH STREET

17TH STREET

18TH STREET

19TH STREET

20TH STREET

21ST STREET

22ND STREET

23RD STREET

24TH STREET

W. 17TH ST.

PEDESTRIAN WALKWAY

150,365

516,662

490,483

644,130

928,977

503,370

496,280

349,734

327,575

114,025

208,710

58,980

331,390

212,494

242,723

76,143

143,292

137,687

11,000

197,635

105,423

310,405

12,530

56,000

626,667

150,000

667,035

931,571

233,390

214,234

373,308

214,234

109,144

122,645

24,998

36,982

211,836

1062,082

269,351

188,848

617,9

511/2

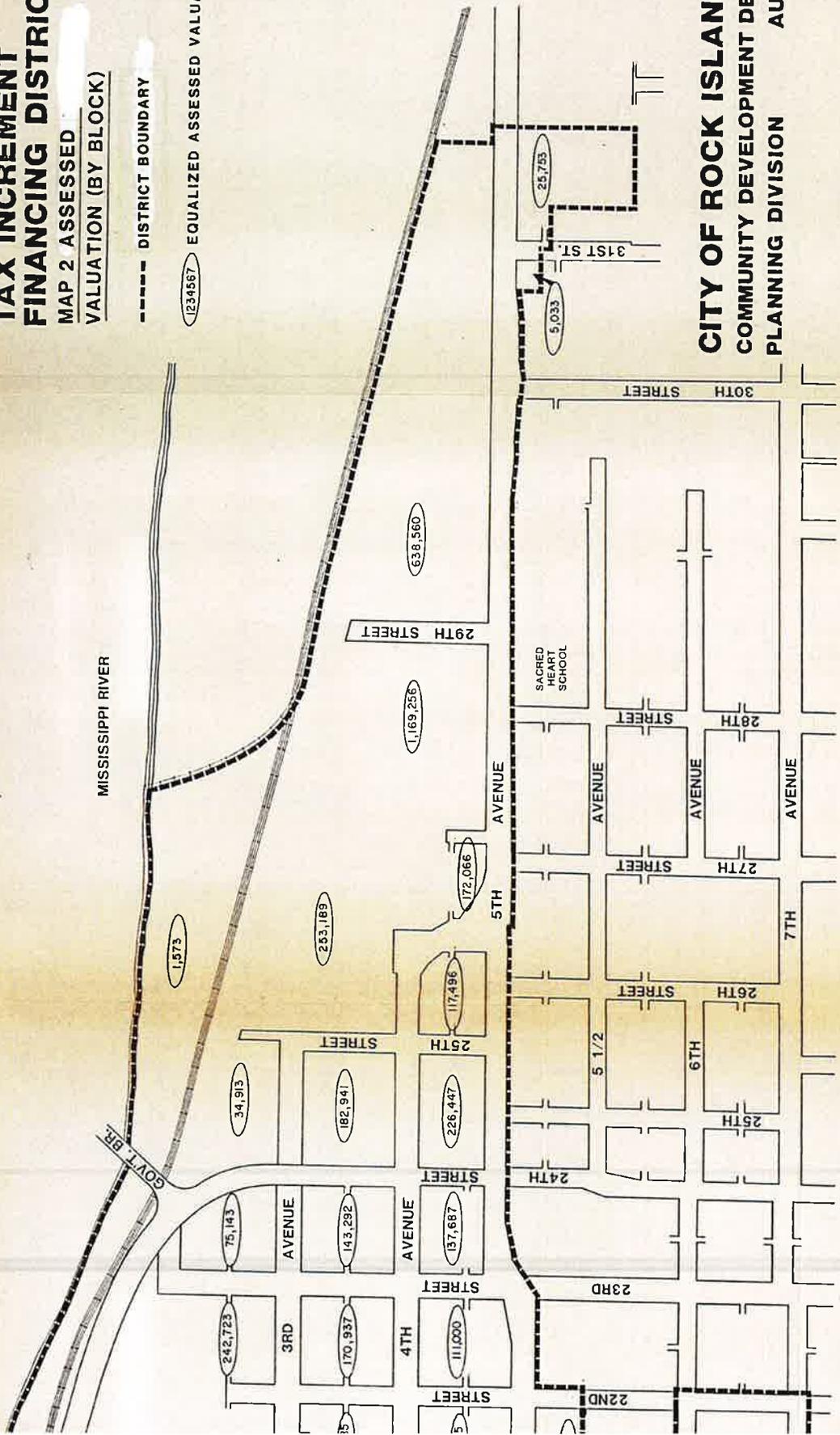
6TH

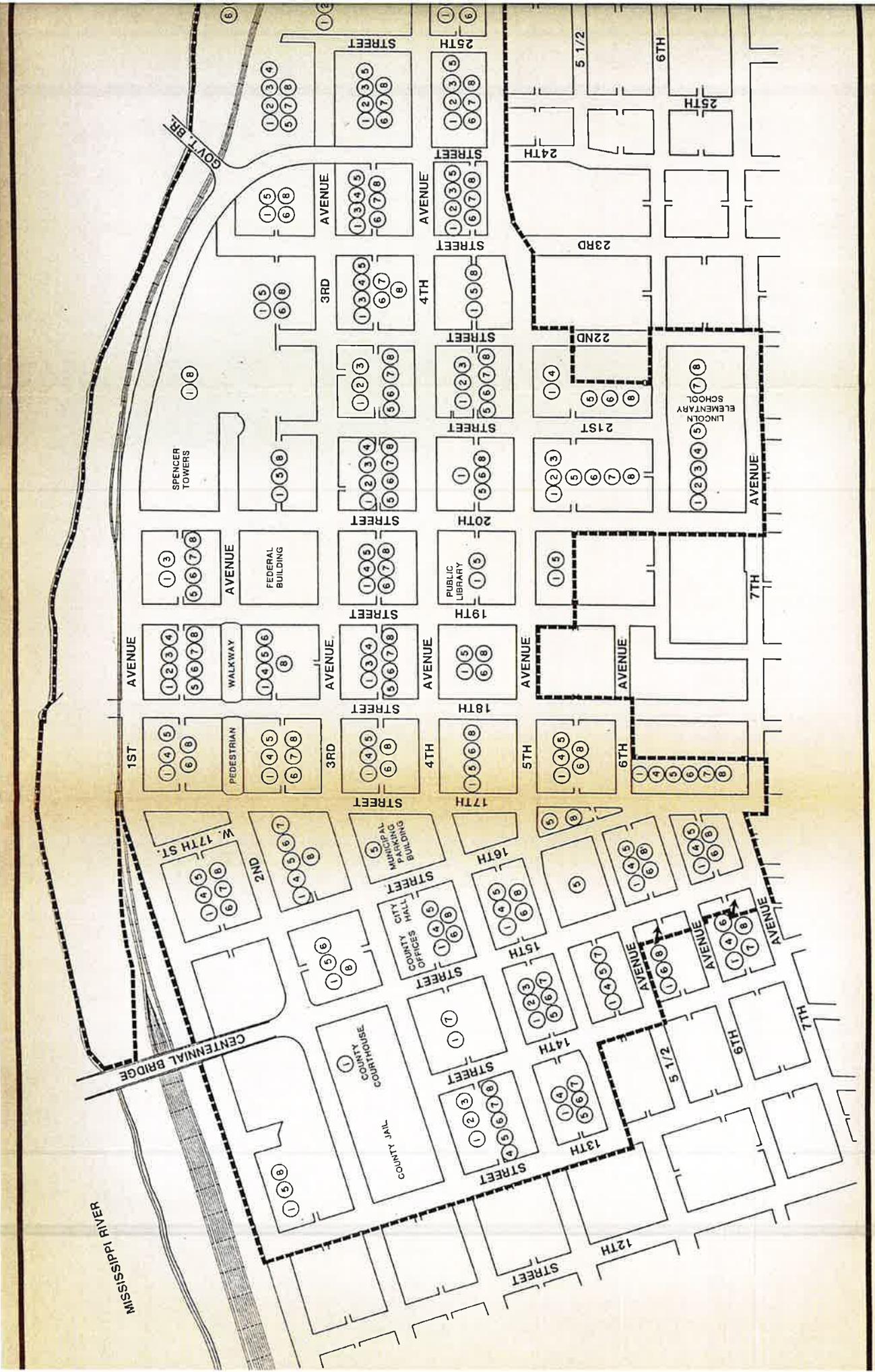
7TH

**TAX INCREMENT
FINANCING DISTRICT
MAP 2 ASSESSED
VALUATION (BY BLOCK)**

----- DISTRICT BOUNDARY
 (234567) EQUALIZED ASSESSED VALUATION

**CITY OF ROCK ISLAND, ILL.
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1984**





MISSISSIPPI RIVER

CENTENNIAL BRIDGE

GOV'T BR.

1ST AVENUE

SPENCER TOWERS

1 8

AVENUE

6

W. 17TH ST.

PEDESTRIAN

1 4 5 6 8

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2ND STREET

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3RD STREET

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4TH STREET

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5TH STREET

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6TH STREET

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22ND STREET

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23RD STREET

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24TH STREET

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25TH STREET

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LINCOLN ELEMENTARY SCHOOL

FEDERAL BUILDING

PUBLIC LIBRARY

MUNICIPAL PARKING BUILDING

COUNTY CITY OFFICES

COUNTY COURTHOUSE

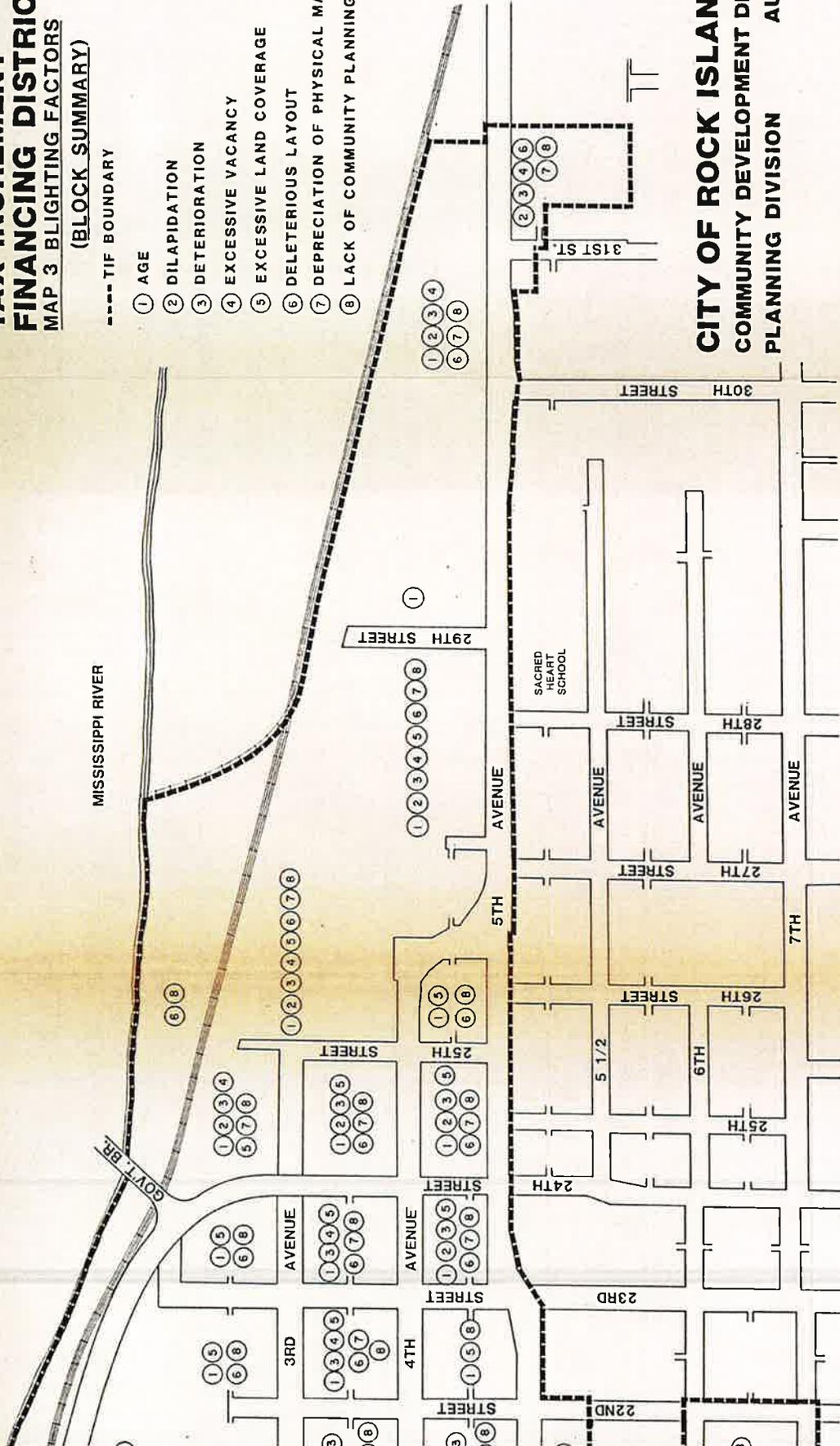
COUNTY JAIL

HILLS

**TAX INCREMENT
FINANCING DISTRICT
MAP 3 BLIGHTING FACTORS
(BLOCK SUMMARY)**

----- TIF BOUNDARY

- ① AGE
- ② DILAPIDATION
- ③ DETERIORATION
- ④ EXCESSIVE VACANCY
- ⑤ EXCESSIVE LAND COVERAGE
- ⑥ DELETERIOUS LAYOUT
- ⑦ DEPRECIATION OF PHYSICAL MAINTENANCE
- ⑧ LACK OF COMMUNITY PLANNING

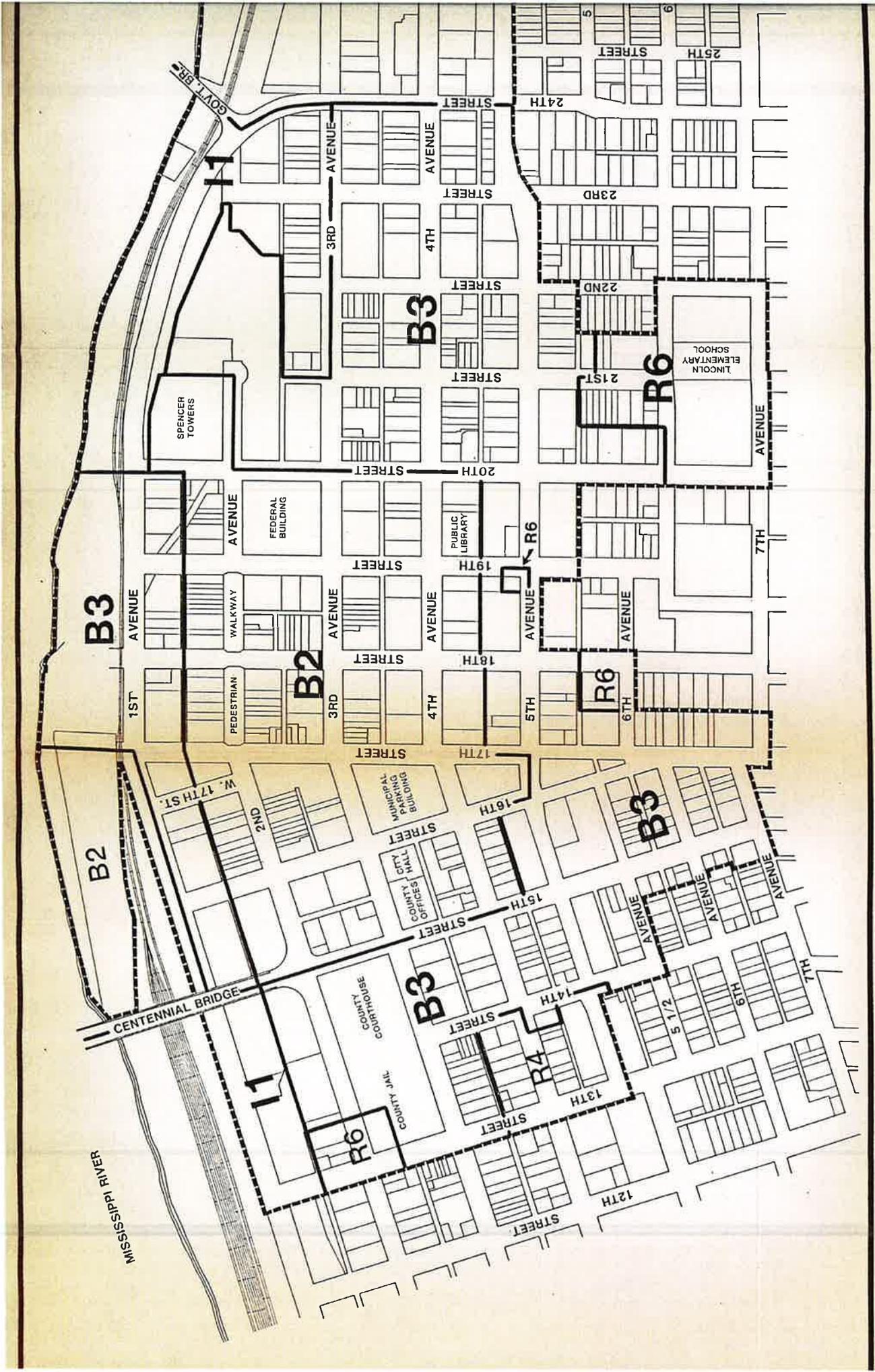


**CITY OF ROCK ISLAND, ILL.
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

AUGUST, 1984

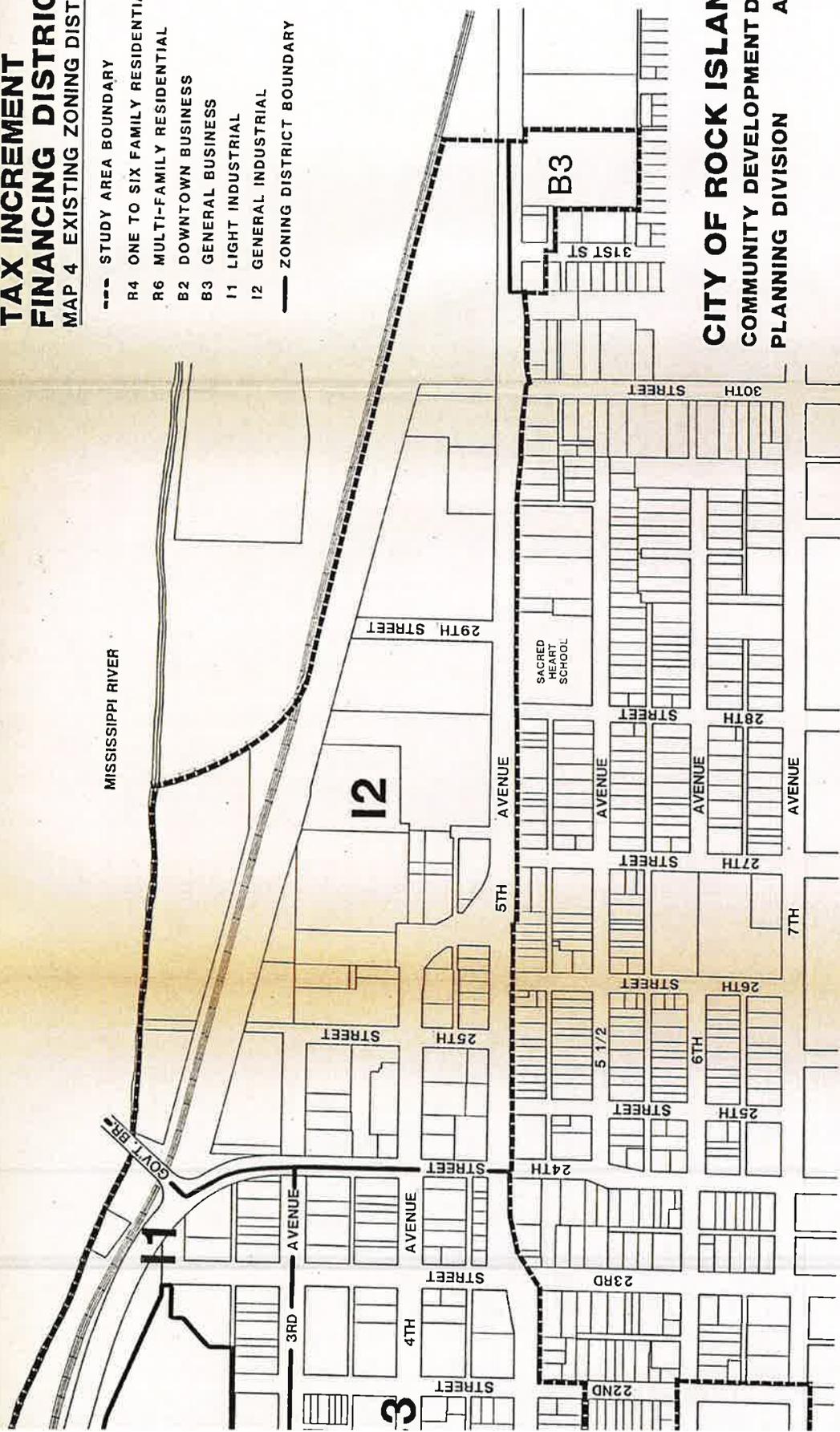


0 400
SCALE IN FEET



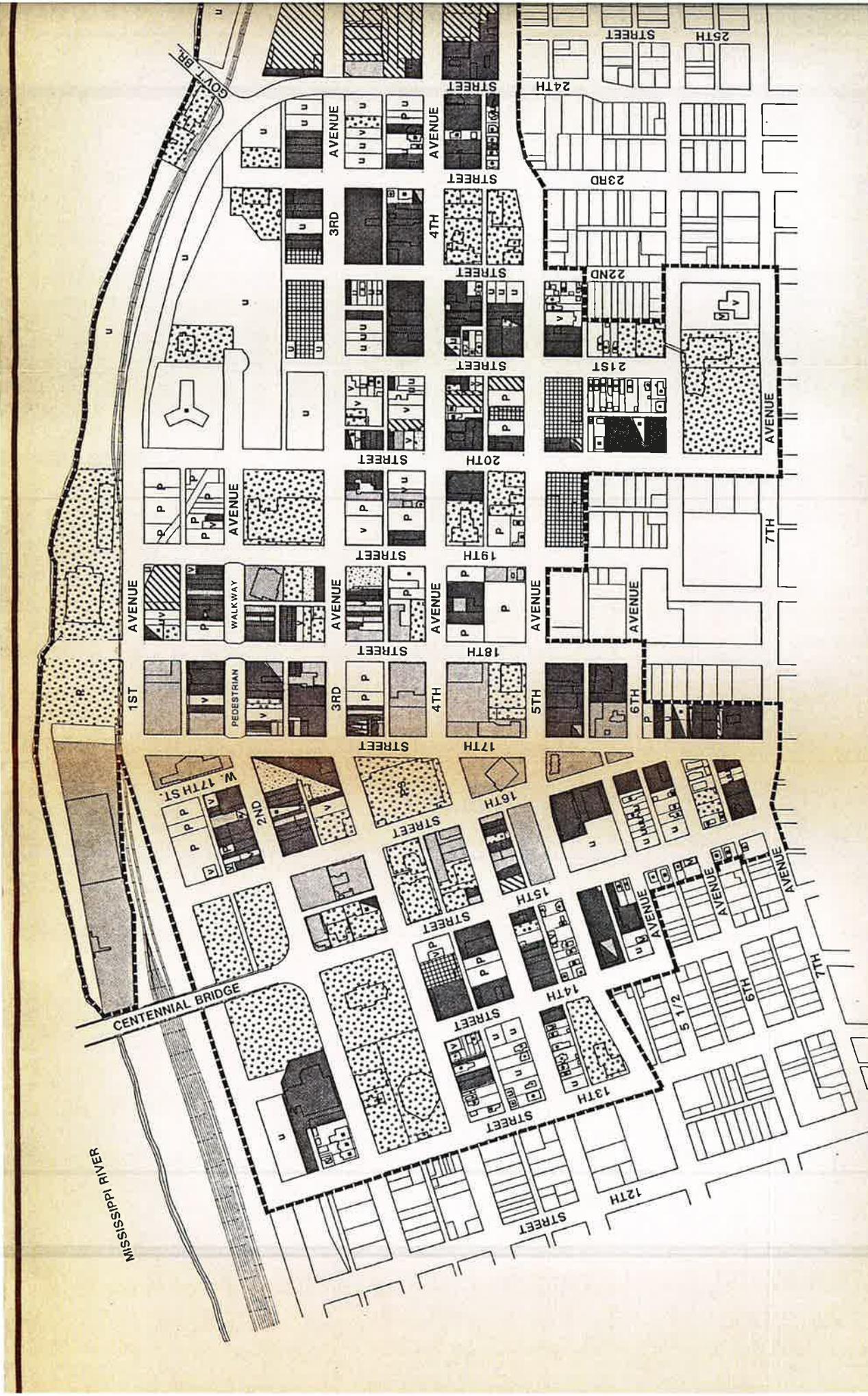
**TAX INCREMENT
FINANCING DISTRICT
MAP 4 EXISTING ZONING DISTRICTS**

- STUDY AREA BOUNDARY
- R4 ONE TO SIX FAMILY RESIDENTIAL
- R6 MULTI-FAMILY RESIDENTIAL
- B2 DOWNTOWN BUSINESS
- B3 GENERAL BUSINESS
- I1 LIGHT INDUSTRIAL
- I2 GENERAL INDUSTRIAL
- ZONING DISTRICT BOUNDARY



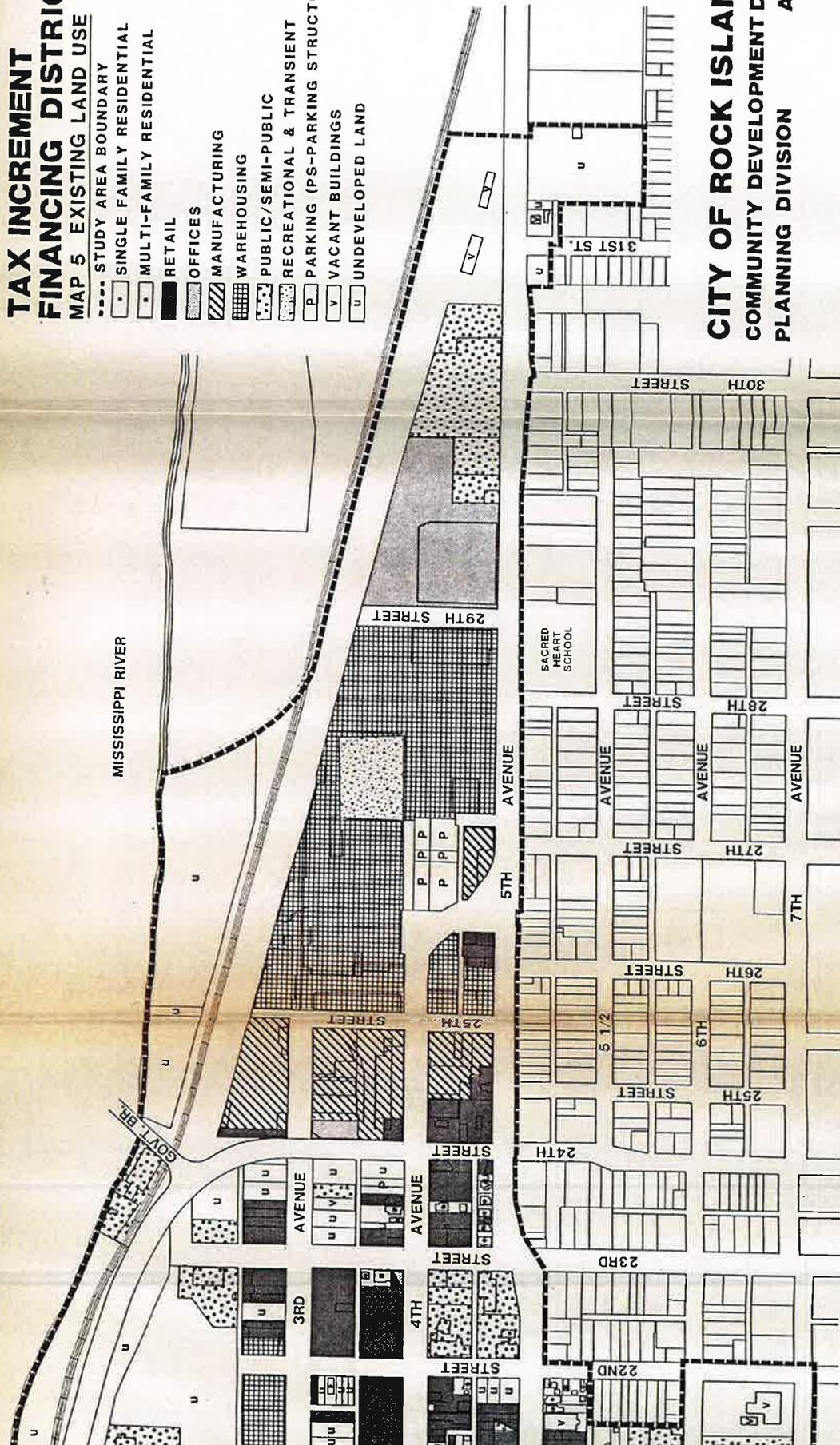
**CITY OF ROCK ISLAND, ILL.
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1984**





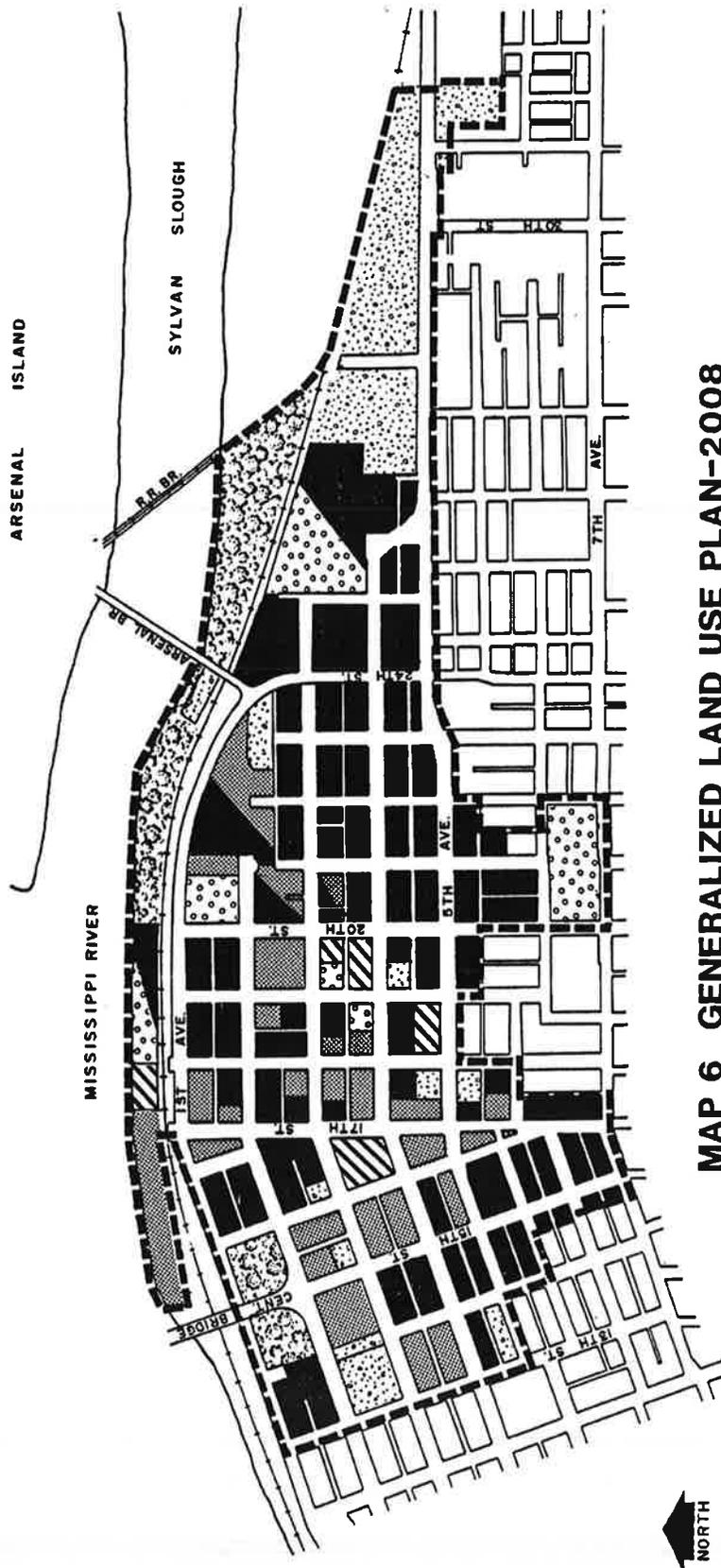
TAX INCREMENT FINANCING DISTRICT MAP 5 EXISTING LAND USE

- STUDY AREA BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- OFFICES
- ▨ MANUFACTURING
- ▩ WAREHOUSING
- ▧ PUBLIC/SEMI-PUBLIC
- ▦ RECREATIONAL & TRANSIENT
- P PARKING (PS-PARKING STRUCTURE)
- V VACANT BUILDINGS
- U UNDEVELOPED LAND



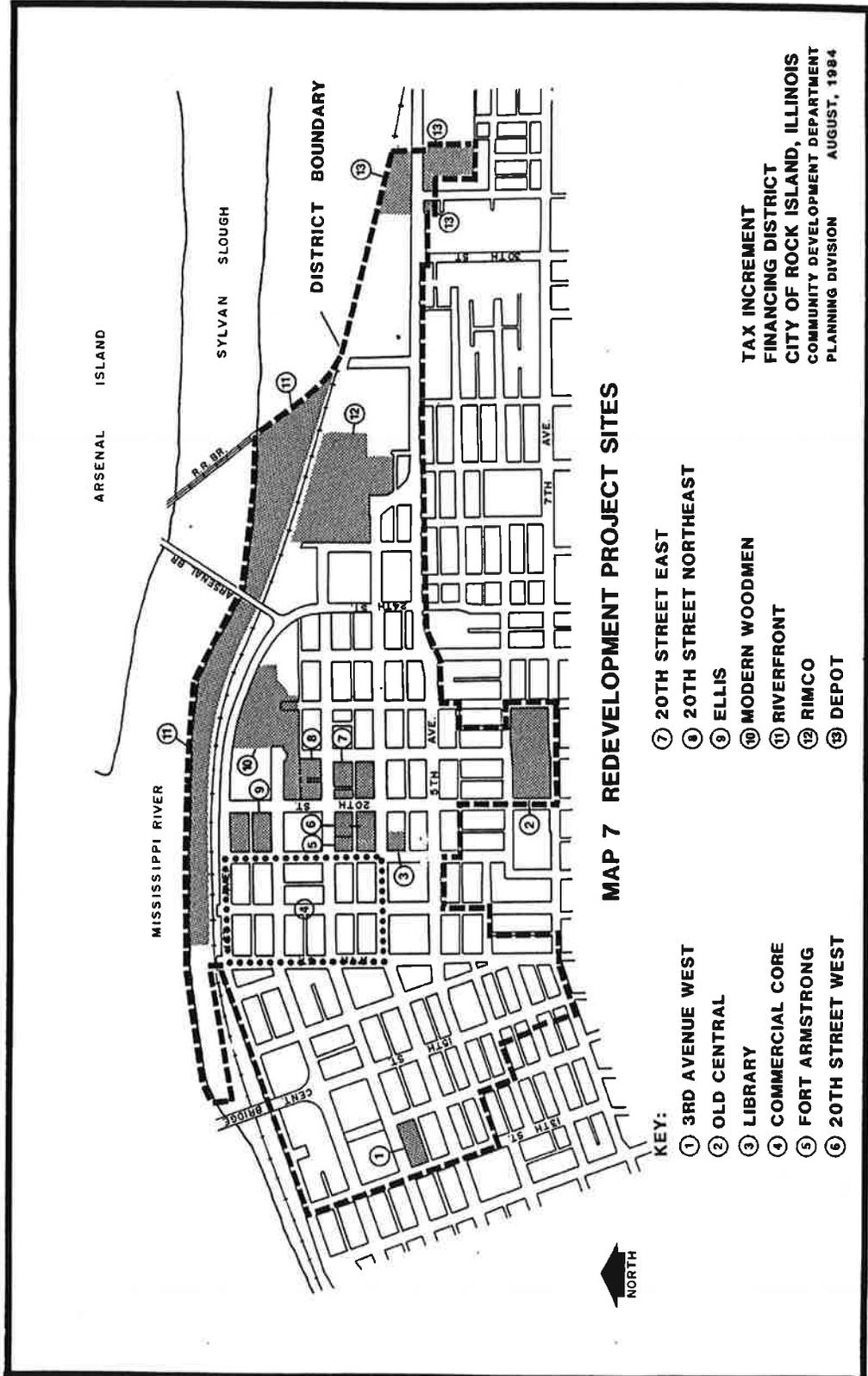
CITY OF ROCK ISLAND, ILL.
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1984





MAP 6 GENERALIZED LAND USE PLAN-2008

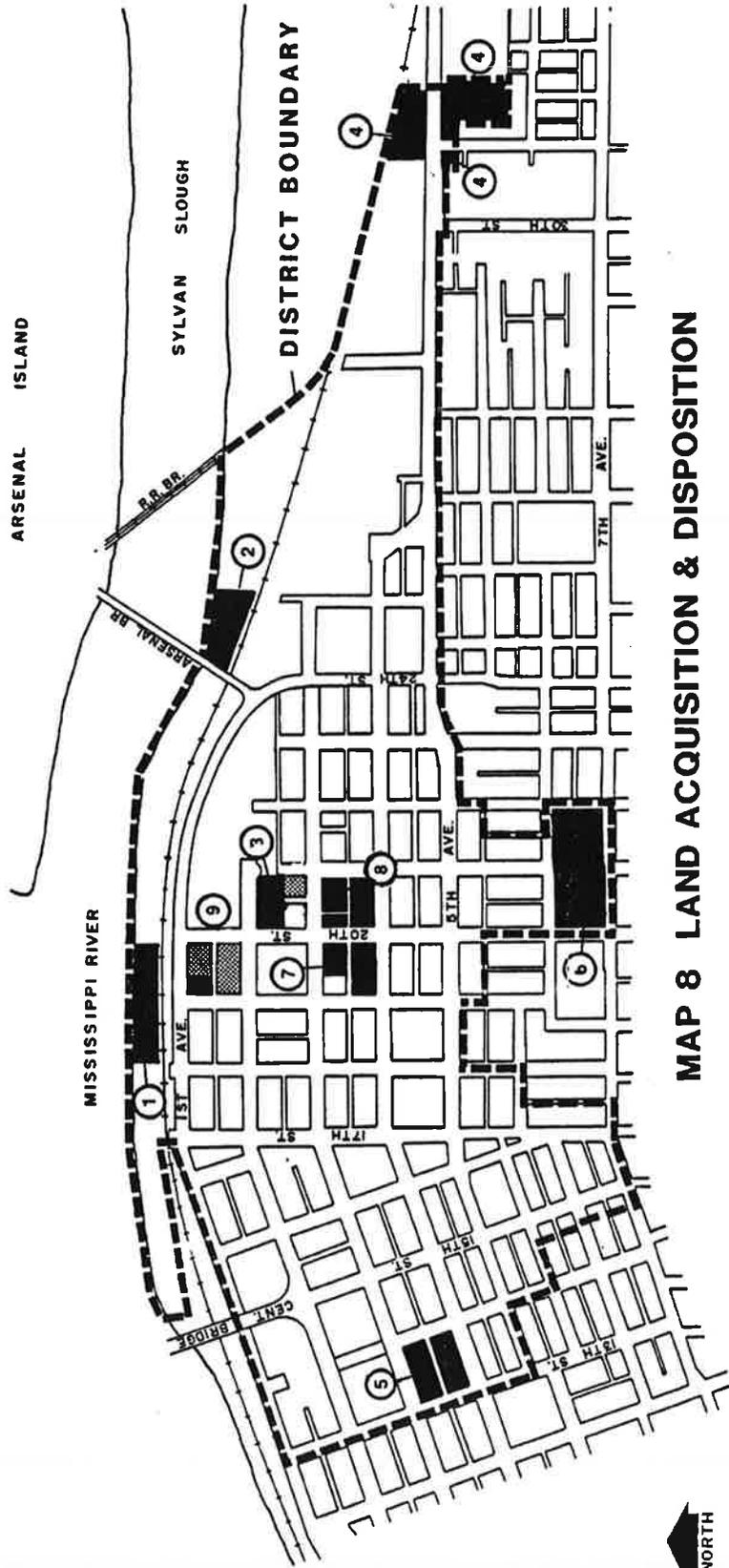
- DISTRICT BOUNDARY
 - [Pattern: Diagonal lines /] OFFICE
 - [Pattern: Diagonal lines \] COMMERCIAL
 - [Pattern: Diagonal lines / and \] PARKING
 - [Pattern: Dotted] RECREATION/OPEN SPACE
 - [Pattern: Small circles] RESIDENTIAL
 - [Pattern: Large circles] PUBLIC/SEMI-PUBLIC
- TAX INCREMENT**
FINANCING DISTRICT
CITY OF ROCK ISLAND, ILLINOIS
 COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING DIVISION **AUGUST, 1984**



MAP 7 REDEVELOPMENT PROJECT SITES

- KEY:**
- ① 3RD AVENUE WEST
 - ② OLD CENTRAL
 - ③ LIBRARY
 - ④ COMMERCIAL CORE
 - ⑤ FORT ARMSTRONG
 - ⑥ 20TH STREET WEST
 - ⑦ 20TH STREET EAST
 - ⑧ 20TH STREET NORTHEAST
 - ⑨ ELLIS
 - ⑩ MODERN WOODMEN
 - ⑪ RIVERFRONT
 - ⑫ RIMCO
 - ⑬ DEPOT

TAX INCREMENT
FINANCING DISTRICT
CITY OF ROCK ISLAND, ILLINOIS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1984



MAP 8 LAND ACQUISITION & DISPOSITION

- CITY-OWNED LAND TO BE DISPOSED
- ⑤ CITY TO ACQUIRE & DISPOSE FOR REDEVELOPMENT
- ⑥ OLD CENTRAL
- ⑦ 20TH STREET WEST
- ⑧ 20TH STREET EAST
- ⑨ ELLIS
- ① RIVERFRONT (ARMORY)
- ② RIVERFRONT (OTHER)
- ③ 20TH STREET NORTHEAST
- ④ DEPOT
- ⑤ 3RD AVENUE WEST

TAX INCREMENT
FINANCING DISTRICT
CITY OF ROCK ISLAND, ILLINOIS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
AUGUST, 1964

APPENDIX B
DOWNTOWN REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modern Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwesterly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street;

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5 1/2 Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels R.I.3046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 18th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwesterly corner of said Parcel R.I. 5414-A of Block 7-311;

Thence in an easterly direction from said southwesterly corner of Parcel R.I. 5414-A of Block 7-311 crossing 31st Street to the southeasterly corner of Parcel R.I. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwesterly corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).

Section II. 2000 Amendment to the Redevelopment Plan and to the Redevelopment Project Area

On October 3, 2000, the Original Redevelopment Plan and the Original Redevelopment Project Area were amended by Ordinance No, 77-2000 (the “2000 Amendment”). In summary, the 2000 Amendment expanded the Original Redevelopment Project Area boundaries to add property (the “2000 Expansion Area”) to the Original Redevelopment Project Area. It also added language to the Original Redevelopment Plan to describe a redevelopment project, the Murphy House Project, at 2207/09 7th Avenue.

The following pages contain the 2000 Amendment. The original document was scanned and inserted, so as to maintain the integrity of the document and findings. The 2000 Amendment refers to conditions at the time the 2000 Amendment was prepared.

For purposes of this report, the Original Redevelopment Project Area as amended by the 2000 Amendment will be referred to as the “Original Redevelopment Project Area As Amended” (the “Original Redevelopment Project Area As Amended”).

**AN ORDINANCE APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN
AND PROJECT FOR THE TAX INCREMENT FINANCE DISTRICT DOWNTOWN
REDEVELOPMENT PROJECT AREA**

WHEREAS, on February 11, 1985 the City Council of the City of Rock Island, in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq/ (the "Act") adopted (i) Ordinance Number 84-77 (the "Redevelopment Plan Approving Ordinance") approving the Downtown TIF District Redevelopment Plan and Project (the "Redevelopment Plan") for the Downtown TIF Redevelopment Project Area; (ii) Ordinance Number 84-78 (the "Redevelopment Area Designation Ordinance") designating the area as a Redevelopment Project Area pursuant to the Act; and (iii) Ordinance Number 84-79 adopting tax increment allocation financing for the area (the "TIF Adoption Ordinance) and;

WHEREAS, the City Council desires to amend the Redevelopment Plan and Redevelopment Project Area in accordance with procedures set forth in the Act and;

WHEREAS, pursuant to 65 ILCS 5/11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the amendment of the Redevelopment Plan and Redevelopment Project and expansion of the Redevelopment Project Area on September 28, 2000 in the City Council Chambers of Rock Island City Hall and;

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-74.4-5 and 4-6 of the Act, said notice of amendment being given to taxing districts and to the State of Illinois by certified mail on August 21, 2000 and by publication on September 8, 2000 and September 15, 2000 and;

WHEREAS, the Redevelopment Plan sets forth factors constituting the need for conservation in the proposed amended Redevelopment Project Area, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed other studies and is generally informed of the conditions in the proposed Redevelopment Project Area as said term "conservation" is used in the Act and;

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed amended Redevelopment Project Area to determine whether private development would take place in the amended Redevelopment Project Area as a whole without the adoption of the amended Redevelopment Plan and;

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the amended Redevelopment Project Area to determine whether the contiguous parcel of real property and improvements thereon in the amended Redevelopment Project Area would be substantially benefitted by the redevelopment project improvements and;

WHEREAS, the City council has reviewed the amended Redevelopment Plan and comprehensive plan for the development of the municipality as a whole to determine

whether the proposed amended Redevelopment Plan conforms to the comprehensive plan of the City;

NOW THEREFOR BE IT ORDAINED BY THE CITY OF ROCK ISLAND, ILLINOIS that:

Section 1. The City Council of the City of Rock Island hereby makes the following findings:

- A. The area consisting of the amended Redevelopment Project Area in the City of Rock Island, Illinois is legally described in Exhibit A attached hereto and made a part hereof.
- B. There exist conditions which cause the area to be designated as a Redevelopment Project Area to be classified as a "Conservation Area" as defined in 65 ILCS 5/11-74.4-3(b) of the Act.
- C. The amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the amended Redevelopment Plan.
- D. The amended Redevelopment Plan and amended Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.
- E. The parcel of real property in the amended Redevelopment Project Area is contiguous and only the contiguous parcel of real property and improvements thereon which will be substantially benefitted by the amended redevelopment project improvements are included in the amended Redevelopment Project Area.
- F. The estimated date for final completion of the amended Redevelopment Plan is twenty (20) years from the effective date of this Ordinance.
- G. The estimated date for the retirement of obligations, if any are issued, incurred to finance the amended Redevelopment Plan costs shall be not later than twenty (20) years from the effective date of this Ordinance.

Section 2. The amended Redevelopment Plan and amended Redevelopment Project Area which were the subject matter of the hearing held on

September 28, 2000 are hereby adopted and approved. A copy of the legal description of the amended Redevelopment Project Area is attached as Exhibit A and copy the amendment to Redevelopment Plan is attached as Exhibit B and are hereby made a part of this Ordinance.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.



Mayor of the City of Rock Island

Passed: October 2, 2000

Approved: October 3, 2000

Attest: Jeanne F. Pagen
City Clerk

AYES: ALDERMEN BROOKS
CONROY
BAUERSFELD
WINTER
WHITE
MAHLO
FORLINI

NAYS: NONE

Exhibit A

Amendment to the legal description of the Downtown Tax Increment Finance District

The description of the boundary of the property to be included in the Downtown Tax Increment Finance District as adopted by the Rock Island City Council on February 11, 1985 as Ordinance No. 84-77 and amended by the Ordinance attached hereto.

Beginning at the eastern right-of-way line of 22nd Street thence in an easterly direction along the north property line to the northeast corner of Parcel R.I. 4207

Thence southerly along the east property line to the southeast corner of Parcel R.I. 4207

Thence westerly along the south property line to the southwest corner of Parcel R.I. 4207

Thence northerly along the west property line to the northwest corner of Parcel R.I. 4207.

Exhibit B

Amendment to the Downtown Tax Increment Finance District Redevelopment Plan:

The Downtown Tax Increment District Redevelopment Plan shall be amended by inserting the following language on page 18:

15. Murphy House Project

The city proposes to support redevelopment of this property located at 2207/09 7th Avenue. The site is currently occupied by a deteriorated structure that has been vacant for many years. It is proposed that the structure be redeveloped to house four, residential, condominium housing units. The project also involves construction of a garage and landscaping of the site.

Section III. 2008 Amendment to the Redevelopment Plan

On February 11, 2008, the Original Redevelopment Plan, as amended by the 2000 Amendment, was further amended by Ordinance No. 008-2008 (the “2008 Amendment”). In summary, the 2008 Amendment extended the estimated date for the completion of the redevelopment project or retirement of obligations issued to not later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which a series of ordinances approving the Original Redevelopment Project Area was adopted (Ordinances Nos. 84-77, 84-78 and 84-79, approved February 12, 1985). It should be noted that the extended term established by the 2008 Amendment is limited to the property tax portion of the Redevelopment Project Area. The sales tax portion of the Redevelopment Project Area has already expired.

The following pages contain the 2008 Amendment. The original ordinance was scanned and inserted, so as to maintain the integrity of the document and findings.

ORDINANCE NO. 008-2008

**AN ORDINANCE EXTENDING THE TERM OF THE CITY OF ROCK ISLAND
DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA AND
REDEVELOPMENT PLAN AND PROJECT DATED FEBRUARY 12, 1985 AND
AS AMENDED OCTOBER 3, 2000**

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, to establish redevelopment project areas established in accordance with the Act; and,

WHEREAS, pursuant to the Act, the City has adopted the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended on October 3, 2000 with respect to the Redevelopment Project Area referred to therein, and the City of Rock Island, Illinois; and,

WHEREAS, the City, to achieve the objectives of the Redevelopment Plan, and in accordance with the uses set forth therein, has requested the Illinois General Assembly to enact such legislation necessary and appropriate to extend the term of the Downtown Rock Island Redevelopment District to its 35th year, ending December 31, 2020; and,

WHEREAS, the Illinois General Assembly enacted Public Act P.A. 91-0763, which was signed into law by the Governor of the State of Illinois, amending the Illinois Municipal Code and authorizing the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, to December 31, 2020; and,

WHEREAS, the City believes that the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein is in the vital and best interest of the City and the welfare of its residents and is in accordance with the public purpose provisions of applicable federal, state and local laws and that the same will increase employment opportunities in the City, stimulate growth and development by private enterprise and, therefore, improve both the sales and real estate tax base of the City.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF
THE CITY OF ROCK ISLAND, LLINOIS THAT:**

Section 1: The findings made in the prefatory portion of this Ordinance are hereby adopted.

Section 2: The City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project originally approved by Ordinance No. 84-77 on February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, is hereby amended to extend the estimated date for the completion of the redevelopment project or retirement of obligations issued to not later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which a series of Ordinances approving the original Downtown Redevelopment Project Area was adopted (Ordinance Nos. 84-77, 84-78 and 84-79, approved February 12, 1985).

Section 3: The City Clerk is hereby directed, within 10 days from the date of passage and approval, to forward a copy of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish a copy in The Rock Island Argus, a newspaper of general circulation within the affected taxing districts.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval by the corporate authorities in the manner provided by law.

YEAS: 6

NAYS: 0

Alderman Murphy Absent



Mark W. Schwiebert, Mayor

PASSED: February 11, 2008

APPROVED: February 11, 2008

ATTEST:



Aleisha L. Patchin

Section IV. 2010 Amendment to the Redevelopment Plan

On July 26, 2010, the Original Redevelopment Plan, as amended by the 2000 Amendment and the 2008 Amendment, was again amended by Ordinance No. 048-2010 (the “2010 Amendment”), which contained as Exhibit A the document entitled “2010 Amendment to the TIF Redevelopment Plan and Project, Downtown Redevelopment Project Area”, dated March 30, 2010 (the “2010 Amended Redevelopment Plan”). In summary, the 2010 Amendment and 2010 Amended Redevelopment Plan provided for an increase in the redevelopment project costs. Provisions were also added to comply with the requirements of the Act at that time, as well as provisions to address the estimated date for the completion of the redevelopment project or retirement of obligations issued, as made by the 2008 Amendment.

The following pages contain the 2010 Amendment (with the 2010 Amended Redevelopment Plan attached). The original document was scanned and inserted, so as to maintain the integrity of the document and findings.

For purposes of this report, the Original Redevelopment Plan, as amended by the 2000 Amendment, the 2008 Amendment, and the 2010 Amendment will be referred to as the “Original Redevelopment Plan As Amended” (the “Original Redevelopment Plan As Amended”).

ORDINANCE NO. 048-2010

**ORDINANCE APPROVING THE 2010 AMENDMENT TO THE
TIF REDEVELOPMENT PLAN AND PROJECT FOR THE
DOWNTOWN REDEVELOPMENT PROJECT AREA**

WHEREAS, on February 12, 1985 the City Council of the City of Rock Island adopted ordinances approving a Redevelopment Plan and Project (the "1985 Plan") for an area designated as the Downtown Redevelopment Project Area (also referred to as the "Downtown Tax Increment Financing ("TIF") District or "Area") and adopted tax increment financing for said Area, all in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. (the "Act"); and

WHEREAS, the City now desires to further amend the Redevelopment Plan and Redevelopment Project to comply with new local initiatives and with updated provisions of the Act and particularly the provisions authorized by Public Act 91-0763; and

WHEREAS, the Act, Section 11-74.4-5(c), provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which:

- (1) add additional parcels of property to the proposed redevelopment project area;
- (2) substantially affect the general land uses proposed in the redevelopment plan;
- (3) substantially change the nature of the redevelopment project;
- (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;
- (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,
- (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10

shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in Sections 11-74.4-5 and 11-74.4-6 of the TIF Act; and,

WHEREAS, the City of Rock Island has drafted "2010 Amendment to the TIF Redevelopment Plan and Project for the Downtown Redevelopment Project Area" (the "2010 Amendment") to (1) extend the term of the Plan and Project by an additional 12 years; (2) update the redevelopment program based on implementation experience; (3) amend the estimated redevelopment project costs required to complete the Plan and Project; (4) bring the plan up-to-

**ATTACHMENT 10C
(3rd Ordinance)**

date with the "redevelopment plan" requirements defined in Section 11-74.4-3(n) of the Act; and (5) make other modifications to the text of the Plan and Project as necessary; and,

WHEREAS, the 2010 Amendment was made available for public inspection at the City Clerk's office on March 30, 2010; and

WHEREAS, a public meeting was held on April 26, 2010, notice of which was provided in accordance with Section 11-74.4.6(e) of the Act, to advise the public of the municipality's intent to consider the 2010 Plan Amendment; and

WHEREAS, the City Council did on May 10, 2010 pass Resolution 021-2010, setting July 12, 2010 as the date for the public hearing on the 2010 Plan Amendment, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice in respect to the availability of the Plan Amendment report, was given by mail on May 19, 2010 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Downtown Area Redevelopment Project Area as to be amended; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City caused a public hearing to be held relative to the proposed 2010 Amendment on July 12, 2010 at Rock Island City Hall; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on May 19, 2010; to the general public by publication in The Argus, a newspaper of general circulation within the affected taxing districts, on June 16, 2010 and June 23, 2010; by regular mail to residential addresses within the Area on July 1, 2010; and by certified mail to property owners within the Area on July 1, 2010; and

WHEREAS, the City Council has reviewed conditions pertaining to the additional redevelopment needs in the Downtown Redevelopment Project Area, including the need to induce additional private investment, to determine whether private development and revitalization would take place in the said Area, as a whole, without the adoption of the 2010 Amendment; and

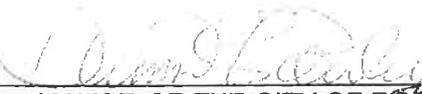
WHEREAS, the City Council has reviewed its proposed 2010 Amendment and the City's Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed 2010 Amendment conforms to the Comprehensive Plan of the City:

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, that:

1. The City Council of the City of Rock Island makes the following findings:
 - a. The City lacks sufficient resources to address the additional needs of Downtown Redevelopment Project Area, and thus, growth and development of the Area through investment by private enterprise cannot be reasonably anticipated without the adoption of the 2010 Amendment.

**ATTACHMENT 10C
(3rd Ordinance)**

- b. The 2010 Amendment to the Redevelopment Plan and Project for the Downtown Redevelopment Project Area conforms to the Comprehensive Plan for the development of the municipality as a whole.
 - c. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the original TIF Redevelopment Project Area was adopted.
- 2. The 2010 Amendment to the TIF Redevelopment Plan and Project for the Downtown Redevelopment Project Area, dated March 30, 2010, which was the subject matter of the hearing held on July 12, 2010 is hereby adopted and approved. A copy of the aforementioned 2010 Amendment, marked as Exhibit A, is attached to and made a part of this Ordinance.
 - 3. The City Clerk is hereby directed to notify the County Clerk of the 2010 Amendment particularly with respect to Section 1. c. of this Ordinance.
 - 4. The City Clerk is hereby directed, within 10 days from the date of passage and approval, give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in The Argus, a newspaper of general circulation within the affected taxing districts.
 - 5. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
 - 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: July 26, 2010

APPROVED: July 27, 2010

ATTEST: 
CITY CLERK

AYES: Alderman Brooks
Conroy
Foley
Tollenaer
Jones
Murphy
Austin

NAYS: NONE

2010 Amendment to the TIF Redevelopment Plan and Project

.....
DOWNTOWN REDEVELOPMENT PROJECT AREA
.....

Prepared by

Department of Community & Economic Development

With Assistance of

PGAVURBANCONSULTING

March 30, 2010

CITY OF ROCK ISLAND, ILLINOIS

Mayor

DENNIS PAULEY

Aldermen

TERRY M.A. BROOKS I
DAVID A. CONROY
PAUL "P.J." FOLEY
STEPHEN L. TOLLENAER
JASON JONES
JOY MURPHY
CHARLES "CHUCK" AUSTIN III

City Manager

JOHN C. PHILLIPS

Community & Economic Development Director

GREGORY CHAMPAGNE

Planning & Redevelopment Administrator

ALAN M. CARMEN

Special Projects Coordinator

SALLY HEFFERNAN

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APPENDIX

Ordinance 008-2008

SECTION I INTRODUCTION

A. Origin and Progress of the Downtown TIF District

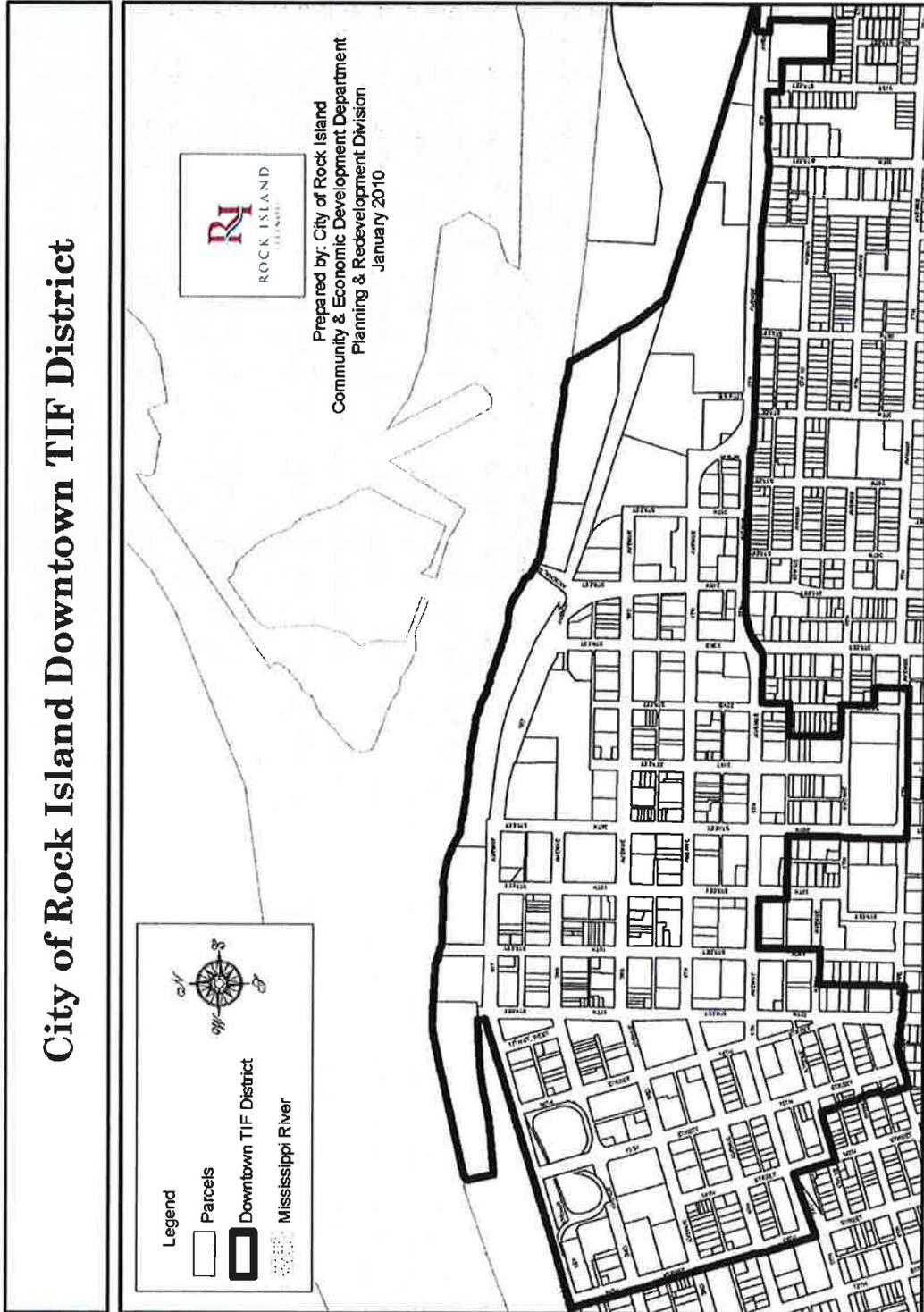
On February 12, 1985 the City Council of the City of Rock Island adopted ordinances approving a Redevelopment Plan and Project (the "1985 Plan") for an area designated as the Downtown Redevelopment Project Area (also referred to as the "Downtown Tax Increment Financing ("TIF") District or "Project Area") and adopted tax increment financing for said Project Area. This was accomplished pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. (the "TIF Act"). On October 3, 2000, the Plan and Project Area boundaries were amended. The boundaries of the Downtown TIF District, that exist today, are as shown on **Exhibit A, Boundary Map**.

In addition, the utilization of incremental sales taxes (municipal and state) was authorized by ordinance on February 12, 1985. Thus, the Downtown TIF District also became a "sales tax TIF district". This sales tax TIF was phased out; and after 2007 the state no longer contributes to the Special Tax Allocation Fund for this TIF district.

Since 1985, significant progress has been made with respect to building renovations and redevelopment of properties in this area of the City. Through intense efforts by the City, not-for-profit Rock Island Economic Growth Corporation (GROWTH), and the utilization of tax increment financing and enterprise zone incentives, Downtown Rock Island fought its way back to vitality by recreating itself as *The Rock Island Arts and Entertainment District*. *The District*, the core of the downtown, is an active collection of bars, restaurants, art galleries and entertainment venues. The opening of Jumer's Casino Rock Island, a gaming boat moored adjacent to the Downtown TIF District, contributed to the vitality of the Downtown.

Downtown has held on to its large office tenants including Modern Woodmen, Royal Neighbors and Bituminous Insurance. Since 2000, these three companies have invested \$30 million in physical and technological improvements. The City capitalized on this private investment by rebuilding streets, expanding pedestrian amenities, cleaning up contaminated properties and purchasing buildings for resale to private developers or to demolish for development sites.

Exhibit A – Boundary Map



TIF funds assisted improvement efforts with façade improvement and renovation grants, strategic property acquisition, demolition of unsightly structures and parking improvements. Since 1999, the façade improvement program has contributed \$1 million to exterior renovation projects totaling \$10.2 million. Continuation of the façade improvement program will require an extension of the TIF District's term and an increase to the Downtown TIF Redevelopment Plan budget.

The City granted TIF funds to assist GROWTH in the creation of Downtown loft housing. TIF funds reimbursed eligible renovation costs for creation of 120 residential units in the Renaissance, Goldman, Sala and Voss rental loft projects. The projects totaled \$15.7 million with TIF contributing \$1.6 million. GROWTH has identified additional vacant or partially vacant buildings in the Downtown TIF District for renovation into mixed-income rental and owner-occupied housing. The Downtown TIF District's term and budget will need to be increased to enable redevelopment of additional structures.

The City initiated a successful TIF upper-floor loft housing program in 2003. To date, five projects creating 20 housing units above commercial floors have been completed through the program. Projects total over \$1.3 million with TIF contribution of \$350,000. Continuation of this successful program will require an extension of the TIF District's term and increase in the Downtown TIF redevelopment plan budget.

As other Quad City communities, most notably Davenport Iowa, have focused on Downtown redevelopment, *The District* has faced increasing competition for entertainment and arts patrons and investors. In 2007, the City and GROWTH adopted a short-term development and marketing plan for the Downtown with the goal of attracting a wider audience of patrons, residents and financial investors. TIF funds are budgeted for eligible activities contained in the plan including infrastructure improvements, renovation of privately owned buildings for commercial and residential use, demolition of buildings which are beyond repair, and marketing of development opportunities within the TIF area. The plan includes wireless access and security features, landscaping and streetscape to enhance the Downtown as a place to live and visit. Further implementation of this plan will require an amended TIF term and budget.

In 2002, the City identified 16 brownfield properties within the Downtown TIF District. Rock Island has married state and federal brownfield assessment grants with TIF to return blighted properties to productive use. Grants from IEPA and USEPA have assessed and remediated five properties in the Downtown TIF District. TIF funds were utilized to demolish buildings, prepare sites for reinvestment, and to encourage renovation of exist-

ing buildings resulting in private investment of \$7.3 million, creation of 84 jobs and retention of 72 jobs.

Six brownfield sites have not yet been addressed but are candidates for the City's 2009 USEPA Brownfield Assessment Grant. In order to develop remediated sites, the City will need to increase its Downtown TIF redevelopment plan budget for site preparation and demolition or renovation of buildings on these sites.

The City is using TIF dollars to design a riverfront park to complement Downtown redevelopment goals. The park replaces an obsolete building and hard-surfaced lots vacated when Casino Rock Island left the TIF area for an interstate location in 2008. Further development of the riverfront will require an increase in the Downtown TIF budget.

All TIF-financed activities described above have been consistent with the goals and objectives of the 1985 Plan. Future use of TIF funds to leverage private investment in the Downtown TIF District will be in furtherance of the goals and objectives restated and expanded herein.

B. TIF Term Extension

Extending the term of the property tax portion of the TIF Redevelopment Plan and Project requires legislative authorization. In this regard, the State of Illinois adopted House Bill 0665 during the 91st General Assembly, which was signed into law by the Governor on June 9, 2000. This legislation is now referred to as Public Act 91-0763. This legislation contained a provision enabling the City of Rock Island to extend the life of its Downtown TIF District by up to 12 years. With respect to the extension of the term of the TIF program, Public Act 91-0763 permits the City of Rock Island to, by municipal ordinance, *"amend the existing redevelopment plan to conform to this Act without further hearing or notice and without complying with other procedural requirements of The Act pertaining to amendment or initial approval of a redevelopment plan and project and designation of a redevelopment project area."*

With the legislative authorization from the State to extend the Redevelopment Plan and Project having been accomplished, the City officially amended the Plan to extend the estimated date of completion (**see Ordinance No. 008-2008** located in the **Appendix** of this report). The extension of time that TIF redevelopment project cost can be incurred and retired enables the City to accomplish more redevelopment and improvement

projects. This "2010 Plan Amendment" principally provides for an increase in the estimated redevelopment project costs (otherwise referred to herein as TIF budget).

The following sections of this report present a revised Redevelopment Plan and Project. Also included with this 2010 Plan Amendment are other provisions to comply with the current requirements of the Act. It is not the purpose of this Plan Amendment to alter the current boundaries of the TIF. Also, it should be noted that the proposed amendment, relating to the extended term of the TIF program, is limited to the property tax portion of the TIF Program. The State sales tax portion of the TIF program has already been phased out.

SECTION II

REVISED REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This Section and the following Section III constitute an amendment to the Redevelopment Plan and Project for the Downtown TIF District, as most recently amended in 2000. A **Redevelopment Plan** is defined in the TIF 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." The term **Redevelopment Project** means "any public and private development project in furtherance of the objectives of a redevelopment plan."

B. General Land Uses to Apply

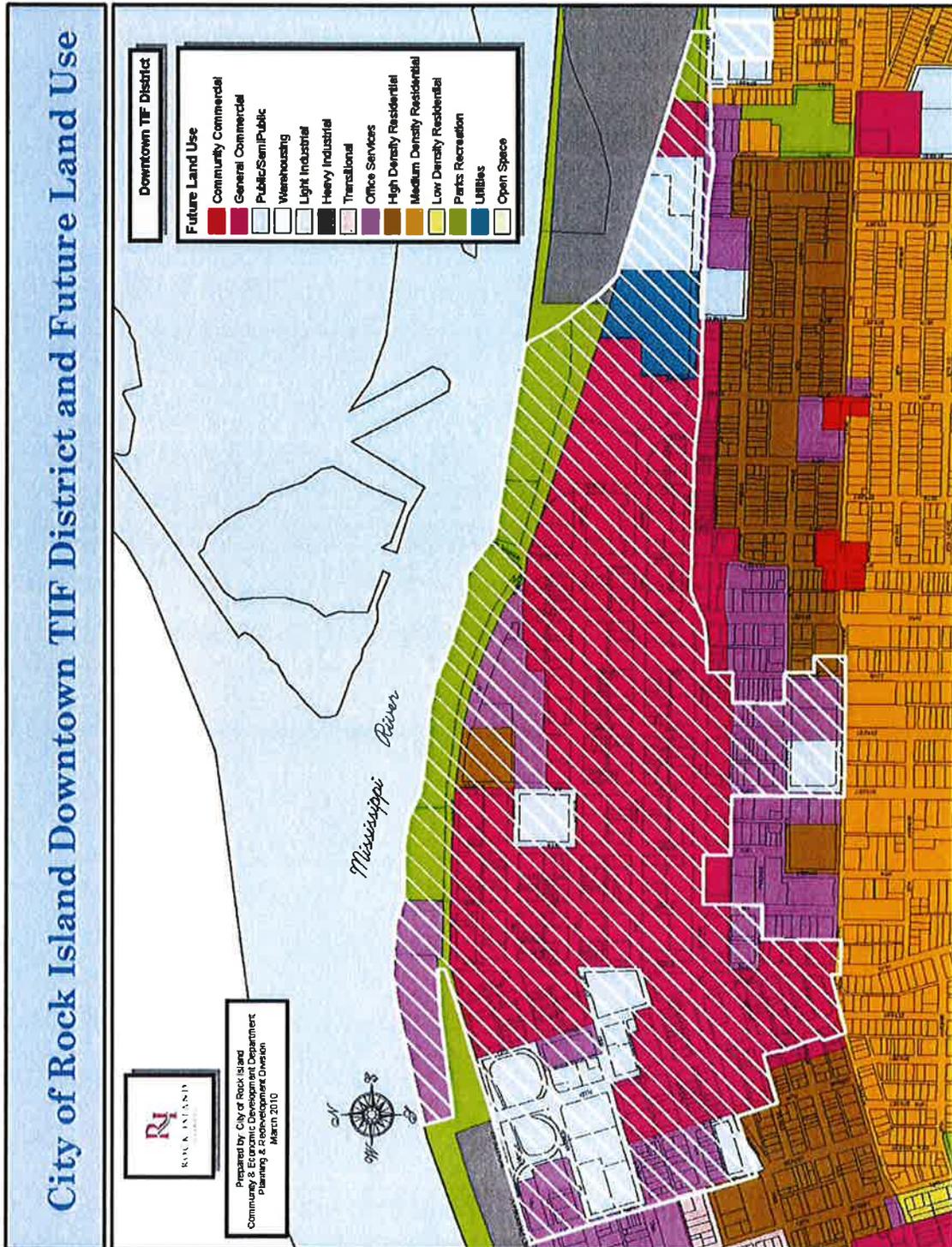
Exhibit B, General Land Use Plan illustrates an updated plan for the Downtown TIF District. The General Land Uses shown reflect implementation of the TIF program to date. It is anticipated that from this point forward, much of the TIF activity will be in the form of rehabilitating and retrofitting existing buildings. All redevelopment projects shall be subject to the provisions of the City of Rock Island's zoning ordinance and other applicable codes as may be in existence and that may be amended from time-to-time.

C. Goals and Objectives

The goals and objectives of this revised Redevelopment Plan to a large degree are the same as in the original 1985 Plan. To reiterate, the **goals** include:

1. To reduce or eliminate those conditions which qualify the Area as conservation area.
2. To enhance the real estate tax base of the City of Rock Island and of other taxing districts which include the Area by encouraging private investment in commercial, residential and industrial properties.
3. To expand employment opportunities available in Rock Island.

Exhibit B – Land Use Plan



4. To prevent the recurrence of blighting conditions and to preserve and enhance the value of properties adjacent to the Area, as well as the value of new construction.

Specific **objectives** of the 2010 Plan Amendment are:

1. To support the construction of new commercial, residential or industrial facilities in a coordinated manner which will strengthen the Area's position in the regional economy and will add new employment, expanded tax base and residents in the Area.
2. To assist in the rehabilitation and reuse of existing buildings which are vacant, underutilized or obsolete in their current state.
3. To provide public facility improvements and/or to eliminate facility deficiencies when necessary to support specific private development projects.
4. To eliminate or mitigate land use conflicts which are detrimental to the development of new projects or the maintenance of existing uses.
5. To assemble land into parcels suitable in size and shape for contemporary structures.
6. To reduce the land acquisition and/or site preparation costs to developers to attract quality redevelopment projects.
7. To improve the appearance of buildings, rights-of-way and open spaces and to encourage high standards of design and maintenance to create an attractive, desirable environment.
8. To emphasize and preserve unique historical and architectural features present in the Area.
9. To establish adequate and safe vehicular and pedestrian circulation and to provide adequate off-street parking for users of office, commercial or residential facilities.
10. To establish a system of open space including parks, walkways, bike paths, greenways and other public amenities, focusing on the Mississippi River and Sylvan Slough.

D. Program to be Undertaken to Accomplish Objectives

The City of Rock Island has determined that it is appropriate to continue its program to provide limited financial incentives for private investment within the Project Area. It has been determined, through private & public project implementation experience, that tax

increment financing constitutes one of the most effective means available for enabling the redevelopment and conservation within the Area. This portion of the community, the City as a whole and all other local taxing bodies will benefit from the implementation of this 2010 Plan Amendment. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties to assure that redevelopment projects make progress toward achieving the objectives stated herein.

E. Redevelopment Projects

To achieve the objectives outlined in this 2010 Plan Amendment, multiple Redevelopment Projects will be undertaken. A Redevelopment Project involves a combination of private investment, as well as public investment, to help overcome the extraordinary costs associated with redevelopment. Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

- a. Rehabilitation of existing buildings.
- b. Demolition of buildings when it's determined rehabilitation is not feasible or demolition is necessary to assemble property for a higher use.
- c. Remediation of brownfield sites.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to, street and sidewalk improvements, streetscape enhancements (including lighting, street furniture, landscaped islands, etc.), traffic signalization, municipal parking lot improvements, land assembly, site preparation, public utilities (e.g., water, sanitary and storm sewer facilities, wireless internet access and security surveillance), marketing of properties, and other programs of financial assistance, as may be provided by the City.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by the City, as necessary, to assemble various parcels of land to achieve marketable tracts or if such property is necessary for the implementation of a specific public or private redevelopment project. It is not anticipated nor proposed that the 2010 Plan Amendment will cause the displacement of more than nine inhabited housing units located in the Project Area.

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, the City hereby certifies that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units.

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 TIF 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 C** 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 and Project starting in City fiscal year

(FY) 2011 through calendar year ending December 31, 2021. These estimated costs are expressed in 2009 dollars and are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan.

The itemized list of project costs in **Exhibit C** include some of the same categories of estimated costs in previous versions of the Plan, although some of the categories have been added and/or clarified to more accurately reflect the statutory definition and actual implementation experience. Note that unless funded from other sources, payment of any project cost will be limited to that which can be funded by the incremental revenues generated within the Downtown TIF District.

The estimated project costs shown in Exhibit C are associated only with project costs to be funded with incremental property tax revenue. Private investment, incremental sales taxes, and other sources of funds would be in addition to figures shown in Exhibit C.

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 C**, subject to the definition of "redevelopment project cost" as contained in the TIF Act, and the "Contingency" line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of "redevelopment project costs" currently permitted by the Act [bold typeface added for emphasis]:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

Exhibit C

ESTIMATED REDEVELOPMENT PROJECT COSTS
FY 2011 - December 31, 2021
2010 Amendment to Downtown TIF District
City of Rock Island, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, sidewalks, utilities, streetscapes, traffic signalization, municipal parking lot improvements and other public improvements)</i>	\$21,910,000
B. Property Assembly Costs <i>(Acquisition of land and other property, building demolition and site preparation)</i>	\$990,000
C. Building Rehabilitation/Remodeling	\$6,210,000
D. Relocation Costs	\$50,000
F. Job Training	\$50,000
H. Interest Costs Incurred by Developers <i>(Up to 30% reimbursement of annual interest costs)</i>	\$1,000,000
I. School District Increased Costs <i>(Associated with TIF Assisted Housing)</i>	\$50,000
J. Low Income Housing Write-Down <i>(up to 50% of cost of construction of new housing units)</i>	\$275,000
K. Administration, Planning, Legal & Professional Services	\$2,610,000
L. Financing Costs	See Note 3
M. Contingency	3,300,000
Total Estimated Costs	\$36,170,000

Notes:

1. All costs shown are in 2010 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.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **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;
- 1.6. The **cost of 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 rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground 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;
4. **Costs of the construction of public works or improvements**, 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 unless either:

- (i) 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
 - (ii) 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. **Costs 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 and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 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.
 - 7.5. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit **school district's increased costs attributable to assisted housing units** located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and

which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

(A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

The school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the City with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. The School District may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);

9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the 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
 - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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 cost 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 (11) 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; and
- (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income

households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property.

For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
13. After November 1, 1999 (the effective date of Public Act 91-478), **none of the redevelopment project costs** enumerated in this subsection **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 a 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 the effective date [8/26/08] of this amendatory Act of the 95th General Assembly, unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

- (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- (ii) a 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 III

OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Projects proposed to be undertaken in implementing this Redevelopment Plan will conform to the Official Comprehensive Plan for the City of Rock Island, as it may be revised. In addition, all development in the Redevelopment Planning Area will comply with applicable codes and ordinances.

B. Would Not be Developed "but for" TIF

The additional redevelopment projects proposed for the Downtown TIF District continue to be a financial challenge for the City and the private sector. The cost of rehabilitating and bringing up-to-code buildings that haven't undergone such renovations typically negates any reasonable rate of return on such investments. The success to date in leveraging private and institutional investment is evidence that TIF has been able to close the financial gap necessary to make significant improvements in building renovation and redevelopment. The City of Rock Island does not have sufficient financial resources to address the additional needs of the TIF District, including the need to induce additional private investment and supporting public improvements. Thus, "but for" this Amendment, the Projects cannot be completed and there will not be commitments for additional private development and revitalization.

It is the intent of this TIF Plan Amendment to help overcome the economic disincentives that continue to exist in the Project. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant additional revitalization and/or redevelopment within the Area.

C. Assessment of Financial Impact

The City finds that the Plan and Redevelopment Projects proposed by this 2010 Amendment will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future.

In addition, 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 impacts 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.

D. Estimated Date for Completion of the Redevelopment Projects

See Ordinance 008-2008 located in the Appendix. Section 2 of 008-2008 utilizes statutory language from the TIF Act, which essentially translates to December 31, 2021.

E. Certified and Most Recent Equalized Assessed Valuation

The total equalized assessed valuation (EAV) for the Downtown TIF District, as certified by Rock Island County, was \$17,347,305 (1984 tax year). The most recent EAV for the District was \$37,721,022 (2008 tax year), which represents an annual percentage rate increase of 3.4%.

F. Redevelopment Valuation

Contingent on the adoption of this 2010 Plan Amendment and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this TIF District will cause the EAV to increase by an additional \$28 to \$30 million (2010 dollars) upon completion of the redevelopment projects.

G. Sources of Funds

One of the sources of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing as adopted by the City. Under such financing, tax increment revenue resulting from increases in the EAV of property in the Redevelopment Project Area shall continue to be deposited to a special fund (the Special Tax Allocation Fund for the Downtown TIF District) every year. The assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Rock Island, pursuant to the authority granted to it under the Tax Increment Allocation Redevelopment 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, will be utilized. These may include State and Federal Programs, local retail sales tax, property tax increment from any adjoining Tax Increment Financing Areas, as well as other revenues. Any revenues not considered property tax increment may be used to pay for Redevelopment Project Costs, as defined in the TIF Act, and any other costs the City deems appropriate for achieving the objectives of this 2010 Plan Amendment.

H. 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 the Special Allocation Fund of monies received from the real property taxes on the increased value (above the initial equalized assessed value) of real property in the Project Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, bearing an annual interest rate as permitted by law.

Incremental property tax revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

I. Fair Employment Practices and Affirmative Action

The City of Rock Island will ensure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance.

J. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

City of Rock Island Ordinance No. 008-2008

ORDINANCE NO. 008-2008

AN ORDINANCE EXTENDING THE TERM OF THE CITY OF ROCK ISLAND DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA AND REDEVELOPMENT PLAN AND PROJECT DATED FEBRUARY 12, 1985 AND AS-AMENDED OCTOBER 3, 2000

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, to establish redevelopment project areas established in accordance with the Act; and,

WHEREAS, pursuant to the Act, the City has adopted the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended on October 3, 2000 with respect to the Redevelopment Project Area referred to therein, and the City of Rock Island, Illinois; and,

WHEREAS, the City, to achieve the objectives of the Redevelopment Plan, and in accordance with the uses set forth therein, has requested the Illinois General Assembly to enact such legislation necessary and appropriate to extend the term of the Downtown Rock Island Redevelopment District to its 35th year, ending December 31, 2020; and,

WHEREAS, the Illinois General Assembly enacted Public Act P.A. 91-0763, which was signed into law by the Governor of the State of Illinois, amending the Illinois Municipal Code and authorizing the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, to December 31, 2020; and,

WHEREAS, the City believes that the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein is in the vital and best interest of the City and the welfare of its residents and is in accordance with the public purpose provisions of applicable federal, state and local laws and that the same will increase employment opportunities in the City, stimulate growth and development by private enterprise and, therefore, improve both the sales and real estate tax base of the City.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, LLINOIS THAT:

Section 1: The findings made in the prefatory portion of this Ordinance are hereby adopted.

Section 2: The City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project originally approved by Ordinance No. 84-77 on February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, is hereby amended to extend the estimated date for the completion of the redevelopment project or retirement of obligations issued to not later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which a series of Ordinances approving the original Downtown Redevelopment Project Area was adopted (Ordinance Nos. 84-77, 84-78 and 84-79, approved February 12, 1985).

Section 3: The City Clerk is hereby directed, within 10 days from the date of passage and approval, to forward a copy of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish a copy in The Rock Island Argus, a newspaper of general circulation within the affected taxing districts.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval by the corporate authorities in the manner provided by law.

YEAS: 6

NAYS: 0

Alderman Murphy Absent



Mark W. Schwiebert, Mayor

PASSED: February 11, 2008

APPROVED: February 11, 2008

ATTEST:



Aleisha L. Patchin

Section V. 2013 Amendment to the Redevelopment Plan and to the Redevelopment Project Area

A. Introduction

This “2013 Amendment to the TIF Redevelopment Plan and Project and to the Redevelopment Project Area, Downtown Redevelopment Project Area, December 2013” (the “2013 Amended Redevelopment Plan”) is an amendment to the Original Redevelopment Plan As Amended and has been prepared under the TIF Act. This 2013 Amended Redevelopment Plan modifies the boundaries of the Original Redevelopment Project Area As Amended by removing certain parcels (the “Removed Area”), creating the 2013 Amended Redevelopment Project Area (the “2013 Amended Redevelopment Project Area”). It also makes modifications to the Original Redevelopment Plan As Amended to revise Redevelopment Project Costs. Further, it makes other revisions required due to the removal of parcels from the Original Redevelopment Project Area As Amended, changes to the Original Redevelopment Plan As Amended, or changes in the Act. However, unless otherwise noted, the Original Redevelopment Plan As Amended remains intact.

Reference herein to the “Redevelopment Plan” means the Original Plan, the Original Plan As Amended, and this 2013 Amended Redevelopment Plan.

Reference herein to the “Redevelopment Project” means the Redevelopment Project in the Original Plan, the Original Redevelopment Plan As Amended, and this 2013 Amended Redevelopment Plan.

Reference herein to the “Redevelopment Project Area” means the Original Redevelopment Project Area, the Original Redevelopment Project Area As Amended, and the 2013 Amended Redevelopment Project Area.

The following changes made in this 2013 Amended Redevelopment Plan are summarized as follows:

- *Adds text to Section I. of the 2010 Amended Redevelopment Plan as new subsection C to remove parcels from the Original Redevelopment Project Area As Amended and creates the 2013 Amended Redevelopment Project Area. Removes the map shown in Exhibit A and referenced in Section II. A. of the 2010 Amended Redevelopment Plan and replaces it with a revised map showing the 2013 Amended Redevelopment Plan boundaries, as shown in an updated Exhibit A attached herein. Adds a new Exhibit D to provide a legal description for the Removed Area. Adds a new Exhibit E to provide a legal description for the 2013 Amended Redevelopment Project Area, replacing the legal description in the 2000 Amendment.*

- *Deletes text contained in Section II. B. of the 2010 Amended Redevelopment Plan entitled “General Land Uses to Apply” and replaces it with revised text to incorporate the most recent Future Land Use Plan Map. Deletes the map shown in Exhibit B and referenced in Section II. B. of the 2010 Amended Redevelopment Plan and replaces it with the current City of Rock Island Future Land Use Map panel for the area of the City north of the Rock River, as shown in an updated Exhibit B attached herein.*
- *Deletes text contained in Section II. D. of the 2010 Amended Redevelopment Plan entitled “Program to be Undertaken to Accomplish Objectives” and Section II. E. of the 2010 Amended Redevelopment Plan entitled “Redevelopment Projects” and replaces them with revised text to update the redevelopment activities and improvements, policies, and strategies in accordance with the Act. Because of the deletion of Section II. E. from the 2010 Amended Redevelopment Plan, subsequent sections will be re-lettered accordingly as outlined below and in the following pages of this 2013 Amended Redevelopment Plan.*
- *Deletes text contained in Section II. F. of the 2010 Amended Redevelopment Plan entitled “Estimated Redevelopment Project Costs” and Section II. G. of the 2010 Amended Redevelopment Plan entitled “Description of Redevelopment Project Costs”, and Exhibit C and replaces them with revised text to update TIF eligible expenses in accordance with the Act.*
- *Revises text contained in Section III. B. of the 2010 Amended Redevelopment Plan entitled “Would not be Developed ‘but for’ TIF” to add revised text to the end of the subsection as new paragraphs to meet the requirements of the Act.*
- *Deletes text contained in Section III. C. of the 2010 Amended Redevelopment Plan entitled “Assessment of Financial Impact” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.*
- *Deletes text contained in Section III. E. of the 2010 Amended Redevelopment Plan entitled “Certified and Most Recent Equalized Assessed Valuation” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.*
- *Deletes text contained in Section III. F. of the 2010 Amended Redevelopment Plan entitled “Redevelopment Valuation” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.*
- *Adds a new subsection K. to Section III. of the 2010 Amended Redevelopment Plan to meet the requirements of the Act.*

In addition, the following exhibits, some of which are noted above, are added as part of the 2013 Amended Redevelopment Plan:

- *Exhibit A – 2013 Amended Redevelopment Project Area Map*
- *Exhibit B – City of Rock Island, Future Land Use, North of Rock River Map*
- *Exhibit D – Removed Area Legal Description*
- *Exhibit E – 2013 Amended Redevelopment Project Area Legal Description*

B. Amended Redevelopment Project Area Boundaries

The following text is hereby added to Section I. of the 2010 Amended Redevelopment Plan as new subsection C to remove parcels from the Original Redevelopment Project Area As Amended and create the 2013 Amended Redevelopment Project Area. The map shown in Exhibit A and referenced in Section II. A. of the 2010 Amended Redevelopment Plan is hereby removed and replaced with a revised map showing the 2013 Amended Redevelopment Project Area boundaries, as shown in an updated Exhibit A attached herein. A new Exhibit D is hereby added to the Redevelopment Plan to provide a legal description of the Removed Area. A new Exhibit E is hereby added to the Redevelopment Plan to provide a legal description for the 2013 Amended Redevelopment Project Area, replacing the legal description in the 2000 Amendment.

“C. 2013 Amended Redevelopment Project Area

With this 2013 Amended Redevelopment Plan, the following parcels and adjoining rights-of-way, constituting the Removed Area, will be removed from the Original Redevelopment Project Area As Amended to create the 2013 Amended Redevelopment Project Area:

Removed Area Parcel Numbers	
096404	096396-A
096403	096396
096400	096412
096399	096411
096398	096413
096397	096426

The 2013 Amended Redevelopment Project Area is generally bounded on the west by Thirteen Street, on the north by the Mississippi River and Sylvan Slough, on the east by Thirty-First Street and on the south by Fifth and Seventh Avenues. It excludes the Removed Area.

The Removed Area is approximately 7 acres and is generally described as the area starting at the intersection of First Avenue and Twentieth Street, then south along Twentieth Street to Second Avenue, then west along Second Avenue to Eighteenth Street, then north along Eighteenth Street to the east-west alley between First Avenue and Second Avenue, then east along the east-west alley between First Avenue and Second Avenue to Nineteenth Street, then north along Nineteenth Street to First Avenue, then east along First Avenue to Twentieth Street. **Exhibit D** attached herein is the legal description of the Removed Area.

Exhibit A attached herein is a map of the 2013 Amended Redevelopment Project Area. This updated exhibit illustrates that all parcels in the 2013 Amended Redevelopment Project Area are contiguous. The property within the 2013 Redevelopment Project Area is already annexed into the City of Rock Island. The 2013 Amended Redevelopment Project Area is approximately 264 acres, meeting the requirement that the property must equal or exceed 1.5 acres. **Exhibit E** attached herein is the legal description of the 2013 Amended Redevelopment Project Area.

Exhibit A, Exhibit D, and Exhibit E are made part of this document by reference hereto.

As described in the Original Plan and the 2000 Amendment, the Original Redevelopment Project Area and the 2000 Expansion Area were found to qualify as a “conservation area” in accordance with the Act. As described in Section III. B. of the 2010 Amended Redevelopment Plan, which is now being amended as a result of this 2013 Amended Redevelopment Plan, the Redevelopment Project Area as a whole continues to be adversely impacted by the presence of conservation area factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Program, Strategies, and Implementation and the Redevelopment Project Costs are specifically geared to remediation. Therefore, the entire Redevelopment Project Area will substantially benefit from the proposed Redevelopment Project improvements and infrastructure investment.

The Original Redevelopment Plan, the Original Redevelopment Plan As Amended, and this 2013 Amended Redevelopment Plan do not include the development of vacant land (i) with a golf course or (ii) designated as public land of “outdoor recreational activities” of for nature preserves used for those purposes within five years prior to the adoption of the plan.”

C. Amended General Land Uses to Apply

Section II. B. of the 2010 Amended Redevelopment Plan entitled “General Land Uses to Apply” is hereby deleted in its entirety and replaced with the following new Section II.B. below to incorporate the most recent Future Land Use Plan Map. The map shown in Exhibit B and referenced in Section II. B. of the 2010 Amended Redevelopment Plan is hereby removed and replaced with the current City of Rock Island Future Land Use Map panel for the area of the City north of the Rock River, as shown in an updated Exhibit B attached herein.

“B. General Land Uses to Apply

General land uses within the 2013 Amended Redevelopment Project Area are shown in the Future Land Use Map contained in **Exhibit B** herein. Section II. C. and Section III. A. of the 2010 Amended Redevelopment Plan describe how the specific goals and objectives in the City’s Comprehensive Plan are reflected in the goals of the Redevelopment Plan.”

D. Amended Program to be Undertaken to Accomplish Objectives and Redevelopment Projects

Section II. D. of the 2010 Amended Redevelopment Plan entitled "Program to be Undertaken to Accomplish Objectives" and Section II. E. of the 2010 Amended Redevelopment Plan entitled "Redevelopment Projects" are hereby deleted in their entirety and replaced with the following new Section II. D. below to update the redevelopment activities and improvements, policies, and strategies in accordance with the Act. Because of the deletion of Section II. E. from the 2010 Amended Redevelopment Plan in its entirety, subsequent subsections of the 2010 Amended Redevelopment Plan will be re-lettered accordingly as outlined in the following pages of this 2013 Amended Redevelopment Plan.

"D. Redevelopment Program, Strategies, and Implementation"

The City may use any program element authorized by the Act including, but not limited to, those in the following listing. The City proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Property Assembly

The City, or an agent for the City, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the City for the purpose of new development.

3. Land Preparation

The City may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The City may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The City may assist in rehabilitation, remodel, repair, and lease hold improvements.

6. Land Acquisition

The City may purchase or write down the purchase of land.

7. Development Agreements

The City may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expending a business facility abandons or relocates its facility in violation of a redevelopment agreement, the City of Rock Island reserves the right to collect reimbursement for funds extended in accordance with the Act.

8. Provision of Public Works or Improvements

The City may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

a. Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed for use by current technology), and parking improvement will be part of any redevelopment activity.

b. Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c. Stormwater Management

Facilities may be needed to be created to eliminate or reduce stormwater runoff.

d. Sewage Treatment

Facilities may be needed to collect and treat sewage.

e. Water System

An adequate water supply may be provided.

9. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

10. Job Training

Improve job skills of those working in the Redevelopment Project Area.

11. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

12. Eminent Domain

Should it be necessary, the City may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan.

13. Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan.

14. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district.

The City of Rock Island proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and the activities specified.

The City may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the City intends to proceed in an expeditious manner.

A combination of public and private investments and public and private improvements is an essential element of this Redevelopment Plan. In order to achieve this end, the City may enter into agreements, including with private developers, proposing that TIF assistance may be provided, where deemed appropriate by the City, to facilitate private projects and development. The City may also contract with others to accomplish certain public and private projects as contained in this Redevelopment Plan.”

E. Amended Estimated Redevelopment Project Costs and Description of Redevelopment Project Costs

Section II. F. of the 2010 Amended Redevelopment Plan entitled “Estimated Redevelopment Project Costs” and Section II. G. of the 2010 Amended Redevelopment Plan entitled “Description of Redevelopment Project Costs”, and Exhibit C are hereby deleted in their entirety and replaced with the following new Section II. E. below to update TIF-eligible expenses in accordance with the Act.

“E. Redevelopment Project Costs

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

A wide range of redevelopment activities and improvements will be required to implement the 2013 Amended Redevelopment Plan. The activities and improvements and their estimated costs (2013 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the City may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this 2013 Amended Redevelopment Plan, are intended to provide an upper estimate of expenditures and do not commit the City to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this 2013 Amended Redevelopment Plan, inclusion herein does not commit the City to finance all these costs with TIF funds.

(See also notes for additional information regarding Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (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) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services. \$5,000,000
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors. \$1,000,000
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. \$3,000,000
4. 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. \$20,000,000
5. 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 constructions elements with an equivalent certification. \$30,000,000
6. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area. \$500,000
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. \$5,000,000
8. To the extent the City, 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 (impacts such as those on the City may be addressed through these funds). \$1,000,000

9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act.	\$2,000,000
10. Payment in lieu of taxes.	\$500,000
11. 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 (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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.	\$500,000
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.	\$8,000,000
13. Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects.	\$3,000,000
14. Contributions to contiguous TIF's.	\$10,000,000

Notes regarding Redevelopment Project Costs:

- a. All costs shown are in 2013 dollars.
- b. Private redevelopment costs and investment are in addition to the above.
- c. To the extent permitted by law, the City reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- d. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- e. Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the City of Rock Island reserves the right to collect reimbursement for funds extended in accordance with the Act.
- g. Inflationary costs may be realized according to the Act.

The City may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The City reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area to another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the City may choose to stage City expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.”

F. Amended Would not be Developed “but for” TIF

The text contained in Section III. B. of the 2010 Amended Redevelopment Plan entitled “Would not be Developed ‘but for’ TIF” is hereby revised to add the following text below to the end of the subsection as new paragraphs to add language needed to meet the requirements of the Act.

“In 2013, the Redevelopment Project Area as a whole continues to be adversely impacted by the presence of conservation area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. While some redevelopment and public and private investment has occurred, the 2013 Amended Redevelopment Project Area contains a significant number of properties that have not yet redeveloped. Evidence that the 2013 Amended Redevelopment Project Area continues to qualify as a conservation area includes, but is not limited to:

- Building Age.
- Deterioration in buildings and parking lots;
- Excessive vacancy;
- Excessive land coverage;
- Deleterious land use and layout; and
- Lack of Community Planning.

Recently, a new redevelopment project has been proposed for two parcels within the Removed Area. The City has reviewed the developer's pro forma and found that redevelopment on the subject properties, as well as those within the downtown area, continues to be a financial challenge for the private sector. Incentives are needed to finance the funding gap to allow the developer to make a reasonable rate of return. The success to date in leveraging private investment in other parts of the downtown and in the remaining portions of the Downtown Redevelopment Project Area through public investment is evidence that tax increment finance has been able to close the financial gap. Further, a new redevelopment project area is being created because the Original Redevelopment Project Area as amended does not have sufficient term remaining to generate enough increment to offset the extraordinary expenses to be incurred by the developer."

G. Amended Assessment of Financial Impact

Section III. C. of the 2010 Amended Redevelopment Plan entitled "Assessment of Financial Impact" is hereby deleted in its entirety and replaced with the following new Section III. C. below to reflect the removal of parcels from the Original Redevelopment Project Area As Amended by this 2013 Amended Redevelopment Plan and to incorporate the most recent data.

"C. Assessment of Financial Impact

It is anticipated that Redevelopment Projects implemented, as part of the 2013 Amended Redevelopment Plan, will not cause increased demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements. The updated Redevelopment Project Costs found in this 2013 Amended Redevelopment Plan provides for significant amounts to pay taxing district capital costs and contributions to schools in accordance with the TIF Act should impacts be greater than expected.

The following is an assessment of the impact on each individual District:

Rock Island County

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Black Hawk Community College District 503

There is expected to be minimal impact and minimal expected increase in demand for services. Funds are also available for job training.

Rock Island School District No. 41

Residential development is expected to be a component of the Redevelopment Project Area. If additional students enter the system from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area and for job training.

Rock Island Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

Metropolitan Airport Authority of Rock Island County

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.

Rock Island County Metropolitan Mass Transit District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.

City of Rock Island

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.”

H. Amended Certified and Most Recent Assessed Valuation

The text contained in Section III. E. of the 2010 Amended Redevelopment Plan entitled “Certified and Most Recent Equalized Assessed Valuation” is hereby deleted in its entirety and replaced with the following new Section III. E. below to reflect the removal of parcels from the Original Redevelopment Project Area As Amended by this 2013 Amended Redevelopment Plan and to incorporate the most recent data.

“E. Certified and Most Recent Equalized Assessed Valuation

The initial frozen equalized assessed valuation (EAV) for the Original Redevelopment Project Area, as certified by Rock Island County, was \$17,353,927 (Tax Year 1984). The amended frozen or base EAV for the Original Redevelopment Project Area As Amended was \$17,359,319 (Tax Year 1984 for the Original Redevelopment Project Area, Tax Year 1999 for the 2000 Expansion Area). The most recent EAV for the 2013 Amended Redevelopment Project Area was \$39,032,982 (Tax Year 2012).”

I. Amended Redevelopment Valuation

Section III. F. of the 2010 Amended Redevelopment Plan entitled "Redevelopment Valuation" is hereby deleted in its entirety and replaced with the following new Section III. F. below to reflect the removal of parcels from the Original Redevelopment Project Area As Amended by this 2013 Amended Redevelopment Plan and to incorporate the most recent data.

"F. Redevelopment Valuation"

Contingent on the adoption of this 2013 Amended Redevelopment Plan, continued implementation of the Redevelopment Plan, and commitment by the City to the Redevelopment Project, it is anticipated that the private redevelopment investment in this TIF District will cause the EAV to increase by an additional \$5 to \$10 million (2013 dollars) upon completion of the redevelopment projects."

J. Housing Certifications and Findings

The following text below is hereby added to Section III. of the 2010 Amended Redevelopment Plan as new subsection K. to meet the requirements of the Act.

"K. Housing Certifications and Findings"

The City makes the following findings related to housing in accordance with the Act:

- 1. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.**

To date, no residential units have been displaced in the Original Redevelopment Project Area or in the Original Redevelopment Project Area As Amended. The City hereby certifies that this 2013 Amended Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units. Therefore, a Housing Impact Study is not required.

- 2. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.**

There are more than 75 occupied residential units in the 2013 Amended Redevelopment Project Area. The Act requires that the City undertake special notification of residents in the Redevelopment Project Area through a public information meeting. The City certifies it will make this notification in accordance with the Act.

3. According to the Act, the municipality must incorporate the housing impact study if required.

The City hereby certifies that this 2013 Amended Redevelopment Plan will not result in the displacements of residents from 10 or more inhabited residential units. There are more than 75 inhabited residential units within the 2013 Redevelopment Project Area. However, the City does not include these residential units as subject to possible relocation. These units are included in order to encourage continuing upgrade of existing units, to incent development and upgrading of additional units; to provide appropriate landscaping and buffers between residential uses and other uses; to provide adequate parking; and to provide, upgrade, and maintain infrastructure and utilities to these units. Therefore, no housing impact study is required.

4. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.

There are low and very low-income residents in the Redevelopment Project Area. As certified above, this 2013 Amended Redevelopment Plan does not require a Housing Impact Study, and therefore no relocation plan is required. As no relocation plan is required, no assistance plan is required.

According to the U.S. Census Bureau, the Redevelopment Project Area is within 2010 Census Tracts 226 and 245. Based on the 5-Year Estimates for 2006-2010, as compiled by the American Community Survey, a high percentage of the households in these tracts are low and very low-income households. Given these high percentages, it is likely that there are low and very low-income households within the Redevelopment Project Area. Should the relocation of these residents occur, the City will address this relocation in accordance with the Act.

5. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.

No residents will be relocated; therefore, no relocation plan is required. Should relocation of these residents occur, the City will address this relocation in accordance with the Act.

6. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.

If more than nine relocations occur, the Redevelopment Project Area will be subject to the housing provisions in the Act.”

Exhibit A: 2013 Amended Redevelopment Project Area Map

2013 Amended Downtown Redevelopment Project Area

Prepared by: City of Rock Island
Community & Economic Development Department
Planning & Redevelopment Division
April 2013



Legend

-  2013 Amended Downtown Redevelopment Project Area
-  Removed Area

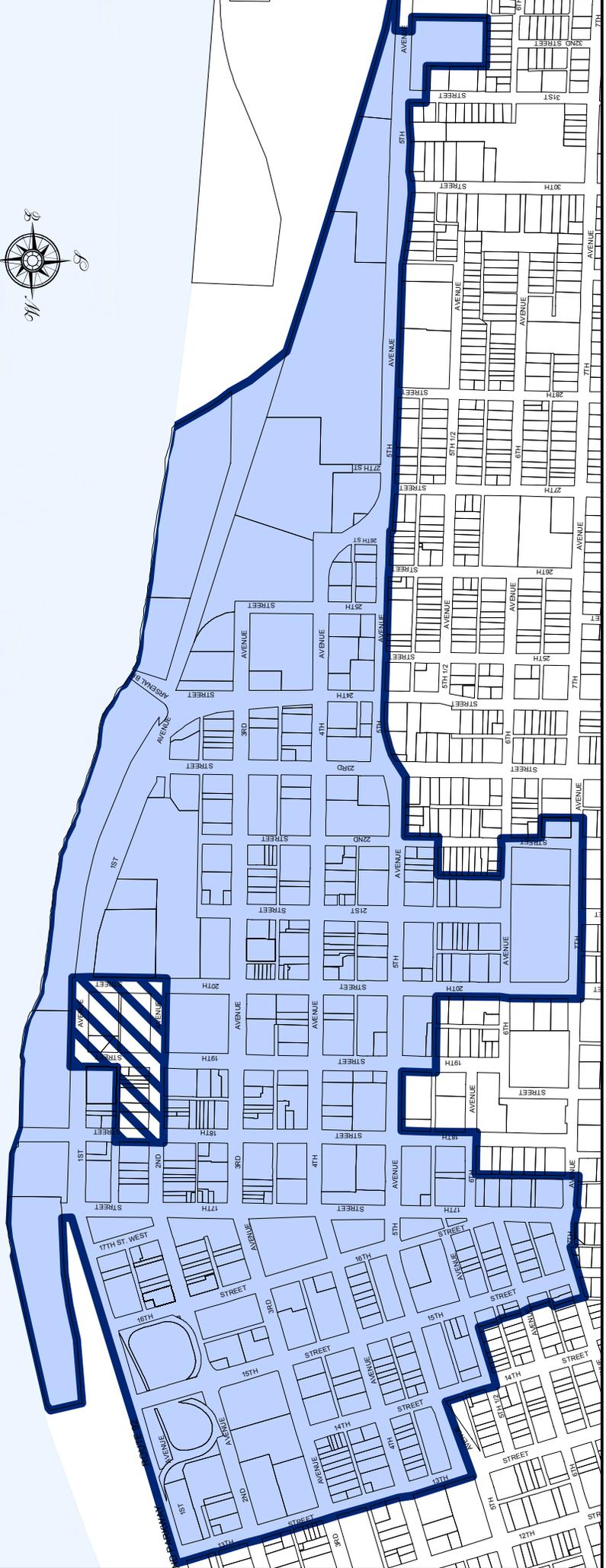


Exhibit B: City of Rock Island, Future Land Use, North of Rock River
Map

City of Rock Island, Illinois

Future Land Use, North of Rock River

Please "Zoom In" to see street labels clearer.

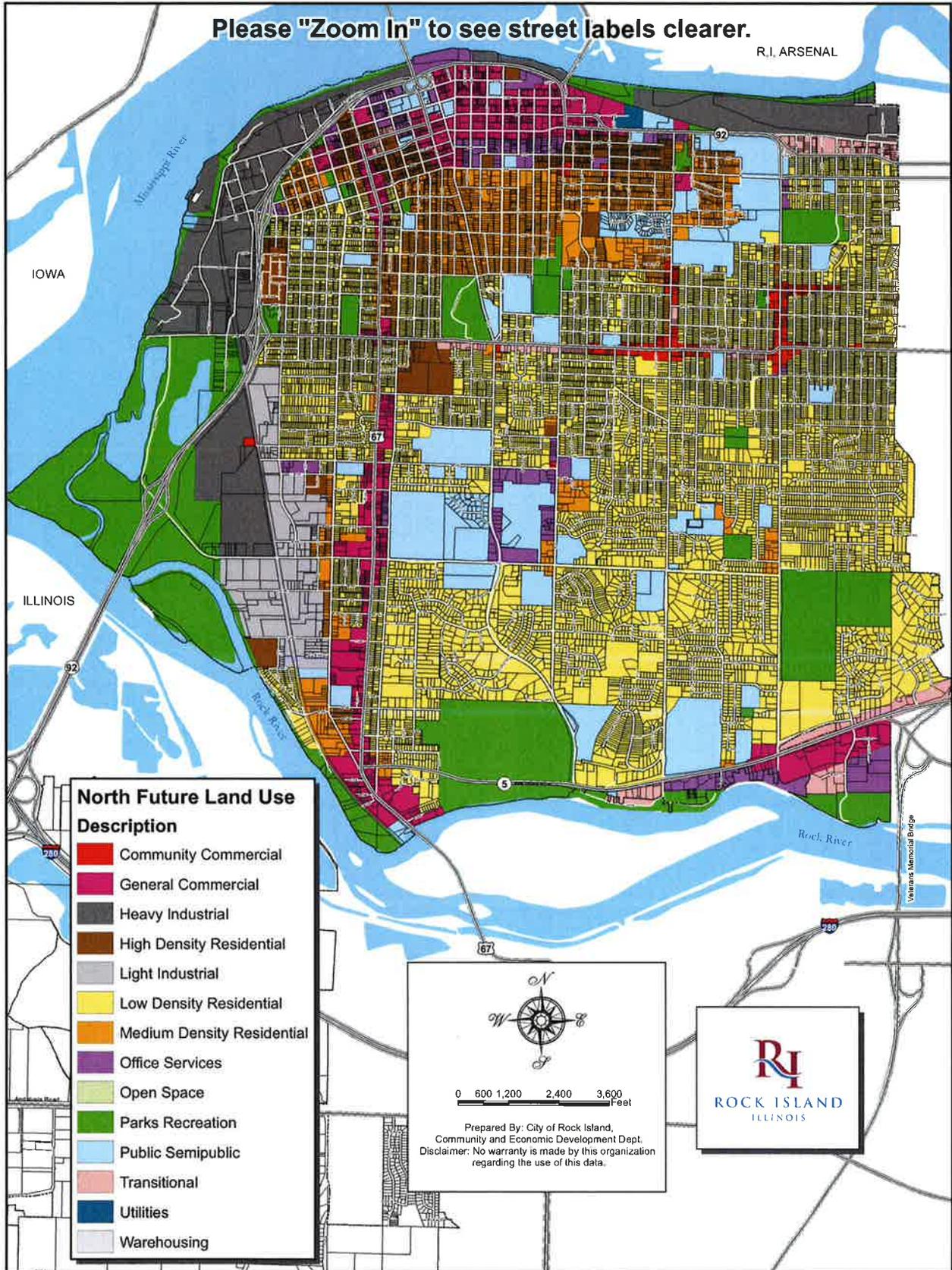


Exhibit D: Removed Area Legal Description

EXCEPT THE FOLLOWING DESCRIBED PARCEL September 26, 2013

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.

Exhibit E: 2013 Amended Redevelopment Project Area Legal Description

DOWNTOWN TIF DISTRICT BOUNDARIES

The boundaries of the Rock Island Downtown Redevelopment Area and Tax Increment Finance District are shown on the map on the following pages and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modem Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwestly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5th 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5½ Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels

R.I. 3 046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 38th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwesterly corner of said Parcel RI. 5414-A of Block 7-311;

Thence in an easterly direction from said southwesterly corner of Parcel R.I. 5414-A of Block 7-311, crossing 31st Street to the southeasterly corner of Parcel RI. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwesterly corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of~ intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront, back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).

AMENDMENT

Added 10/2000:

Beginning at the eastern right-of-way line of 22d Street; thence in an easterly direction along the north property line of Parcel R.I. 4207 to the northeast corner of Parcel R.I. 4207; thence southerly along the east property line to the southeast corner of Parcel R.I. 4207; thence westerly along the south property line to the southwest corner of Parcel R.I. 4207; thence northerly along the west property line to the northwest corner of Parcel R.I. 4207.

AMENDMENT

EXCEPT THE FOLLOWING DESCRIBED PARCEL September 26, 2013

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.