

**NORTH 11TH STREET TAX INCREMENT FINANCE
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PLAN

**City of Rock Island
June 2000**

I. Introduction

As part of the City of Rock Island's continuing efforts to plan for the redevelopment of older areas of the community, the city proposes to create a new Tax Increment Finance District (ie. Redevelopment Project Area) for a portion of 11th Street from approximately 1st Avenue to 35th Avenue.

The 11th Street corridor is an older 1950's era commercial / residential strip that has suffered significantly over the last fifty years from private sector disinvestment. In 1993, the city created a redevelopment project area on the southern end of 11th Street (approximately 35th Avenue south to 51st Avenue) as a tool for stimulating new investment. The Tax Increment Finance (TIF) mechanism has proven to be of great value in bringing about renovation of the Watchtower Plaza and Cotton Mill properties, construction of two new commercial structures and the enhancement of a number of building facades. The city believes that a TIF District encompassing the northern area of 11th Street would help continue the success of the existing 11th Street TIF area.

The suggestion for establishing a new TIF district stems from a year long planning process which culminated in June of 1999 with adoption of a strategic plan for the corridor entitled Making "Cents" of 11th Street. The study was undertaken as a result of the redevelopment of 11th Street being selected as a top priority of the City Council at an annual goal setting process in 1997. During plan development, city staff worked closely with a twelve person task force which consisted of nearby residents, business representatives, concerned professionals and elected officials. A unique feature of the planning process was the Citizen's Idea Fair conducted in August of 1998. This effort to engage the community in providing plan input featured children's games, free food and music. Attendees were asked to review displayed data and information in five categories and offer their thoughts via comment cards placed in boxes designated for various topics. This information was in turn analyzed by the steering committee and a number of strategies were developed.

As with any plan, many of the outcomes of the 11th Street study will require significant public and private investment, hence the proposed use of the Tax Increment Finance mechanism. The City of Rock Island currently operates two TIF districts; one created in 1985 covers the downtown area and a second created in 1993 covers the southern portion of 11th Street. As proposed in this plan, a third TIF District would cover the balance of 11th Street to the north having boundaries that are contiguous with the other two districts. The city has a history of partnering with private sector businesses, developers and not-for-profit organizations to foster new investment in older commercial and residential neighborhoods and believes that the TIF approach offers an effective and proven way to replicate the success in redeveloping downtown and south 11th Street.

II. Summary of Tax Increment Finance

Tax Increment Finance (TIF) is a development tool made available by state statute initially enacted by the Illinois General Assembly in January 1977 (Tax Increment Allocation Redevelopment Act - 65ILCS 5/11-74.1 et seq). The basic TIF law has been amended several times, most recently in June of 1999.

In general, the TIF act allows the city to capture the increased ad valorem property taxes that result from new private investment in the designated TIF district and use those increased taxes to support further development efforts. In essence, the tax increment constitutes the difference between the revenues available to taxing bodies prior to establishment of the tax increment area and those revenues generated after redevelopment. It should be noted that tax increment financing reflects participation by the public sector in facilitating private investment in the designated TIF redevelopment area. The concept is predicated upon recognition that without tax increment financing, or public sector involvement, private redevelopment of an area would not likely materialize causing further blight, deterioration and loss of tax base. The realization of these negative consequences to the city as a whole, and 11th Street in particular, justifies the conclusion that it is necessary to encourage private investment and to restore and enhance the tax base in the tax increment redevelopment project area as proposed. It has been further concluded that the eradication of blighted areas and the treatment and improvement through the implementation of the redevelopment projects identified in this redevelopment plan, is essential to the public interest and well-being.

TIF expenditures must meet several legislated purposes including the encouragement of private investment to restore and enhance the property tax base of taxing districts, reduction or elimination of those conditions the existence of which qualified the redevelopment project area as eligible for designation as a TIF district, support of projects and redevelopment efforts that would not be addressed without the use of tax increment revenues and support for projects undertaken as part of the redevelopment plan. More specifically, TIF funds may be used for a broad range of purposes including:

- ▶ planning, architectural, engineering, legal and other services
- ▶ property assembly costs, including land assembly and purchase of real and personal property
- ▶ demolition of buildings, clearing and grading of land for lease or resale
- ▶ rehabilitation, reconstruction or repair of existing buildings and fixtures
- ▶ construction costs of public works improvements
- ▶ bond financing costs incurred by the city
- ▶ staffing costs to implement and administer the redevelopment plan
- ▶ certain interest costs incurred by a redeveloper in a redevelopment project
- ▶ training/retraining costs of a business's employees within the redevelopment area
- ▶ payments in lieu of taxes

- ▶ relocation costs
- ▶ interest costs

From a procedural standpoint, the City of Rock Island can establish the new North 11th Street Tax Increment Finance Redevelopment Project Area under state statutes in effect *prior* to legislative changes that become effective November 1, 1999. The city is able to act in this manner by virtue of a resolution approved by the City Council on June 21, 1999 which called for a feasibility study of the general area proposed for the new TIF district (Exhibit A). Specifically, the revised TIF law (65 ILCS 5/11-74.4-4 (a)) states:

The changes made by this amendatory Act of the 91st General Assembly do not apply to a municipality that, (i) before the effective date of this amendatory Act of the 91st General Assembly, has adopted an ordinance or resolution fixing a time and place for a public hearing under Section 11-74.4-5 or (ii) before July 1, 1999 has adopted an ordinance or resolution providing for a feasibility study under Section 11-74.4-4.1, but has not yet adopted an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment project areas under this Section, until after that municipality adopts an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment areas under this Section; thereafter the changes made by this amendatory Act of the 91st General Assembly apply to the same extent that they apply to redevelopment plans and redevelopment projects that were approved and redevelopment projects that were designated before the effective date of this amendatory Act of the 91st General Assembly.

To qualify as a tax increment finance district, the area under consideration must be determined to be a "blighted" area, a "conservation" area, a combination of the two, or an "industrial park conservation" area. For each area type, state law requires that certain conditions be present. For example, for an area to qualify as "blighted" a combination of five or more of the following factors must be present: age; deleterious land use or layout; depreciation of physical maintenance; dilapidation; deterioration; excessive land coverage; illegal use of individual structures; excessive vacancies; inadequate utilities; lack of community planning; lack of light, ventilation or sanitary facilities; obsolescence; overcrowding of structures and community facilities and presence of structures below minimum code standards. Within each category are additional standards which further define the qualifying criteria.

Another significant requirement for establishing a TIF district is drafting of a redevelopment plan. The redevelopment plan generally consists of several elements including proposed land uses for the designated area, the types of public improvements to be undertaken in the area, commitments and plans for private development in the area, the nature and terms of bonds (if any) to be issued, the boundaries and the assessed valuation before and after redevelopment, an estimate of redevelopment costs, evidence that the area has not been experiencing growth in

private investment, assessment of the TIF's impact on the overlapping taxing bodies, identification of the sources of funds to pay redevelopment costs, a commitment to fair employment practices and affirmative action, a listing and description of the anticipated redevelopment projects expected to occur, discussion of specific strategies to implement the plan and the most recent equalized assessed valuation of the proposed area.

This North 11th Street Tax Increment Finance Redevelopment Project Area Redevelopment Plan includes the elements listed above and seeks to provide a comprehensive document for not only meeting state TIF requirements but, more importantly, revitalizing the northern section of 11th Street.

Another important part of the TIF process is a public hearing to solicit citizen input. Notice of the public hearing is sent to all property owners within the proposed TIF district, all taxing bodies who levy taxes on properties within the proposed district and to the Illinois Department of Commerce and Community Affairs. The notice is also published in the newspaper. In addition, the City of Rock Island has established an Interested Parties Registry. Persons or organizations wishing to obtain information about the city's TIF districts may have their name placed on the registry. The registry can be accessed by contacting the City of Rock Island Community and Economic Development Department at 1528 3rd Avenue, Rock Island, IL 61201 or at telephone number 309-732-2920. The contact person for information on this plan or any aspect of the city's Tax Increment Finance program is the Community and Economic Director.

Amendments to the TIF law which became effective in 1993 provide for the creation and involvement of a Joint Review Board (JRB) whenever a new TIF district is developed on an existing TIF district or plan is changed. In addition, the JRB meets once per year to review implementation of the redevelopment plan for a given TIF district. For the North 11th Street Tax Increment Finance Redevelopment Project Area the Joint Review Board members are comprised of representatives of Rock Island - Milan School District #41, Rock Island County, Rock Island Township, South Rock Island Township, Blackhawk Community College and a public member. The JRB will meet prior to the formal public hearing to review this redevelopment plan.

The final action to create a TIF district is taken by the city council who must pass ordinances approving the redevelopment plan and projects, designating by legal description the redevelopment project area and adopting tax increment financing.

III. Redevelopment Project Area Description

The proposed North 11th Street TIF District (redevelopment project area) consists of an area bordered approximately by 35th Avenue on the south, 1st Avenue on the north and the properties which front on 11th Street between 35th Avenue and 13th Avenue. North of 13th Avenue the area widens to include from about 12th Street on the east to 8th Street

on the west. A legal description of the proposed area is attached as Exhibit B and a boundary map is attached as Exhibit C. The area is approximately 478 acres in size and consists of all or a portion of seventy-four city blocks.

IV. Redevelopment Plan Goals and Objectives

The Making "Cents" of 11th Street plan established a vision for 11th Street which sees 11th Street as:

- ◆ An attractive and inclusive atmosphere that is inviting to consumers, residents and visitors
- ◆ A safe place to live and shop
- ◆ A commercial corridor that provides retail goods and services to serve the immediate market area as well as destination shopping for more distant customers
- ◆ A collection of commercial, industrial, office and residential neighborhoods that recognizes and celebrates diversity of income, race, gender, age education and other human qualities
- ◆ A safe and efficient place to walk and drive

This vision was supported by the identification of a number of strategies / objectives grouped into categories dealing with the topics of shopping, visual image, traveling 11th Street, public safety and diversity designed to address the concerns and issues raised as part of the 11th Street planning process. These strategies were further grouped into Top, High and Priority Strategies. A listing of these strategies is include in Exhibit D and serve as the basic framework for specific plans, activities and projects identified in this redevelopment plan.

The more basic goals in creating the 11th Street TIF District are as follows:

- ▶ To reduce or eliminate those conditions which qualify the proposed redevelopment project area as a conservation area
- ▶ To enhance the tax base of the City of Rock Island and of other taxing districts which levy taxes on property in the redevelopment project area by encouraging private investment in commercial and residential property
- ▶ To expand employment opportunities available in Rock Island
- ▶ To prevent the recurrence of blighting conditions and to preserve and

enhance the value of properties adjacent to the proposed redevelopment project area as well as the value of new construction which may occur

The specific objectives in support of both strategies identified in the Making Cents of 11th Street document and this North 11th Street Tax Increment Finance Redevelopment Project Area Redevelopment Plan are:

- ▶ To support the construction of new commercial or residential facilities which will strengthen the redevelopment area's position in the regional economy and will add new employment, tax base and residents to the area
- ▶ To assist in the rehabilitation and reuse of existing buildings which are presently vacant, underutilized or obsolete in their present state
- ▶ To provide public facility improvements necessary to support specific private development projects and to eliminate existing facility deficiencies
- ▶ To eliminate land uses which are detrimental to the development of new projects or the maintenance of existing uses
- ▶ To assemble land into parcels suitable in size and shape for contemporary structures and uses
- ▶ To reduce the land acquisition and/or site preparation costs for developers, when necessary, to attract quality redevelopment projects
- ▶ 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
- ▶ To emphasize and preserve unique features present in the redevelopment project area
- ▶ To establish adequate and safe vehicular and pedestrian circulation and to provide adequate off-street parking for users of office, commercial and residential facilities

V. Qualifying Conditions

The proposed North 11th Street Tax Increment Finance Redevelopment Project Area is qualified for designation as a "conservation" area under the TIF statute. As defined in state law, a conservation area is an area within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more.

Such an area is not yet blighted but because of a combination of three or more factors identified in the statute may become so. The factors are: abandonment; deleterious land-use or layout; deterioration; depreciation of physical maintenance; dilapidation; excessive land coverage; illegal use of individual structures; excessive vacancies; lack of community planning; lack of ventilation, light or sanitary facilities; obsolescence; overcrowding of structures and community facilities; presence of structures below minimum code standards; and inadequate utilities.

Analysis of the factors identified above was conducted by the Community and Economic Development Department and is based on field survey work completed in the summer of 1998 both for the plan and as part of the 11th Street planning process. It is apparent that some elements of all fourteen conditions which define a conservation area exist to varying degrees in the proposed redevelopment project area. However, four characteristics in particular define the North 11th Street Tax Increment Redevelopment Project area as a conservation area under the statute.

Age - A field analysis of structures within the area as well as a review of building permit information and examination of historical aerial photography indicates very little new construction activity within the past 35 years. While some development has occurred at the 31st Avenue intersection, the great majority of structures within the proposed district exceed 35 years of age. The historic growth pattern of the community suggests that development has occurred in a north to south pattern with newer development found the further south one travels on 11th Street. For example, the Watchtower Plaza shopping center was built in 1968 and at the time was considered to be on the edge of the community. Most of the commercial and residential structures to the north were built prior to the construction of Watchtower. More significantly, at the more northern end of 11th Street a large amount of demolition has occurred particularly in the area between 1st and 7th Avenue, 9th to 12th Streets. Land cleared as part of this activity have not been redeveloped.

Deterioration - This condition is represented by physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. A survey of building conditions conducted as part of the 11th Street strategic planning process indicated that general building conditions along 11th Street are fair with one-third of the buildings considered to be blighted. Specifically, the survey found that only 17.5% of the buildings were in good condition, 50.1% were fair, 28.3% were poor and 3.9% deteriorated. Additionally, further analysis of the poor and deteriorated building conditions revealed concentrations of those buildings the area generally north of 25th Avenue with a high of 52% of the buildings in poor condition between 15th and 20th Avenue and a low of 12.1% of the buildings in poor condition between 30th and 35th Avenue.

Depreciation of Physical Maintenance - This factor relates to the effects of deferred maintenance and lack of maintenance of buildings, improvements and

grounds and is characterized by buildings with unpainted surfaces, peeling paint, loose or missing materials, broken windows, loose or missing gutters and down spouts, loose or missing shingles; or where parking areas exhibit accumulations or trash or debris, broken pavement, pot holes, standing water, deteriorated curbs, broken bumper guards; or where streets exhibit deficiencies such as inadequate or deteriorated curbs, sidewalks or street lighting. Both residential and commercial structures within the proposed redevelopment project area display varying levels of depreciation of their physical maintenance. For example, only 20.7% of the gutters and down spouts on properties along the 11th Street corridor were found to be in good condition with the balance or 79.3% in a fair, poor or deteriorated state. Roofs were another area of concern with the field survey indicating that only 15.2% of roofs were in good condition with 84.8% in fair, poor or deteriorated condition. As to public facilities, although the 11th Street vehicular surface is in generally good condition the sidewalks adjoining the street are not. Some 55.2% of the public sidewalk surfaces are in fair, poor or deteriorate condition with many cracks, uneven sections, spalling areas and weeds growing in cracks and along the curb line. It was also determined that the majority of curbs and gutters along 11th Street were poor or deteriorated condition with significantly less than one-half (36.4%) in good condition. There are also many curb cuts along the street which are no longer used and present a tripping hazard to pedestrians. Finally, individual properties show lack of physical maintenance. Several parking lots of commercial structures (Baldy's Corner, Family Dollar, 11th Street Seconds, former Walgreen's Site) are either gravel lots with drainage problems or are lots that are hard surfaces but show a surface that is greatly deteriorated.

Obsolescence - Property obsolescence may be either functional or economic. Functional obsolescence has to do with buildings that have a single purpose use, small size or type of construction which limits long-term use and marketability; economic obsolescence may be present due to physical deterioration in the immediate environment or locational factors such as streets of inadequate width or parcels of inadequate size or irregular shape. The 11th Street corridor shows several buildings which have become either economically or functionally obsolete. For example, the former fuel station at 10th Avenue has been vacant for many years and is functionally obsolete; the likelihood of another fuel station at this site is extremely remote. In general, many of the commercial properties on 11th Street show some degree of functional obsolescence due to changes in consumer shopping patterns. In the 1950's and 1960's, the 11th Street corridor and 9th Street between 6th and 7th Avenues were thriving commercial areas which served the shopping and retail service needs of both neighborhood residents and the larger community. The 9th Street commercial corridor was demolished in the 1960's and the resultant vacant land has remained undeveloped ever since. Further east in the 12th Street area, several buildings show both functional and economic obsolescence. The property at 1224 5th Avenue is a former manufacturing facility that is no longer

meets the requirements for a modern manufacturing techniques. A property across the street at 1223 5th Avenue is in a similar state. Many of the properties along the 11th Street corridor have been adapted for uses other than the original. Restaurant buildings have been converted to used car sales offices and former drug stores to church operations. 11th Street also displays a number of "second-tier" type retail operations such as rent-to-own furniture and appliance stores, "pay here" auto sales establishments and second hand variety stores.

VI. Redevelopment Program

A. Redevelopment Objectives - The City proposes to realize its goals of eliminating the conditions of blight and encouraging private investment in commercial and residential property and public facilities in the North 11th Street Tax Increment Redevelopment Project Area through a variety of development efforts including the use of tax increment finance. The city will meet these goals:

- ▶ By implementation of a plan that provides for the assemblage of sites for redevelopment by acquiring and removing deteriorated and/or obsolete buildings so situated as to interfere with replatting of land into parcels suitable for redevelopment
- ▶ By assembling sites for redevelopment which may be supplemented by vacating existing unneeded public rights-of-way and making them part of the redevelopment site
- ▶ By providing public facilities which may include but are not limited to; street improvements, utility improvements, off-street parking, public pedestrian areas, public recreation areas and street scape amenities
- ▶ By relocating residents and businesses, where necessary, to achieve these foregoing objectives
- ▶ By entering into disposition agreements with redevelopers with respect to projects described in this plan.
- ▶ By issuing development bonds as allowed by applicable state and federal statutes for private sector projects.
- ▶ By undertaking rezoning of any property within the redevelopment project area for which the existing zoning does not allow the establishment of uses proposed as part of this plan.
- ▶ By requiring that all new land uses and buildings in the redevelopment project area conform to all city ordinances, codes or regulations and all

applicable state and federal laws and regulations.

B. *Redevelopment Activities* - In order to achieve the objectives specified previously, the city will undertake certain activities which may include, without limitation, the following:

Professional Services - Studies, surveys and additional planning efforts will be undertaken and plans and specifications prepared for certain projects. Professional services may include architectural, engineering, legal, marketing, financial, planning or other special services.

Acquisition and Site Clearance - Certain parcels within the redevelopment project area may be acquired by the city and either (1) sold or leased for private rehabilitation or redevelopment, (2) cleared of all improvements and sold or leased for private development, or (3) sold, leased or dedicated for construction of public works or improvements. 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 or so that the adverse effects of clearance activities may be minimized. However, the acquisition and clearance of a site because an improvement has a deleterious or blighting influence or presents a danger or nuisance to the surrounding properties and area may be considered. The city may also devote property which it has acquired to temporary uses prior to 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 that may be appropriate.

Relocation - Should it be considered necessary and appropriate, residents and businesses that are displaced by the acquisition of property under this plan may be provided with relocation assistance as may be required and other advisory services as may be warranted.

Assemblage and Disposition of Land - Land assemblage shall be conducted for (1) sale, lease or conveyance to private developers or, (2) sale, lease, conveyance or dedication for the construction of public facilities or improvements. Terms of conveyance shall be incorporated into the appropriate development agreements which may contain more specific design controls than would normally apply. All land acquisition and disposition actions will be conducted in accordance with applicable state statutes governing such transactions.

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 are not limited to: the vacation, removal, resurfacing, widening, reconstruction and improvement of streets, alleys and pedestrian ways; development of public off-street parking facilities; provisions of

public recreation areas and improvement of public utility services.

Rehabilitation - The rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures will be undertaken.

C. *Redevelopment Projects / Programs* - The following projects/programs are anticipated to occur during the term of this redevelopment plan and are based on the previously enumerated goals and objectives as well as strategies identified in the Making "Cents" of 11th Street plan document.

Improvements to Building Facades - For some years the city has operated a successful facade improvement program that has helped improve the exterior appearance of over seventy commercial structures throughout the community. Basically, the program operates as a rebate of a percentage of the total cost of exterior improvements to a property with the city covering 25% of the cost for non-retail commercial structures and 50% of the cost for retail businesses. Due to the number of residential properties along the 11th Street corridor and the goal of improving the visual image of 11th Street, consideration will be given to creating a targeted residential facade improvement component (in addition to the commercial program). It is expected that twenty-five to thirty building facades will be improved within the North 11th Street TIF district over the life of this plan. In addition, programs that address more general property maintenance issues will be explored.

Street scape / Landscape Improvements - The city is in the process of retaining the services of a landscape architectural / engineering firm to assist in development of a beautification plan for the 11th Street corridor. As part of this process it is expected that specific street scape improvements will be identified which may include plantings and other amenities such as banners, lighting changes, street name sign changes, pedestrian improvements and other upgrades. Attention will also be given to major intersections along the corridor (31st Ave., 18th Ave., 7th Ave) to determine ways in which to improve the visual appeal of these crossroads. Landscaping improvements in and around private property should also be undertaken.

Retail Development - The 11th Street planing effort recommended a survey of residents to determine shopping habits and preferences. The survey was conducted in early 2000 and the preliminary results confirm that the 11th Street corridor is under served by retail businesses. Therefore, a primary project for this redevelopment plan is the attraction of new retail activity. In particular, both survey and anecdotal information reveals a strong desire for a grocery store. To that end, the city will work in conjunction with a private investor(s) to develop a grocery store at a location on 11th Street. The most likely site for such a development due to its size, availability and central location along the corridor is the eight acre parcel near the intersection of 11th Street and 31st Avenue.

However, because the trade area is more lineal in nature and not circular, attracting a grocery to this site has been a challenge. It is expected that public funds will be needed to help reduce the initial risk of securing development at this site. In addition to a grocery store, the site is large enough to accommodate other uses and these will be pursued as well. Other sites within the North 11th Street TIF district that could support retail development are the intersections of 18th Avenue and 7th Avenue. In particular, the northwest and northeast corners of the 11th Street and 18th Avenue intersection could accommodate more intense and quality retail use. To support such use will most likely require some site assembly and relocation of existing businesses.

Another property targeted for redevelopment is located at 2360 11th Street. For many years the building was used as a grocery which ceased operation in the early 1970's. The property was used as a site for a drug store for until approximately three years ago when the tenant (Walgreen's) moved to a new facility at 31st Avenue and 11th Street. The former site has been vacant since this move. This property, in combination with property to the north, were identified in the 11th Street plan as key redevelopment sites.

Further north within the proposed redevelopment project area are several currently vacant sites suitable for redevelopment. These include the 500 and 900 blocks of 11th Street and the large land parcel at the northeast corner of 9th Street and 7th Avenue.

In summary, a number of destination type retail uses will be pursued including specialty shops, ethnic marketplaces, factory outlets and shopping the caters to senior citizens.

Franklin School Site / 2200-2300-2900 Blocks - This 3.4 parcel is formerly the site of Franklin Elementary School. Close by the school district in the early 1970's, the school building was demolished in the early 1980's and used largely since then as an undeveloped, passive use recreational property primarily for soccer. Because the site is surrounded on all sides by residential uses, it is suggested that the property be developed for that use. Over the past five years, at least two investors have examined the potential for townhouse or single family home development of the Franklin site. However, the need for financial support, the characteristics of the adjacent neighborhood and market demand have dampened the level of developer interest.

Environmental Review / Remediation - As a result of the historical uses of certain properties, there are suspected environmental conditions which will need additional investigation and potential remediation. The former gas station at 1031 11th Street and the property at 2223, are candidates for environmental review. The city is currently pursuing a grant through the Illinois Environmental Protection Agency to perform phase assessments at these sites. Should phase

two assessments of remediation work be needed, TIF funds will be used to effect clean-up of these sites.

Properties in 1000 Block - Properties on both the east and west sides of the street were identified in the 11th Street strategic plan as potential redevelopment sites. One site consists of a deteriorated fuel station with several adjacent lots where residential structures have been removed. On the west side of the street is a large fenced lot which has been used primarily for storage. Adjacent is a lot with a commercial structure reportedly undergoing redevelopment. Efforts will be directed at redevelopment of these sites for either retail or office / commercial use compatible with adjoining neighborhoods.

High Technology Office Center - As part of the Making "Cents" of 11th Street plan, the 2200/2300 and 2900 blocks were identified by commercial real estate practitioners as having potential for development as high technology office center.

Retail Incubator - The city has used manufacturing incubators to stimulate new business starts and there is potential to offer the same type of shared spaces, equipment, facilities and staff for retail, service or office incubator facilities. City staff has received periodic inquiries from entrepreneurs interested in starting a business on 11th Street. In addition, the city's Retail Development Action Plan identifies the establishment of ethnic and niche retail as goals. Suitable facilities for an incubator or to assist smaller start-up retailers will be identified and associated support programs put in place.

50/50 Sidewalk Program - The city currently operates a program whereby the repair and replacement of sidewalks is shared on a 50/50 basis with the adjoining property owner. However, funds can be in great demand. Therefore, it is recommended that funds be earmarked for a 50/50 sidewalk program for replacement / repair of sidewalks on 11th Street.

D. *Land Use Plan*

The 11th Street Corridor Future Land Use Plan (Exhibit E) designates the intended general land uses for which various tracts and land parcels within the redevelopment project area. In general, the plan calls for the development of additional commercial enterprise. All redevelopment projects will be subject to the provisions of the City of Rock Island Zoning Ordinance and other development regulations as may be approved or amended. Upon approval of a redevelopment proposal for a specific tract or parcel of land, the city will accomplish the approved zoning classifications and variances to accommodate the approved project. Current land uses are shown in Exhibit F.

E. *Additional Controls and Design Criteria* - The following general design controls and guidelines shall apply to redevelopment in the redevelopment project area:

- ▶ Redevelopment projects shall complement existing surrounding activities and uses in scale and quality of materials
- ▶ 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
- ▶ Design layout of pedestrian facilities should support pedestrian circulation and movement between major traffic generators and nearby parking facilities
- ▶ Massing of buildings and related open spaces should create internal focal points and allow for future expansions where appropriate
- ▶ Parking lots or facilities should provide for an adequate supply of appropriately located short term patron and long term employee parking. Parking facilities should be buffered and screened using quality landscape materials and, where possible, adjacent property owners should share common entrances to reduce the number of street access points
- ▶ The design and use of signs should be coordinated in character and type, size and location with those of nearby developments. Where possible, the number of signs on a specific property should be limited.

F. *Estimated Redevelopment Project Costs* - Redevelopment project costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to the redevelopment plan implementation and a particular redevelopment project and include both public and private sector investment. Due to the preliminary nature of many redevelopment activities, programs and projects at the time that this plan has been drafted, the following estimated redevelopment project area costs should be taken as order-of-magnitude projections:

Construction	\$15,000,000
Rehabilitation	\$3,000,000
Acquisition	\$1,000,000
Demolition	\$1,000,000
Relocation	\$500,000
Public Facilities	\$5,000,000
Financial Costs	\$1,000,000
Professional Services	\$1,000,000
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Total	\$27,500,000

G. *Sources of Funds to Pay For Redevelopment Costs* - The city intends to underwrite

its redevelopment costs using the tax increment finance mechanism. In addition, other sources of funding for projects, programs and activities within the redevelopment project area may include: general city revenues, income from the sale or leasing of property, federal grant funds including Community Development Block Grant and/or Economic Development Administration funds, state funds including Transportation Equity Act for the 21st Century (TEA21) funds or other state funds, debt obligations and other funds deemed appropriate by the City Council.

H. *Most Recent Equalized Assessed Valuation of the Project Area* - As of June 1, 2000, the most recent ascertainable equalized assessed valuation of property of all real estate within the North 11th Street Tax Increment Finance Redevelopment Project Area (including land and improvements) was \$7,006,177. The most recent initial equalized assessed valuation of the property in the redevelopment project area may be subject to change at the time the Rock Island County Supervisor of Assessments provides the initial equalized assessed valuation of the parcels in the redevelopment project area.

I. *Anticipated Equalized Assessed Valuation* - Upon completion of the anticipated private development and assuming constant equalization multiplier of 1.000 it is estimated that the equalized assessed valuation of real property with the redevelopment project area will be \$12,000,000.

VII. Conflict of Interest Statement

In addition to State of Illinois statutes pertaining to conflict of interests regarding municipal officials, the Real Property Tax Increment Allocation Redevelopment Act provides that:

If any member of the corporate authority, a member of a 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 the redevelopment plan, or project for a redevelopment project area or proposed redevelopment project area, as defined in Sections 11-74.4-3(i) through (k) 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 minute books of the corporate authorities. If an individual holds such 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, commission or employees concerning any matter pertaining to said redevelopment plan, project or area. Furthermore, no such member or employee shall acquire of any interest direct, or indirect, in any

property in a redevelopment area or purpose 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. For purposes of this subsection, a property interest acquired in a single parcel of property by a member of the corporate authority, which property is used exclusively as a member's primary residence, shall not be deemed to constitute an interest in any property included in the redevelopment area or proposed redevelopment area that was established before December 31, 1898, but the member must disclose the acquisition to the municipal clerk under the provisions of this subsection.

VIII. Affirmative Action Statement

The policy of the City of Rock Island is to provide equal employment opportunities. This means that the City will: recruit, hire, train and promote persons in all job titles without regard to race, color, religion, sex, or national origin, or persons with disabilities or disabled veterans or Vietnam Era veterans status, except where sex is a bona fide occupational qualification. All decisions on promotions shall provide equal opportunity for those equally qualified and may impose only valid requirements for promotion. All other personnel actions, such as tuition assistance, City sponsored training, education, social and recreational programs will be administered on a fair basis without regard to race, color, religion sex or national origin, persons with disabilities or disabled veterans or Vietnam Era veteran status. Furthermore, it is the policy of the City to cooperate to the fullest extent with the applicable regulations of the Civil Rights Act of 1964 and Executive Order No. 11246 as amended, and Revised Order No. 4. It is intended that all officials and employees of this City be informed of this statement of policy and that this policy shall be applied to every phase of employee recruitment.

IX. Redevelopment Plan Amendments

The City of Rock Island reserves the right to amend this redevelopment plan in accordance with the provisions of the Real Property Tax Increment Allocation Redevelopment Act as amended.

X. Termination Date

The estimated termination date for completion of the redevelopment plan projects is January 1, 2035.

EXHIBIT A

PREPARATION OF TAX INCREMENT FINANCE
REDEVELOPMENT PROJECT AREA AND REDEVELOPMENT PLAN
INDUCEMENT RESOLUTION

WHEREAS, the City of Rock Island, Illinois (the "City") desires to prepare a tax increments redevelopment plan ("Plan") and redevelopment project area ("Area") and adopt tax increment financing ("TIF") pursuant to the Tax Increment Allocation Redevelopment Act ("Act"), 65 ILCS 5/11-74.1 et. seq., Revised Illinois Statutes ("TIF"); and

WHEREAS, the exact extent of boundaries and other actions associated with these actions are not known at this time, but will become known in the future; and

WHEREAS, the City has desires to initiate feasibility studies for an area generally bounded by 9th Street, 12th Street, 2nd Avenue and 35th Avenue is likely to lead to the establishment of a Tax Increment Finance Plan and Redevelopment Project Area and adopting Tax Increment Financing, and to accomplish these actions under the provisions of the Act as it currently exists; and

WHEREAS, the City will pursue these actions and make such expenditures as are reasonably necessary in that regard and said expenditures will be allowable project costs under the Plan and TIF once adopted.

NOW, THEREFORE, BE IT RESOLVED this 21st day of June 1999 by the City Council of the City of Rock Island, Illinois have examined the proposed area and circumstances, and at this time believe that the Plan, Area and TIF may be adopted for said area and will pursue said feasibility studies as is required by the Act as it presently exists and follow all requirements of said existing Act to accomplish the actions as herein defined.

PASSED THIS 21st DAY OF JUNE, 1999


Mark W. Schwiebert, Mayor

Attest:

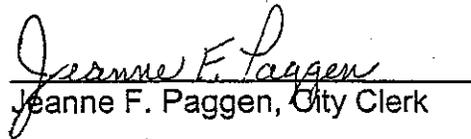

Jeanne F. Paggen, City Clerk

EXHIBIT B

Legal Description

North 11th Street Redevelopment Area

Beginning at the intersection of the east right-of-way line of 13th Street and the centerline of Third Avenue, thence northerly along the east right-of-way line of 13th Street to its intersection with the north line of Lot 8 in Block 5 of Old Town extended easterly, thence southwesterly to the northeast corner of Lot 8 in Block 5 of Old Town, thence southwesterly along the north line of Lots 8, 7, 6 and Lot 5 in Block 5 of Old Town, to the northwest corner of Lot 5, Block 5, of Old Town, thence southwesterly on a line perpendicular to the centerline of 12th Street to the northeast corner of Lot 10, Block 6 in Old Town then southwesterly along the north line of said Lot 10 and Lot 9, Block 6, Old Town, to the northwest corner of said Lot 9, thence southeasterly perpendicular to the centerline of Second Avenue to the centerline of Second Avenue, thence westerly along said centerline to its intersection with the centerline of 11th Street, thence southerly along the centerline of 11th Street to its intersection with the north line of Lot 1, Block 8, Old Town extended easterly, thence westerly along the north line of said Lot 1 to the east right-of-way line of State Route 199, then southwesterly along said right-of-way line to its intersection with the centerline of 10th Street, thence south along the centerline of 10th Street to its intersection with the north line of Third Avenue, thence southwesterly along the north line of Third Avenue to the centerline of Ninth Street extended northerly, thence southerly along the centerline of Ninth Street to the centerline of the east/west alley in Block 19 of Chicago or Lower Addition extended easterly, thence southwesterly on said centerline extended to the centerline of Eighth Street, thence southeasterly on the centerline of Eighth Street to its intersection with the south right-of-way line of Fifth Avenue, thence northeasterly along said south right-of-way line to the west right-of-way line of Ninth Street, thence southeasterly along said right-of-way line to its intersection with the centerline of Sixth Avenue, thence southwesterly along the centerline of Sixth Avenue to the west right-of-way line of Eighth Street, thence southeasterly and southerly along the west right-of-way line of Eighth Street to its intersection with the south right-of-way line of 11th Ave, thence east along said right-of-way line to its intersection with the west right-of-way line of Ninth Street, thence southerly long the west right-of-way line of Ninth Street to its intersection with the south right-of-way line of 13th Avenue, thence east along the south right-of-way line of 13th Avenue to the west line of Lot One, Block One in Stroehle's First Addition, thence southerly long the west line of said Lot One and continuing southerly along the west line of Lot Two, Block One, in Stroehle's First Addition to the north right-of-way line of the east/west alley in Block One, Stroehle's First Addition, thence southerly in a line perpendicular to the centerline of said alley to the northwest corner of Lot 143, Sheet 6, in the Rock Island

Township Supervisor of Assessment Map, thence southerly along the west line of said Lot 143 extended to the centerline of 14th Avenue, thence easterly along said centerline to the west line of Lot One, Block 2, Subdivision of Davenport Lands as recorded in the Rock Island Township Supervisor of Assessment Map as Lot 152, sheet six extended north, thence southerly along the extended west line of said Lot to the south line of said Lot, thence southerly to the north line of Lot 162, Sheet 6 of the Rock Island Township Supervisor of Assessment Map at a point 45 feet from the east line of said Lot 162, thence southerly along the west line of said Lot 162 to its intersection with the centerline of 15th Avenue, thence westerly along said centerline to its intersection with the west line of Lot One in Roggenkamp's Subdivision extended, thence southerly along the west line of Lot One, Lot Two, and Lot Three in Roggenkamp's Subdivision to the southwest corner of said Lot Three, thence southerly in a line parallel to the centerline of 10th Street to the north line of Lot Sixteen, Block One, L. Mosenfelder's Place Subdivision, thence easterly along said north line to its intersection with the west line of Lot Seventeen, Block One, in L. Mosenfelder's Place Subdivision, thence southerly along said west line extended to the south right-of-way line of 16th Avenue, thence easterly along the south right-of-way line of 16th Avenue to the west line of Lot one, Block Two in L. Mosenfelder's Place Subdivision, thence southerly along the west line of said Lot One to its intersection with the south line of said Lot One, thence southerly to the northwest corner of Lot 18, Block 2, L. Mosenfelders' Place Subdivision, thence southerly along the west line of said Lot 18 to its intersection with the south line of said Lot 18, thence southerly in a line to a point on the north line of Lot 1, Block 3 of L. Mosenfelder's Place, 40.0 feet from the west line of Lot 2, Block 3 in Mosenfelder's Place, thence southerly along the west line of Lot One, Block Three of L. Mosenfelders's Place extended to the centerline of the east/west alley in Block Three of L. Mosenfelder's Place, thence west along said centerline to the west line of Lot 17, Block Three of L. Mosenfelder's Place extended north, then southerly along said extended west line to the south right-of-way line of 18th Avenue, thence westerly along said south right-of-way line to a point 40 feet west of the east line of (3560) Lot 22, Block One in Smalley's Second Subdivision, thence southerly perpendicular to the east line of 10th Street to the south line of (3560) Lot 21, Block One, in Smalley's Second Subdivision, said point being 40 feet west of the east line of said Lot 21, thence easterly along the south line of said Lot 21 to the west right-of-way line of the north/south alley in Block One of Smalley's Second Subdivision, thence southerly along said west right-of-way line to its intersection with the north right-of-way line of 19th Avenue, thence south perpendicular to the centerline of 19th Avenue to the south right-of-way line of 19th Avenue, thence south along the west line of the north/south alley contained in Block One of Smalley's First Subdivision to its intersection with the north right-of-way of 20th Avenue, thence

southerly perpendicular to the centerline of 20th Avenue to the south right-of-way line of 20th Avenue, thence east along the south right-of-way line of 20th Avenue to the east right-of-way line of the north/south alley contained in William Heidemann's Addition, thence south along said east right-of-way line 179.0 feet, thence east parallel to the north right-of-way line of 21st Avenue for a distance of 38.1 feet, thence south at a ninety degree angle a distance of twenty-one feet, thence easterly at a ninety degree angle a distance of 11.9 feet, thence south at a ninety degree angle to the north right-of-way line of 21st Avenue, a distance of approximately 194.3 feet, thence south in a line perpendicular to the centerline of 21st Avenue to the north line of (parcel 478) Lot 20 in Sarah J. Aitkens Subdivision, thence westerly along said north line to the west line of said Lot 20, thence south along the west line of said Lot 20, to the south line of said Lot 20, thence easterly along the south line of said Lot 20 and Lot 19 in Sarah J. Aitkens Subdivision to the west right-of-way line of 11th Street, thence south along said right-of-way line to its intersection with the south right-of-way line of 25th Avenue, thence westerly on the south right-of-way line of 25th Avenue to the west line of Lot One in W.W. Snyder's Subdivision, thence south on the west lines of Lot 1, Lot 2, Lot 3, Lot 4, Lot, 5 and Lot 6, all in W.W. Snyder's Subdivision to the south line of said Lot 6, thence westerly at a ninety degree angle to the southeast corner of Lot 15 in Brasher's Subdivision, thence westerly along the south lot line of said Lot 15 to the west line of Lot 103, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence southerly on the west line of said Lot 103 to the south line of said Lot 103, thence easterly on said south line to the west line of Lot 111, Page 18 in the South Rock Island Township Supervisor of Assessment Map, thence southerly along the west line of said Lot 111 to the south right-of-way line of 27th Avenue, thence easterly on said right-of-way line to the east line of Lot 122, Sheet 18 in the South Rock Island Township Supervisor of Assessment Map, thence southerly along the east line of said Lot 122 to the south line of said Lot 122, thence westerly along the south line of said Lot 122 to its intersection with the east line of Lot 130, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence westerly along the north line of said Lot 130 to the west line of said Lot 130, thence southerly along the west line of said Lot 130 to the north line of Lot 34, Sheet 18, South Rock Island Supervisor of Assessment Map, thence westerly along said north line to the west line of said Lot 34, than southerly along the west line of said Lot 34 a distance of 72.6 feet to the north line of Lot 131, sheet 18 of the South Rock Island Township Supervisor of Assessment Map, thence easterly along said north line and the north line of Lot 132, Sheet 18 of the South Rock Island Township Supervisor of Assessment Map to the east line of said Lot 132, thence southerly along said east line extended to the center line of 29th Avenue, thence easterly along said centerline to the east line of Lot 33 in Emma L. Titterington's Addition extended north to the

centerline of 29th Avenue, thence southerly along the east line of said lot 33 to the north line of Lot 36 in Emma L. Titterington's Addition, thence westerly along the north line of Lot 36 to the east right-of-way line of 10th Street, thence westerly in a line perpendicular to the centerline of 10th Street to the west right-of-way line of 10th Street, thence westerly along the north lines of Lots 29 and 20 to the west line of said Lot 20, thence southerly along the west line of said Lot 20 to the south line of said Lot 20, thence west perpendicular to the centerline of the vacated Nine and One-Half Street to the east line of lot 13 in Emma L. Titterington;s Addition, thence west long the south line of said Lot 13 extended westerly to the east line of Lot 4 in Emma L. Titterington's Addition, thence south on said east line to the south line of said Lot 4, thence west on said south line to the centerline of Ninth Street, thence southerly along the centerline of Ninth Street to the centerline of 31st Avenue, thence easterly along said centerline to the centerline of 10th Street, thence southerly along said centerline to the south line of Lot 23 in Mcinnis Brothers 11th Street Addition extended west, thence easterly along said extended south line to the east line of Lot 22, in Mcinnis Brothers 11th Street Addition, thence southerly along the east lines of Lot 22, Lot 21, Lot 20, Lot 19, Lot 18, Lot 17, Lot 16, and Lot 15, all in Mcinnis Brothers 11th Street Addition, thence southerly in a line perpendicular to the centerline of 33rd Avenue to the north line of Lot One in Schreiner & Roth Brothers Cottage Grove Subdivision, thence westerly along said north line to the west line of said Lot One, thence southerly along the west line of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6, all in Schreiner & Roth Brothers Cottage Grove Subdivision, to the south line of said Lot 6, thence southerly in a line perpendicular to the centerline of 34th Avenue to the northwest corner of Lot 39 in Schreiner & Roth Brother Cottage Grove Subdivision, thence southerly along the west line of said Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, and Lot 44, all in Schreiner and & Roth Brothers Cottage Grove Subdivision, to the south line of said Lot 44, thence southerly in a line perpendicular to the centerline of 35th Avenue to the north line of Lot 7 in Edison Court Subdivision, thence easterly to the west line of Lot 6 in Edison Court Subdivision, then southerly along the west line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2, and Lot 1, all in Edison Court Subdivision, to the south line of said Lot One, thence easterly along said south line extended to the east right-of-way line of 11th Street, thence northerly along said east right-of-way line to the centerline of 33rd Avenue, thence east along said centerline to the centerline of the north/south alley in Block One of Rodman Place Subdivision as extended, thence northerly along said centerline to the north line of Lot 4, Block One, Rodman Place Subdivision as extended, thence easterly along the north line of said Lot 4 extended to the east right-of-way line of 12th Street, thence northerly along said east right-of-way line to the north right-of-way line of 21st Avenue, thence westerly along said north right-of-way line to the east line of Lot 7 in Allen & Fleming's Addition, thence northerly along said east line

extended to the south line of Lot 6, in Maurus' Addition, thence easterly along said south line to the east line of said Lot 6, thence north along the east line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2, and Lot One, all in Maurus's Addition extended to the north right-of-way line of 20th Avenue, thence westerly along said north line to the east line of Lot 49 in Case Park Addition, thence northerly along said east line to the south right-of-way line of 19 ½ Avenue, thence northerly in a line perpendicular to the centerline of 19 ½ Avenue to the north right-of-way line of 19 ½ Avenue, thence northerly along the east line of Lot 40 in Case Park Addition to the north line of said Lot 40, thence easterly along the north line of Lot 41 in Case Park Addition a distance of 24.8 feet, thence northerly in a line perpendicular to the centerline of 19th Avenue to the north right-of-way line of 19th Avenue, thence westerly to the east line of Lot 30 in Case Park Addition, thence northerly along the east line of said Lot 30 as extended to the south line of Lot 29 in Case Park Addition, thence northerly along the east line of said Lot 29 extended to the north right-of-way line of 18 ½ Avenue, thence northerly along the east line of Lot 20 in Case Park Addition extended to the south line of Lot 18 in Case Park Addition, thence easterly along said south line to the east line of said Lot 18, thence north along said east line the south line of 18th Avenue, thence easterly along said south line to the west line of Lot 6 in M.B. DeSilva's Addition extended, thence north along said extended west line to the south line of said Lot 6, thence northerly along the west line of Lot 6, Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1, all in M.B. DeSilva's Addition to the south line of Lot 5 in Block Two of W.E. Bailey's Twelfth Street Addition, thence northerly along the west line of Lot 5, Lot 4, Lot 3, Lot 2 and Lot 1, all in block Two of W.E. Bailey's Twelfth Street addition to the centerline of 16th Avenue, thence westerly along said centerline to the east line of Lot 9, Block One of W.E. Bailey's Twelfth Street Addition extended southerly, thence northerly along the east line of Lot 9, Lot 10, Lot 11, Lot 12 and Lot 13, all in Block One of W.E. Bailey's Twelfth Street Addition extended to the south line of Lot 169, Page 6, in the Rock Island Township Supervisor of Assessment Map, thence easterly to the east line of said Lot 169, thence northerly along said east line to the north line of said Lot 169, thence westerly along said north line to the east line of Lot Two in A.E. Mcinnis' Addition extended southerly, thence north along said extended east line to the south line of said Lot 2, thence north along the east line of Lot 2 and Lot Lot One in A.E. Mcinnis' addition to the south line of Lot 9 in S. Langman's Addition, thence easterly to the east line of said Lot 9, thence northerly along said east line to the north line of said Lot 9, thence westerly to the east line of Lot 8 in S. Langmans' Addition, thence north along the east line of Lot 8 and Lot 7, all in S. Langman's addition, to the south right-of-way line of 15th Avenue, thence northerly in a line perpendicular to the centerline of 15th Avenue to the south line of Lot 6 in S. Langman's Addition, thence northerly along the east line of Lot 6, Lot 5, and Lot 4, all in S. Langman's

Addition for a distance of 100 feet, thence east at a 90 degree angle for a distance of 80 feet, thence northerly at a 90 degree angle a distance of 140 feet to the south line of Lot 4 in Flemming's Addition, thence northerly along the east lot line of Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9, all in Flemming's Addition, to the north line of Lot 9 in Fleming's Addition, thence westerly along said north line to the west line of Lot 2, Block 3, in G. Elmer Blakesleys 12th Street Addition, thence north along the west line of Lot 2 and Lot 1, both in Block 3 of G. Elmer Blakesleys 12th Street Addition to the centerline of 13th Avenue, thence easterly along said centerline to the centerline of Glenhurst Court extended southerly, thence northerly along said centerline to the north right-of-way line of 13th Avenue, thence westerly along said north right-of-way line to centerline of the north/south alley in Block 2 of G. Elmer Blakesley's Subdivision, thence northerly along said centerline extended to the centerline of 12th Avenue, thence easterly along said centerline to the east line of Lot 10 in Schubert & Fluegel's Second Addition extended southerly, thence north along said extended east line to the north line of the east/west alley in Schubert & Fluegel's Second Addition, thence westerly long said north line to the east line of Lot 16 in Schubert and Fluegel's Second Addition, thence north along said east line to the centerline of 11th Avenue, thence west along the centerline of 11th Avenue to the east line of Lot 14 in Schubert and Fluegel's Addition extended southerly, thence north along said east line of Lot 14 extended to the north line of the east/west alley in Schubert and Fluegel's Addition, thence east along said north line to the west line of Lot 101, sheet 6 of the Rock Island Township Supervisor of Assessment Map, thence northerly along said west line extended to the north right-of-way line of 10th Avenue, thence easterly along said north line to the centerline of the of the north/south alley in Block 3 of Bailey Davenport's 4th Addition, thence north along said centerline extended north to the north right-of-way line of 9th Avenue, thence easterly along said north right-of-way line to the east line of Lot 4 in Block 77 of Chicago or Lower Addition, thence northwesterly along said east line to the north right-of-way line of 8th Avenue, thence easterly along said north right-of-way line to the east right-of-way line of 13th Street, thence northerly along said east right-of-way line to the point of beginning, containing 478 acres, more or less, all within the corporate limits of the City of Rock Island, County of Rock Island, in the State of Illinois.



CITY of
ROCK ISLAND
Revised: April, 2000

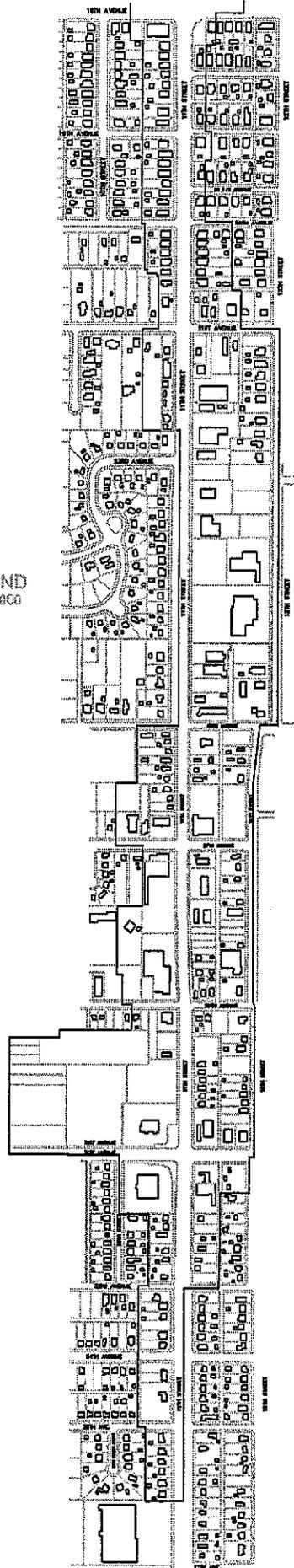


EXHIBIT D

Making "Cents" of 11th Street Strategies

Shopping:

Top Priorities

- ▶ Conduct extensive retail survey of Rock Island-Milan Residents
- ▶ Recruit a grocery store, family restaurant, banking services (automatic teller machine), child care providers
- ▶ Create "destinations" at strategic locations to draw traffic back and forth
- ▶ Link supportive services and products to Blackhawk College and student presence
- ▶ Create retail / service / office incubators
- ▶ Develop high technology office center at 2200 / 2300 or 2900 block site
- ▶ Offer merchandising and marketing training for businesses
- ▶ Promote quality businesses selling quality products other than second-tier
- ▶ Joint advertising with the 11th Street color, log and theme

High Priorities

- ▶ Link workforce center to small businesses on 11th Street
- ▶ Strengthen 11/ 31 Business Association

Priorities

- ▶ Explore consolidation of different business association as subsets of the Development Association of Rock Island

Visual Image

Top Priorities

- ▶ Increase building and property maintenance
- ▶ Improve building facades
- ▶ Promote visual continuity with signs, lights and consistent landscaping
- ▶ Maintain and improve sidewalks
- ▶ Publicize success and recognize "good jobs" as examples of quality design

High Priorities

- ▶ Improve appearance of signs
- ▶ Improve sign maintenance
- ▶ Target specific properties for visual improvements

Priorities

- ▶ Encourage original and innovative signs
- ▶ Encourage simple, clean visuals for building lines and signs
- ▶ Fill vacant store fronts utilizing a version of the Art Works Window Walk visible for the street

- ▶ Beautify intersections and gateways
- ▶ Encourage entrance features at businesses
- ▶ Bury utility lines
- ▶ Introduce pedestrian level street lighting
- ▶ Explore moving sidewalks away from the street to create buffers for pedestrians

Traveling

Top Priorities

- ▶ Implement 50/50 sidewalk program
- ▶ Monitor and enforce speed limits on 11th Street
- ▶ Study school crosswalk in vicinity of nearby schools

High Priorities

- ▶ Improve intersection quality at Blackhawk Road / 11th Street / 9th Street
- ▶ Study reduction of curb cuts and augmentation of shared drives

Priorities

- ▶ Replace deteriorated street and traffic signs and prioritize 11th Street on city's sign replacement inventory

Public Safety

Top Priorities

- ▶ Recommend City Council establish moratorium on permitting new liquor licenses on 11th Street (approve by council -----)
- ▶ Continue patrols to reduce criminal activity
- ▶ Continue to target "problem" properties
- ▶ Continue active implementation of a range of ordinance in a team approach

High Priorities

- ▶ Organize more block clubs and neighborhoods watches
- ▶ Continue to work proactively with businesses to reduce theft and shoplifting and with residences to enhance security
- ▶ Identify and limit, where possible, driveway access points for business

Diversity

Top Priorities

- ▶ Foster identity for 11th Street
- ▶ Develop a new logo and theme for 11th Street with multi-cultural overtones
- ▶ Utilize media campaign when selling 11th Street
- ▶ Amend future land use plan

High Priorities

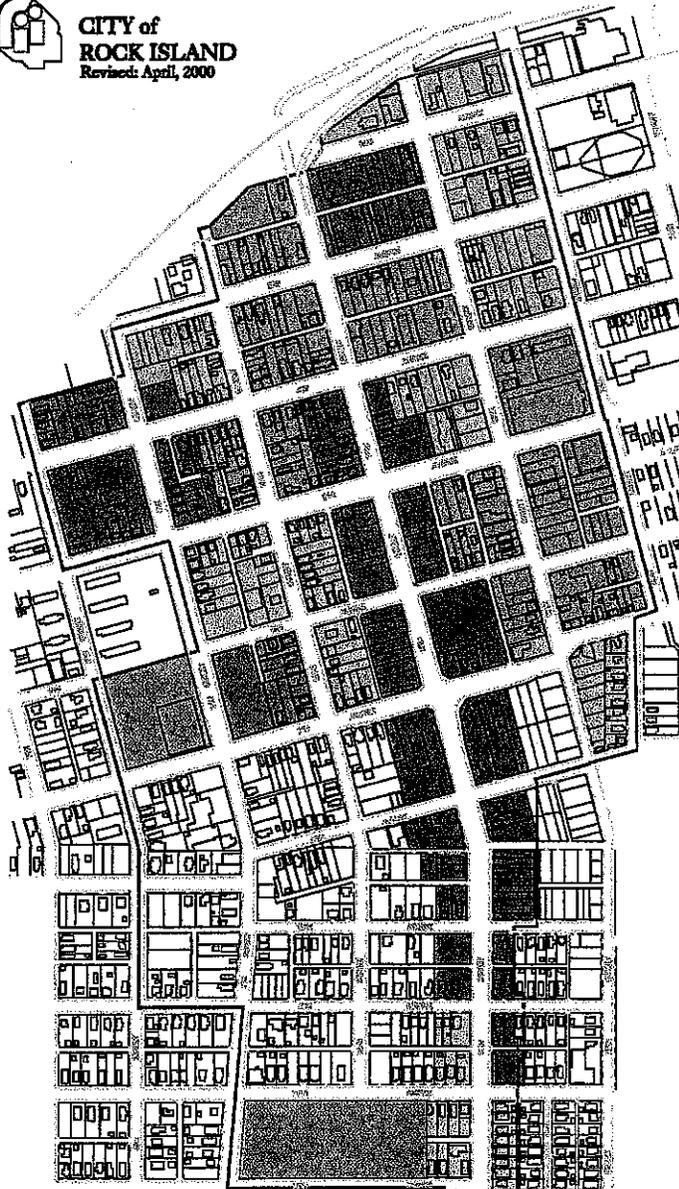
- ▶ Stabilize employment, home ownership and income levels in Chicago, Douglas Park and Longview neighborhoods

Priorities

- ▶ Explore creation of an activity and drop-in center for elderly
- ▶ Work with the Development Association of Rock Island's Diversity Task Force to sponsor activities on 11th Street
- ▶ Devise a learning experience for children by shopping 11th Street



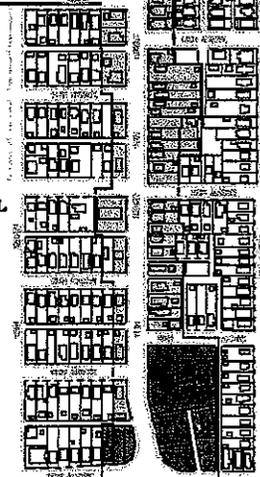
**CITY of
ROCK ISLAND**
Revised: April, 2000



**Proposed North 11 Street
Tax Increment Finance District**

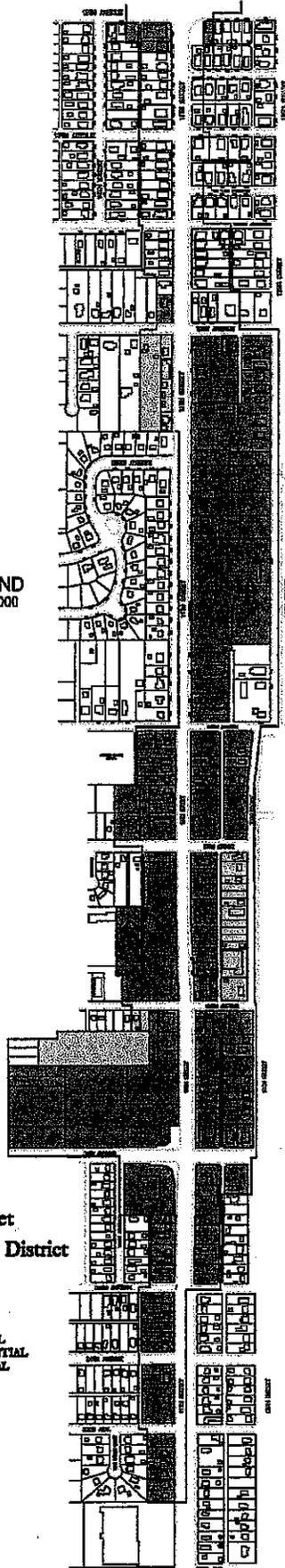
FUTURE LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS & RECREATION
- OPEN SPACE
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- OFFICE/SERVICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- UTILITIES
- WAREHOUSING
- TRANSITIONAL





**CITY of
ROCK ISLAND**
Revised: April, 2000

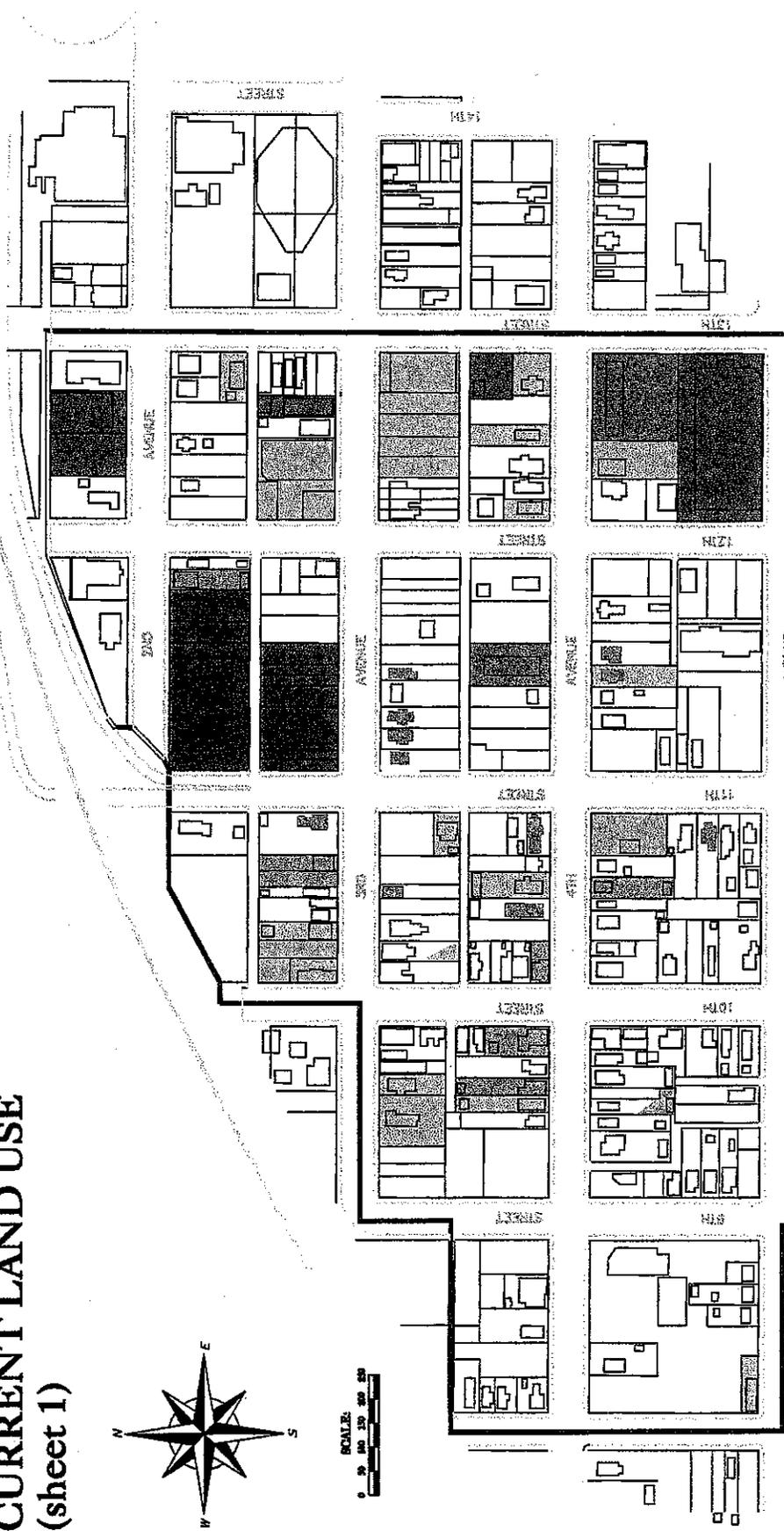
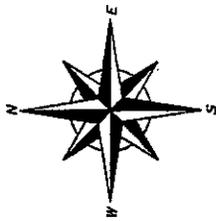


**Proposed North 11 Street
Tax Increment Finance District**

FUTURE LAND USE

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS & RECREATION
- OPEN SPACE
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- OFFICE/SERVICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- UTILITIES
- WAREHOUSING
- TRANSITIONAL

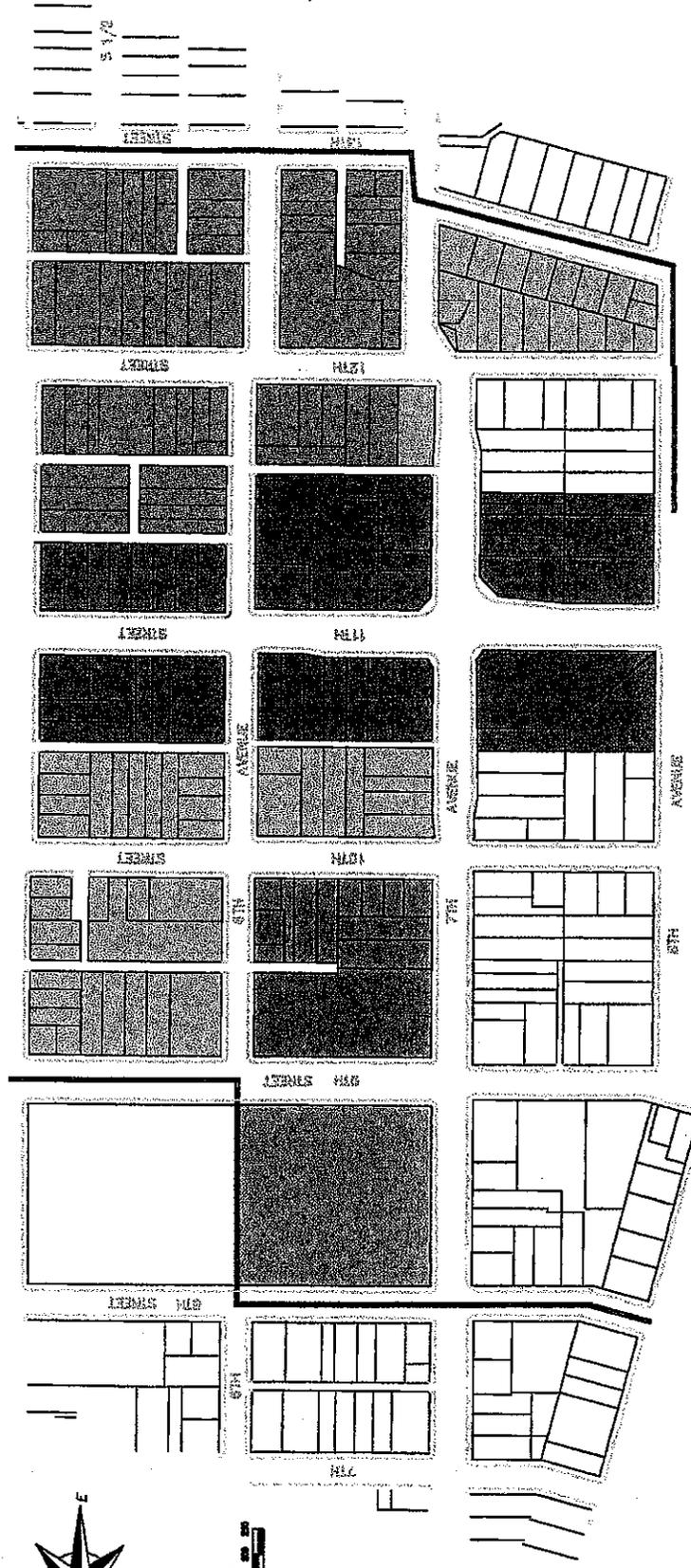
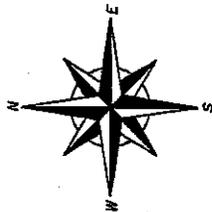
**11TH STREET
CORRIDOR STUDY
CURRENT LAND USE
(sheet 1)**



- | | | | | | |
|--|---------------|--|---------------------------|--|-----------------------------|
| | Single Family | | Service | | Vacant Building |
| | Two Family | | Retail | | Vacant Lot |
| | 3-6 Family | | Public/Semi-Public | | Architecturally Interesting |
| | 7+ Family | | Industrial/Manuf./Storage | | |



11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 2)



- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- UTILITIES
- WAREHOUSING
- TRANSITIONAL

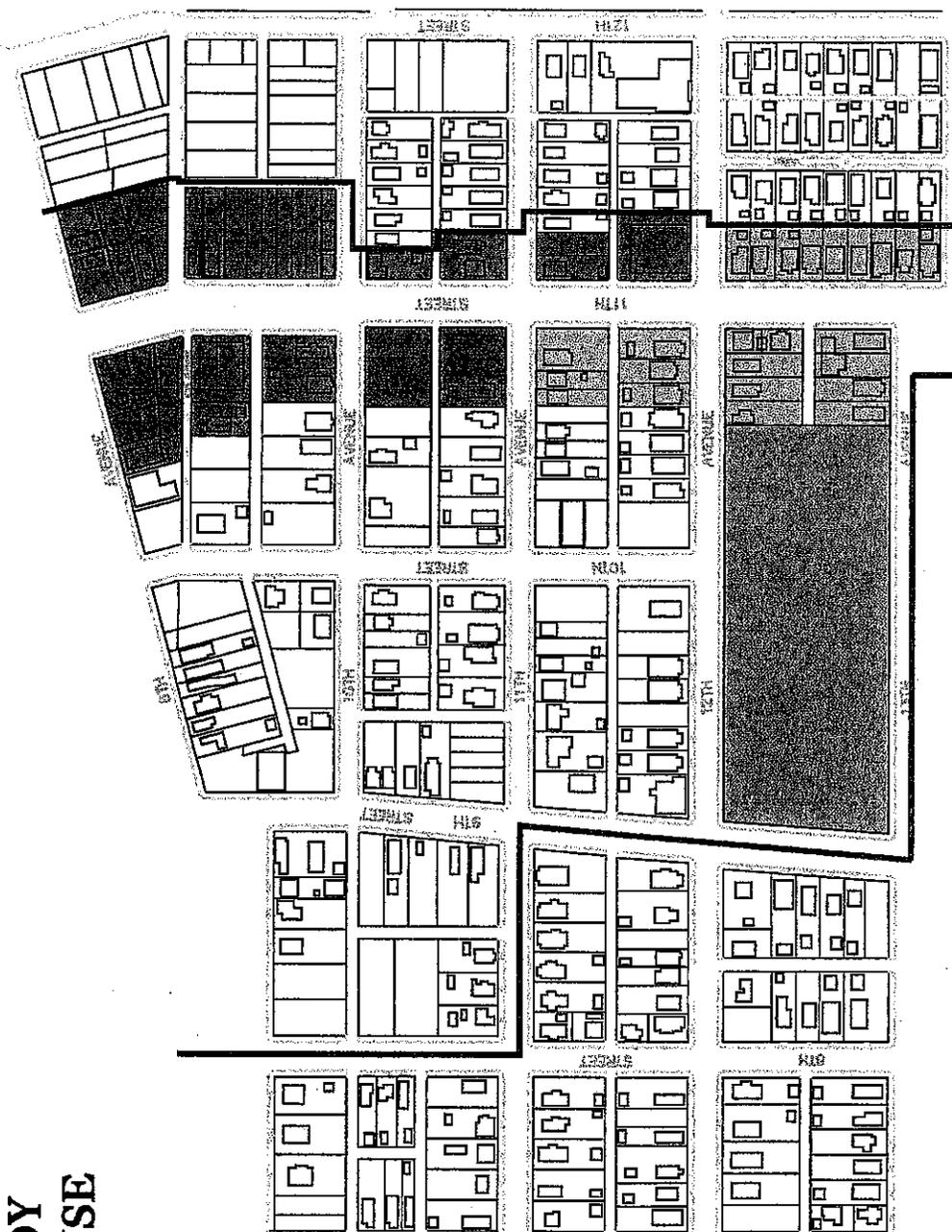
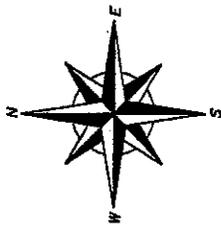
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- OFFICE/SERVICES

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS & RECREATION
- OPEN SPACE



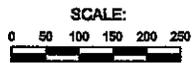
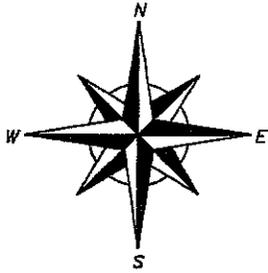
Prepared by: Community and Economic Development Department Planning and Redevelopment Division

11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 3)

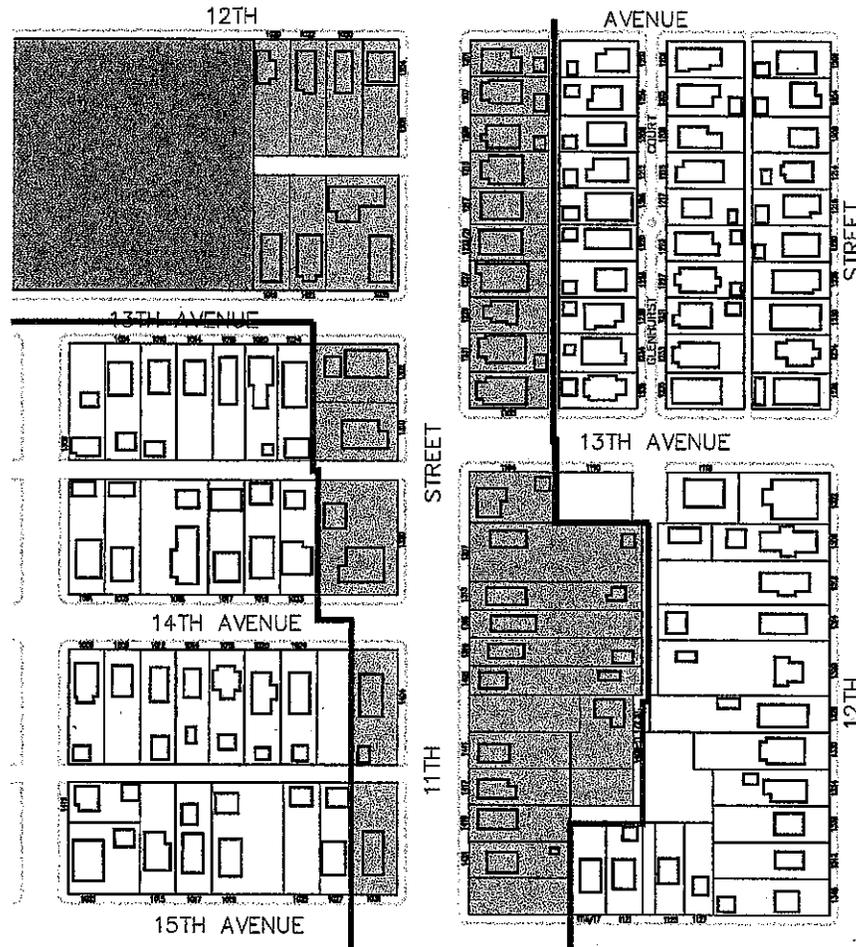


- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS & RECREATION
- OPEN SPACE
- COMMUNITY COMMERCIAL
- GENERAL COMMERCIAL
- PUBLIC/SEMI-PUBLIC
- OFFICE/SERVICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- UTILITIES
- WAREHOUSING
- TRANSITIONAL

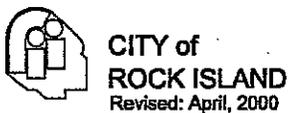
 CITY of
ROCK ISLAND
Revised: April, 2000

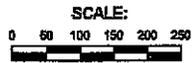
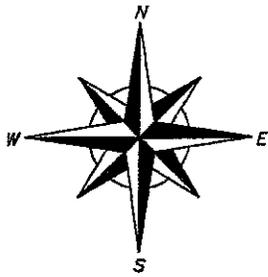


11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 4)

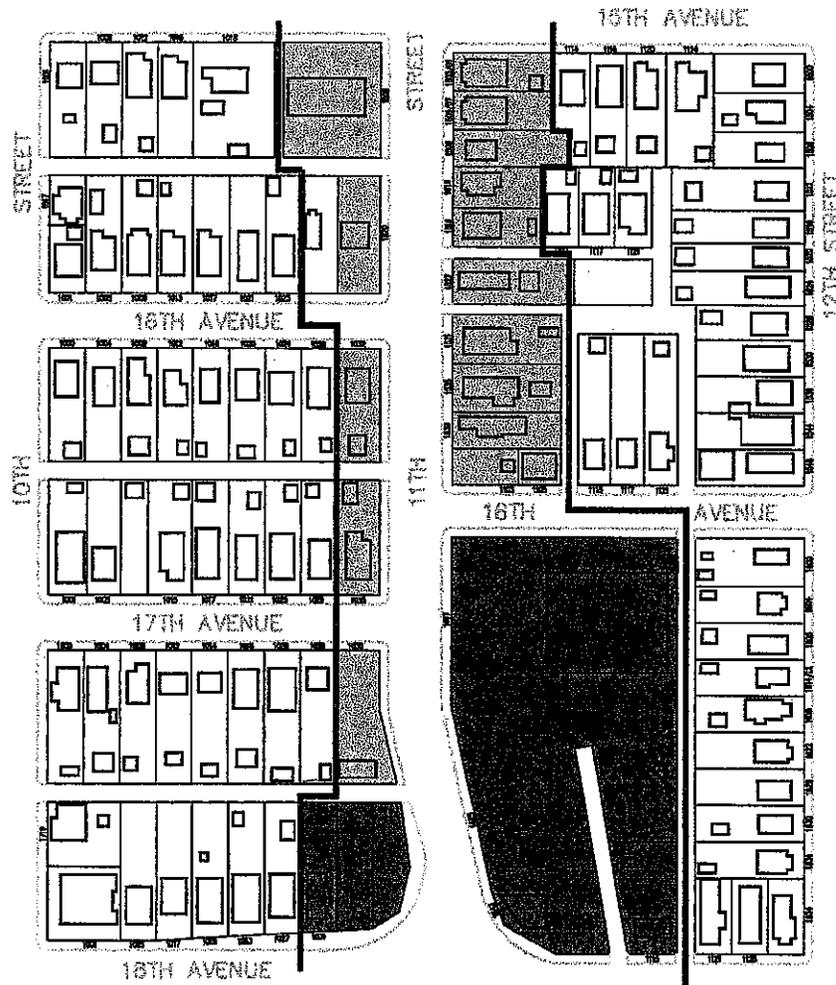


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| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |





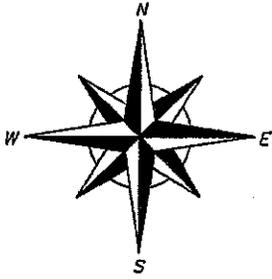
11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 5)



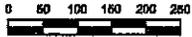
**CITY of
ROCK ISLAND**
Revised: April, 2000

- | | | | |
|--|-----------------------------------|--|---------------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |

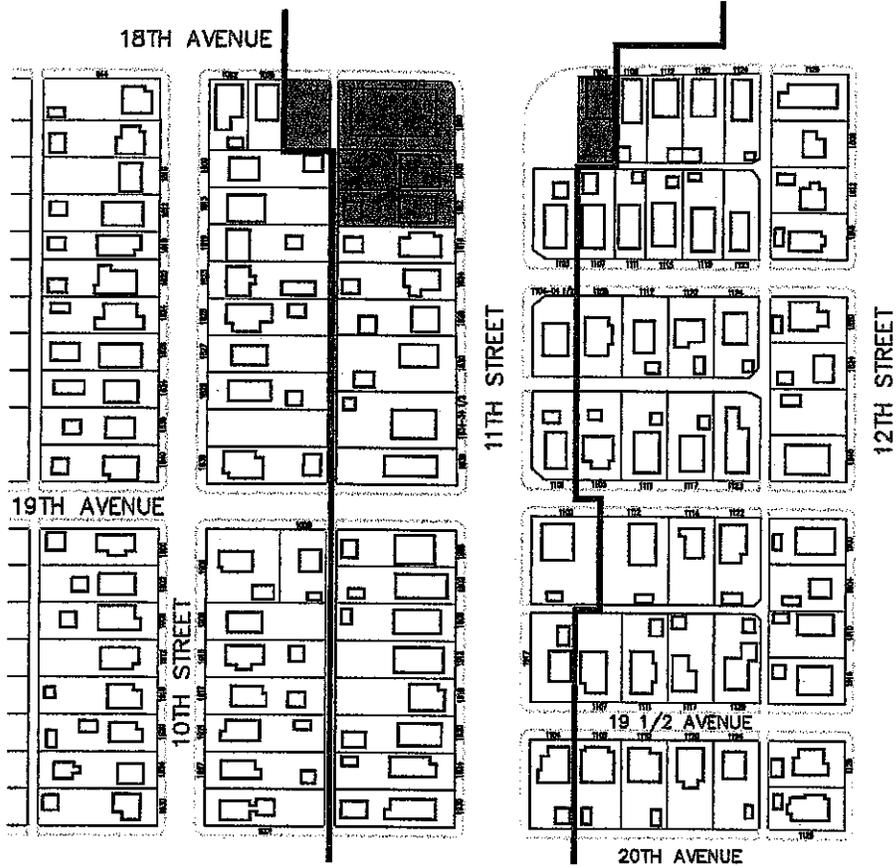
Prepared by: Community and Economic Development Department Planning and Redevelopment Division



SCALE:



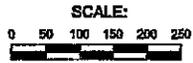
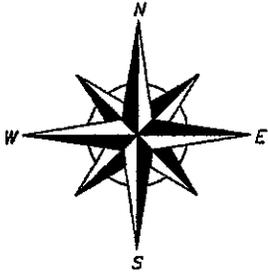
11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 6)



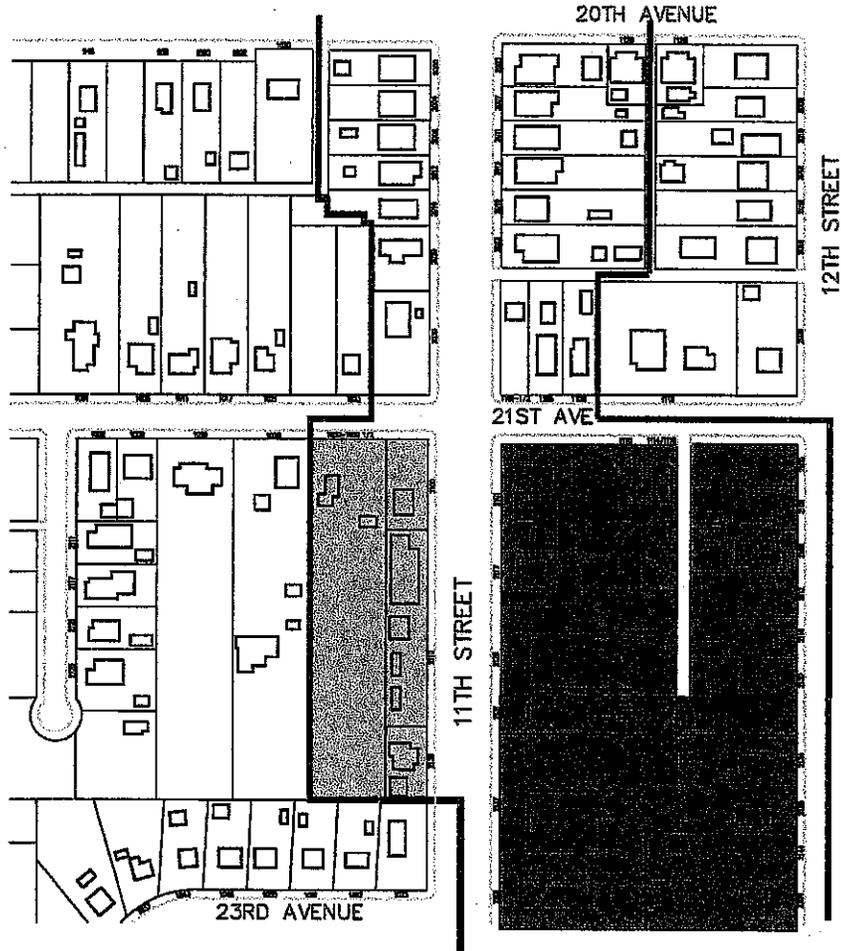
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|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |



CITY of
ROCK ISLAND
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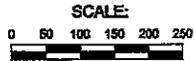
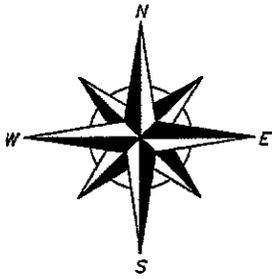
11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 7)



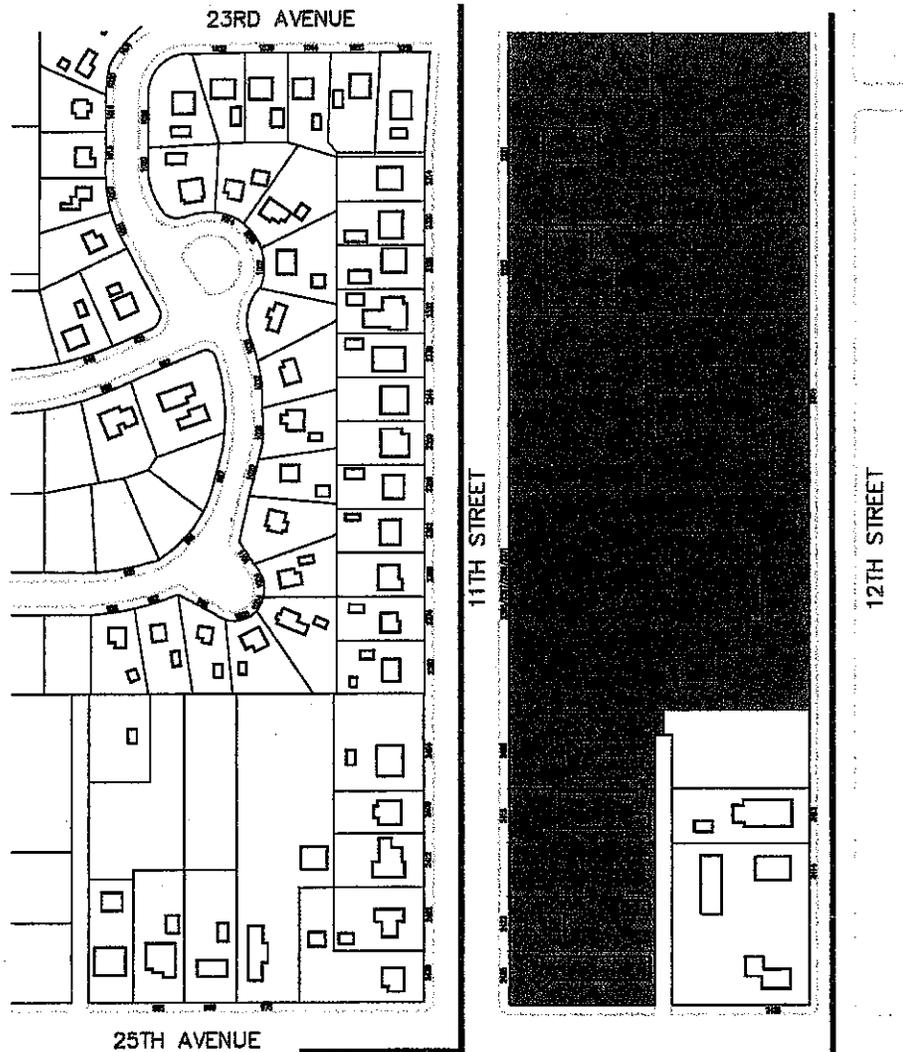
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|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |



CITY of
ROCK ISLAND
Revised: April, 2000

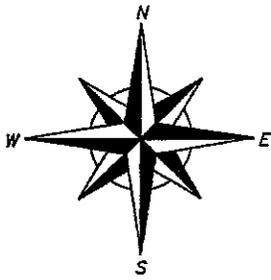


11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 8)

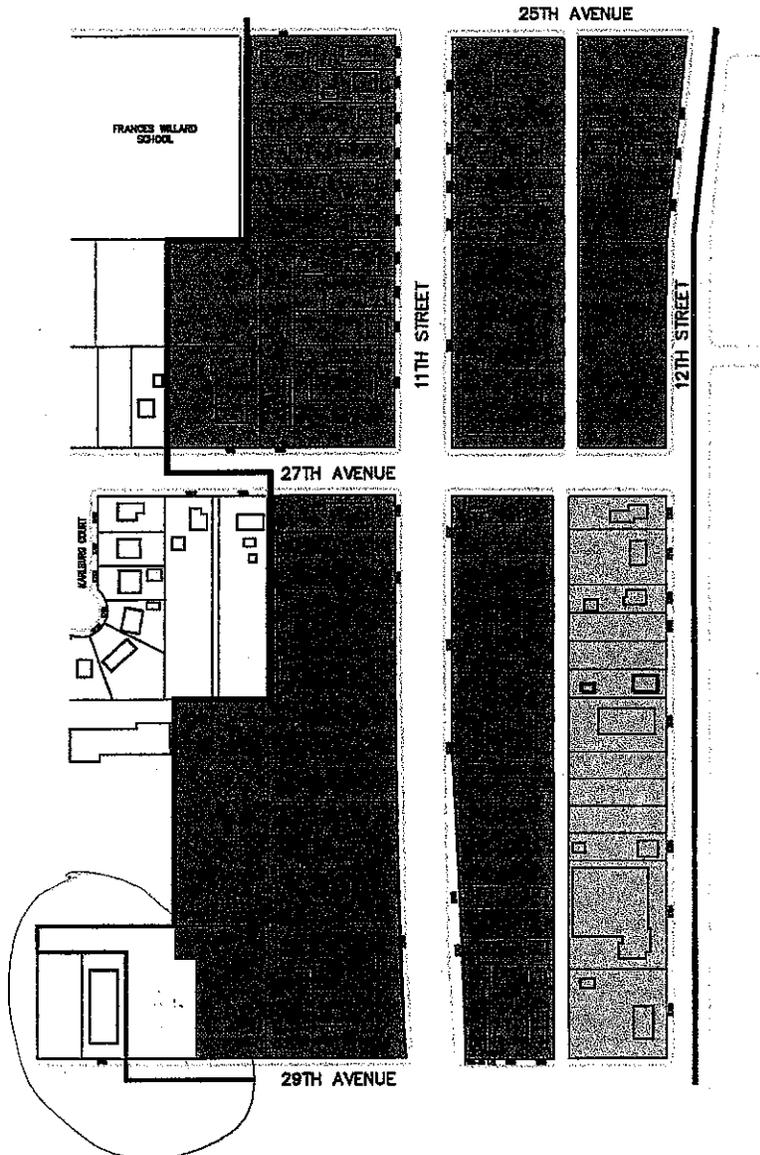


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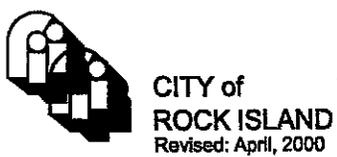
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|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |

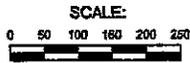
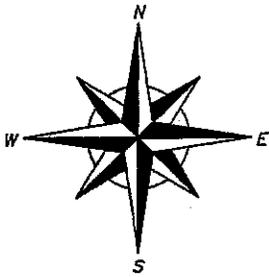


11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 9)

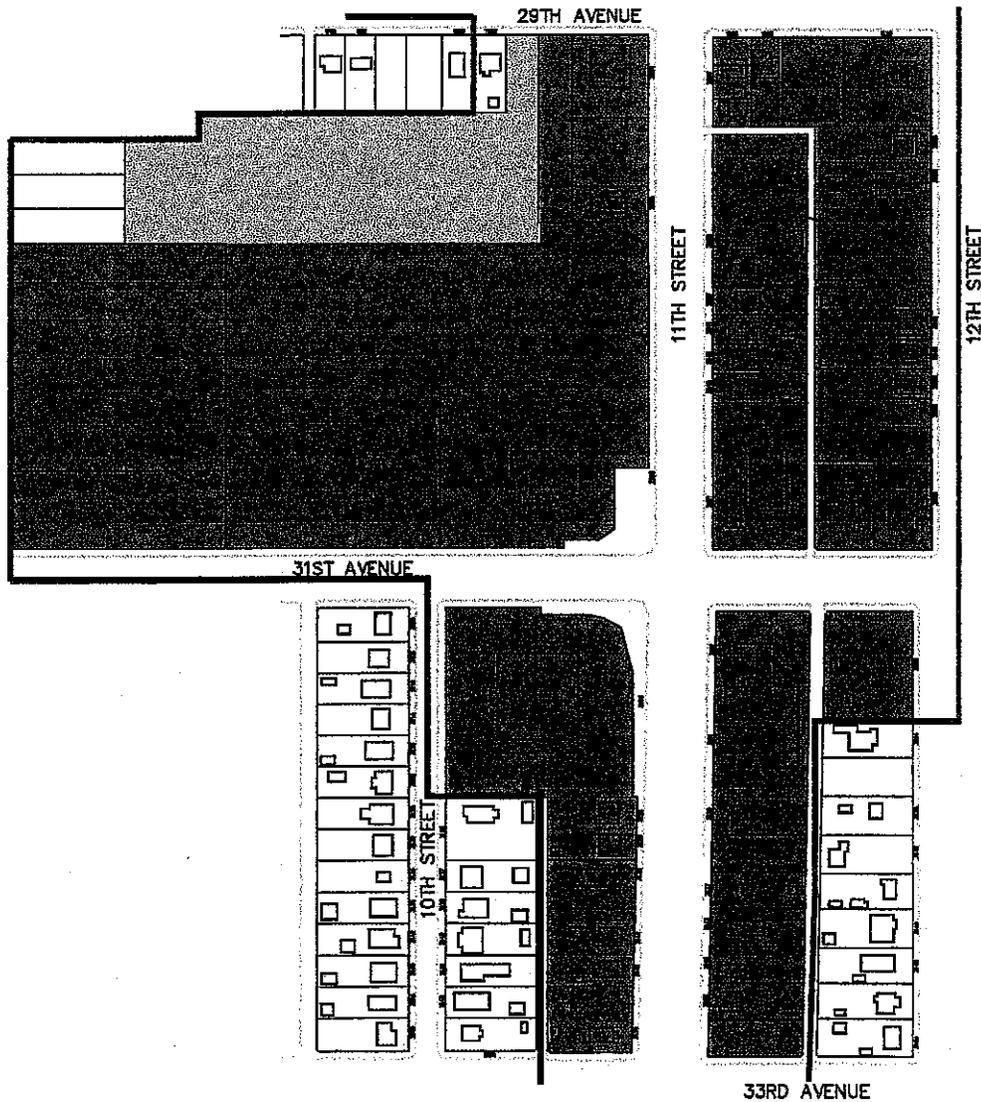


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|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |





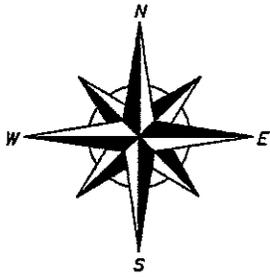
11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 10)



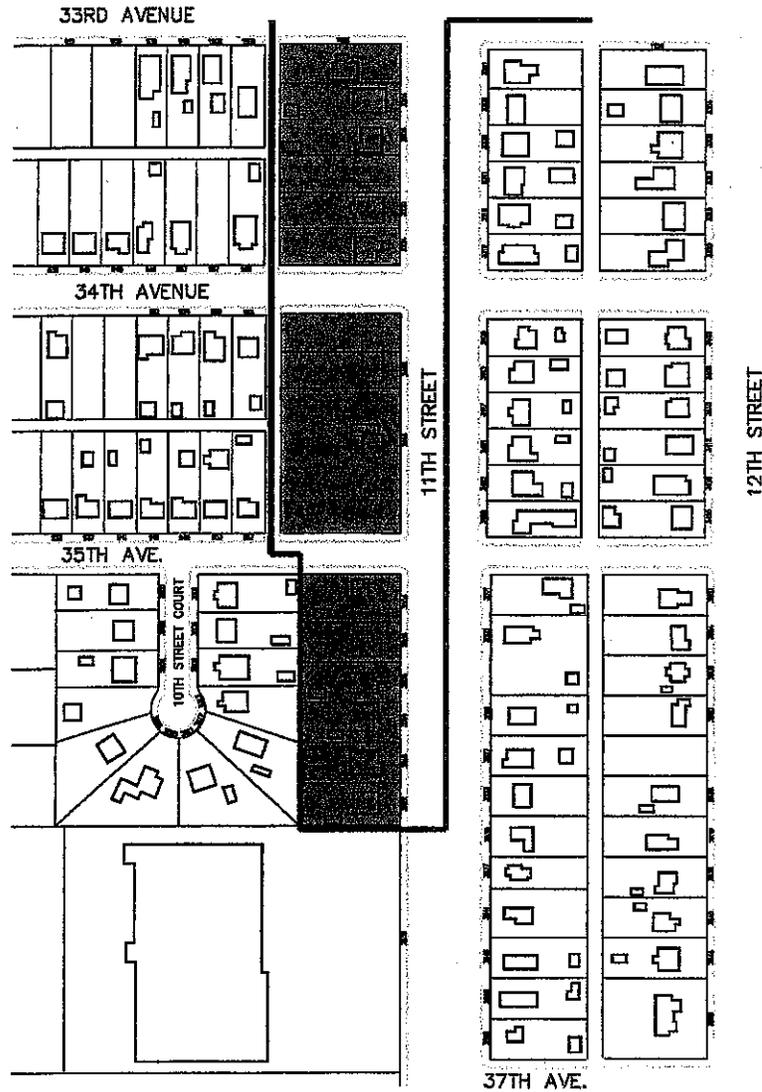
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|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |



**CITY of
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11TH STREET CORRIDOR STUDY FUTURE LAND USE (sheet 11)

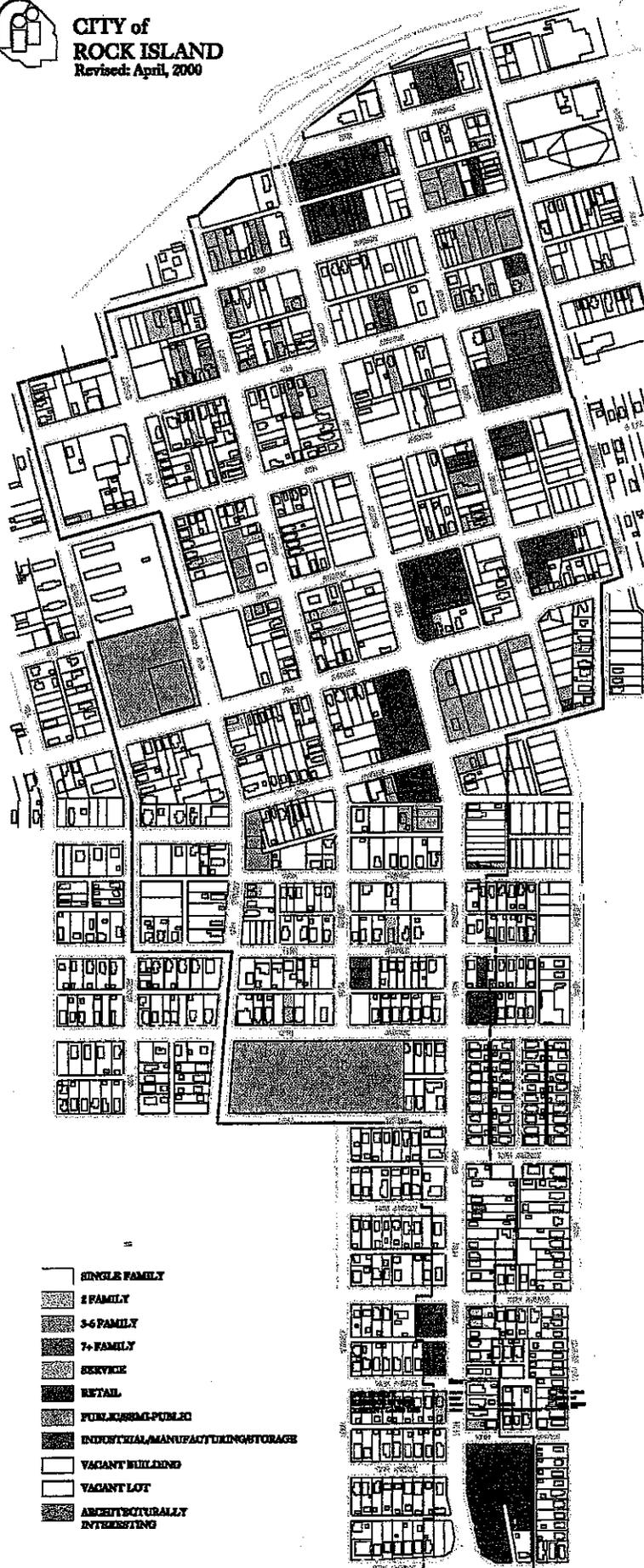


CITY of
ROCK ISLAND
Revised: April, 2000

- | | | | |
|--|----------------------------|--|--------------------|
| | LOW DENSITY RESIDENTIAL | | PUBLIC/SEMI-PUBLIC |
| | MEDIUM DENSITY RESIDENTIAL | | OFFICE/SERVICES |
| | HIGH DENSITY RESIDENTIAL | | LIGHT INDUSTRIAL |
| | PARKS & RECREATION | | HEAVY INDUSTRIAL |
| | OPEN SPACE | | UTILITIES |
| | COMMUNITY COMMERCIAL | | WAREHOUSING |
| | GENERAL COMMERCIAL | | TRANSITIONAL |



**CITY of
ROCK ISLAND**
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- SINGLE FAMILY
- 2 FAMILY
- 3-6 FAMILY
- 7+ FAMILY
- SERVICE
- RETAIL
- PUBLIC USE - PUBLIC
- INDUSTRIAL/MANUFACTURING/STORAGE
- VACANT BUILDING
- VACANT LOT
- ARCHITECTURALLY INTERESTING

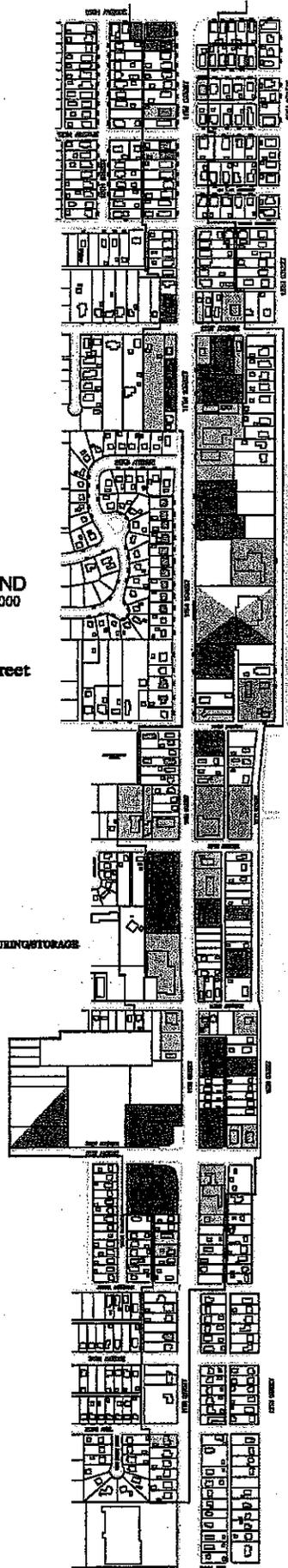


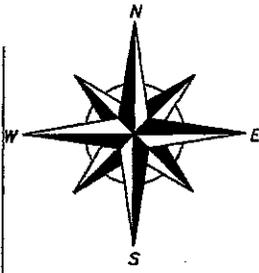
**CITY of
ROCK ISLAND**
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**Proposed 11th Street
Tax Increment
Finance District**

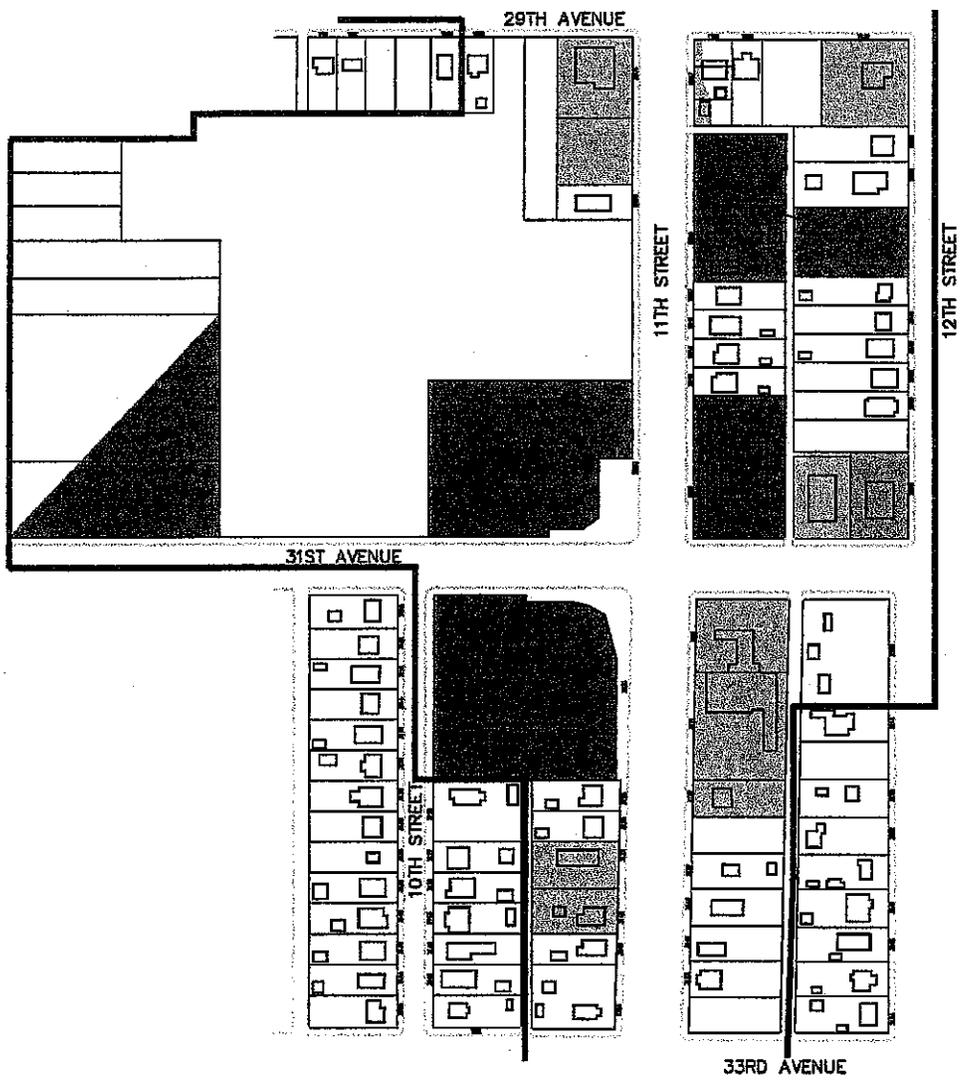
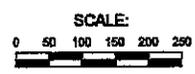
Current Land Use

-  SINGLE FAMILY
-  2 FAMILY
-  3-4 FAMILY
-  7+ FAMILY
-  SERVICE
-  RETAIL
-  PUBLIC/SEMI-PUBLIC
-  INDUSTRIAL/MANUFACTURING/STORAGE
-  VACANT BUILDING
-  VACANT LOT
-  ARCHITECTURALLY INTERESTING



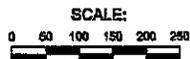
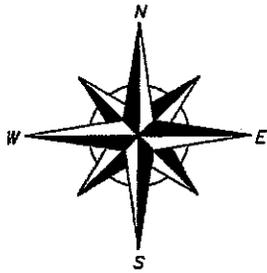


11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 10)

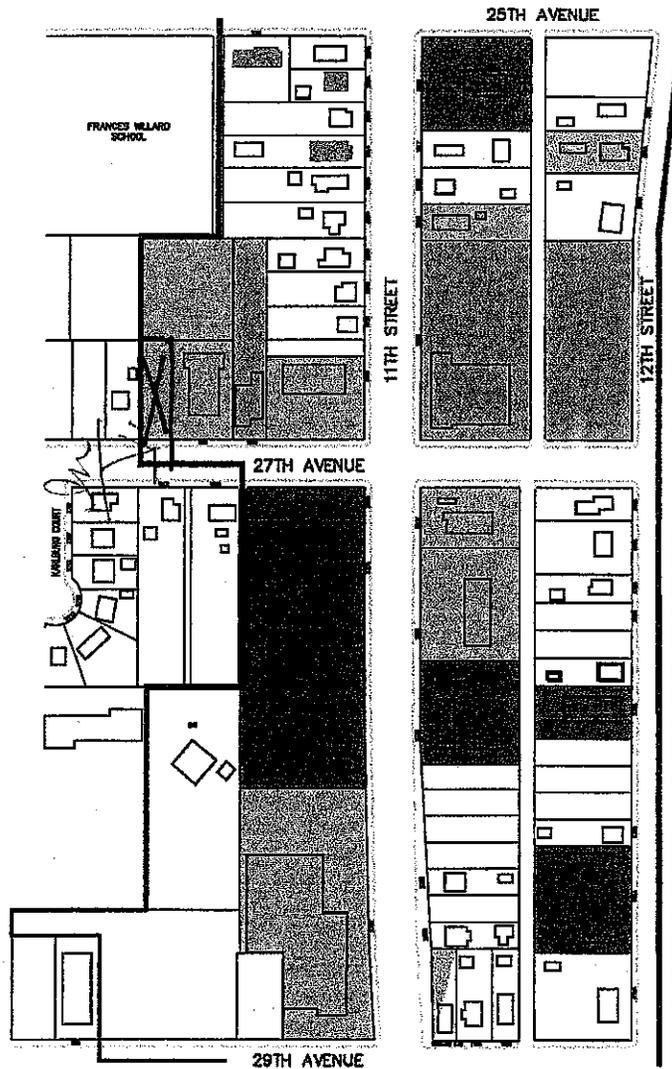


**CITY of
ROCK ISLAND**
Revised: April, 2000

- | | | |
|---------------|---------------------------|-----------------------------|
| SINGLE FAMILY | SERVICE | VACANT BUILDING |
| 2 FAMILY | RETAIL | VACANT LOT |
| 3-6 FAMILY | PUBLIC/SEMI-PUBLIC | ARCHITECTURALLY INTERESTING |
| 7+ FAMILY | INDUSTRIAL/MANUF./STORAGE | |



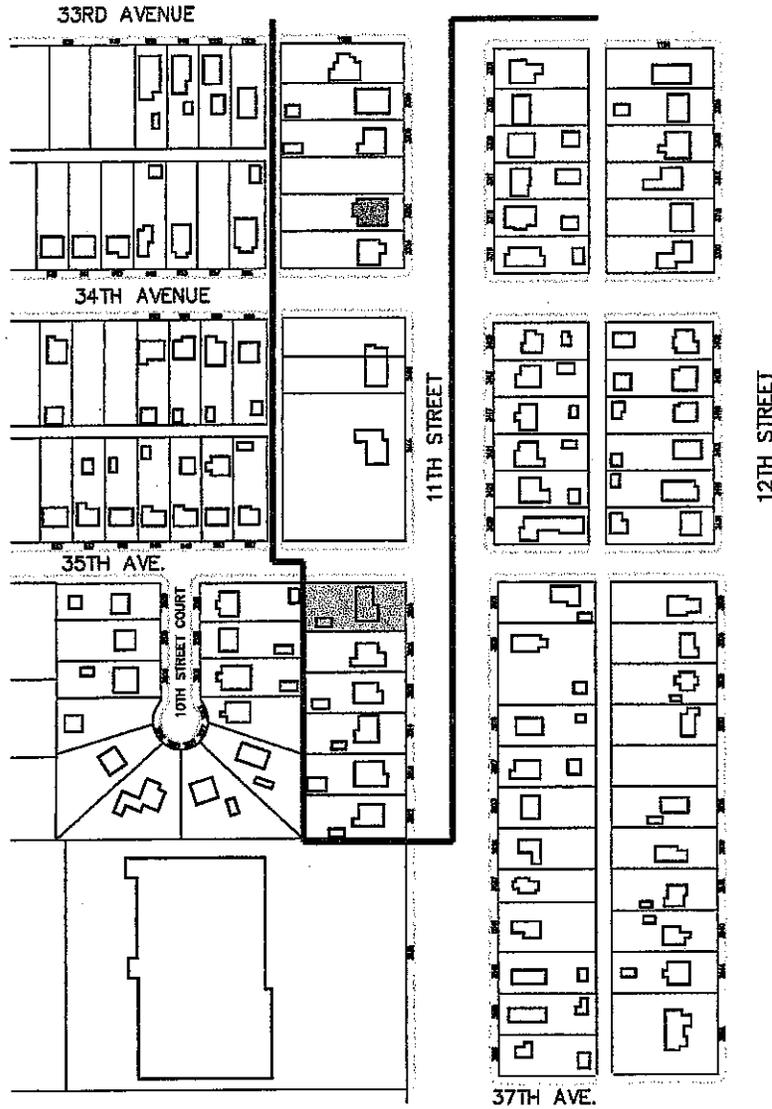
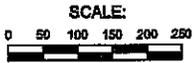
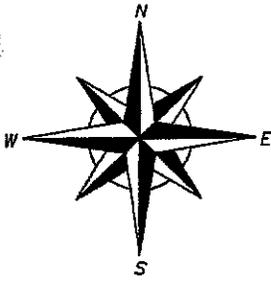
11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 9)



**CITY of
ROCK ISLAND**
Revised: April, 2000

SINGLE FAMILY	SERVICE	VACANT BUILDING
2 FAMILY	RETAIL	VACANT LOT
3-6 FAMILY	PUBLIC/SEMI-PUBLIC	ARCHITECTURALLY INTERESTING
7+ FAMILY	INDUSTRIAL/MANUF./STORAGE	

11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 11)

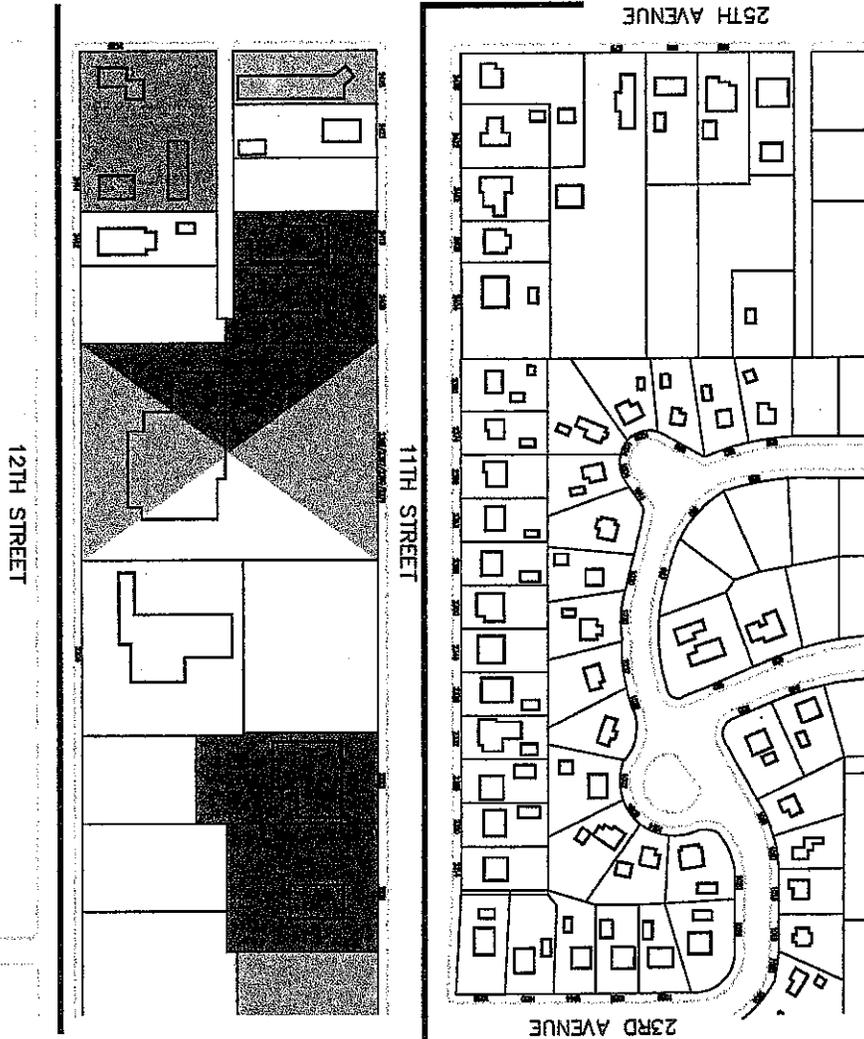


**CITY of
ROCK ISLAND**
Revised: April, 2000

- | | | |
|---------------|---------------------------|-----------------------------|
| SINGLE FAMILY | SERVICE | VACANT BUILDING |
| 2 FAMILY | RETAIL | VACANT LOT |
| 3-6 FAMILY | PUBLIC/SEMI-PUBLIC | ARCHITECTURALLY INTERESTING |
| 7+ FAMILY | INDUSTRIAL/MANUF./STORAGE | |



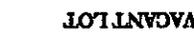
	INDUSTRIAL/MANUF./STORAGE		7+ FAMILY
	PUBLIC/SEMI-PUBLIC		3-6 FAMILY
	RETAIL		2 FAMILY
	SERVICE		SINGLE FAMILY
	ARCHITECTURALLY INTERESTING		VACANT LOT
	VACANT BUILDING		

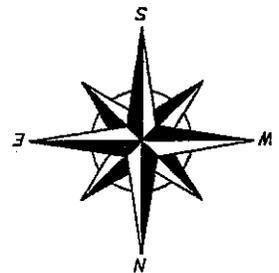
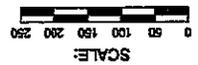
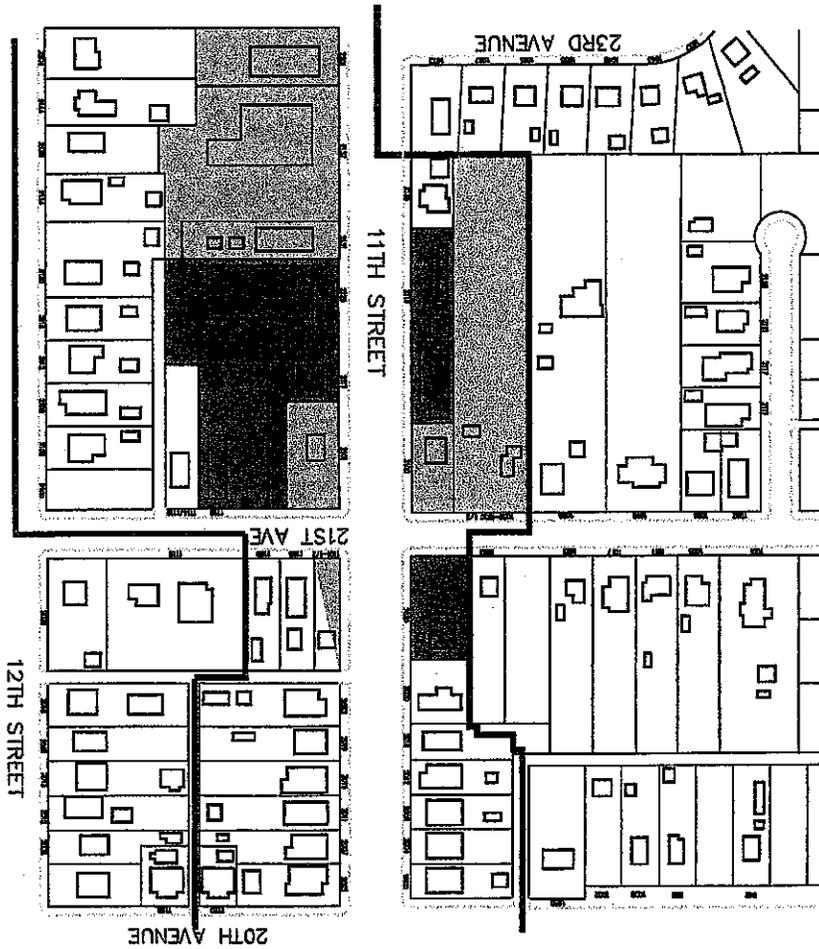


11TH STREET
CORRIDOR STUDY
CURRENT LAND USE
(sheet 8)

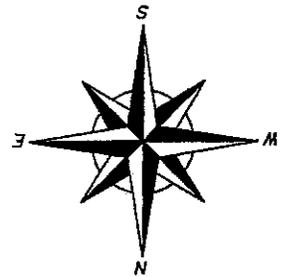
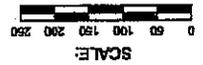
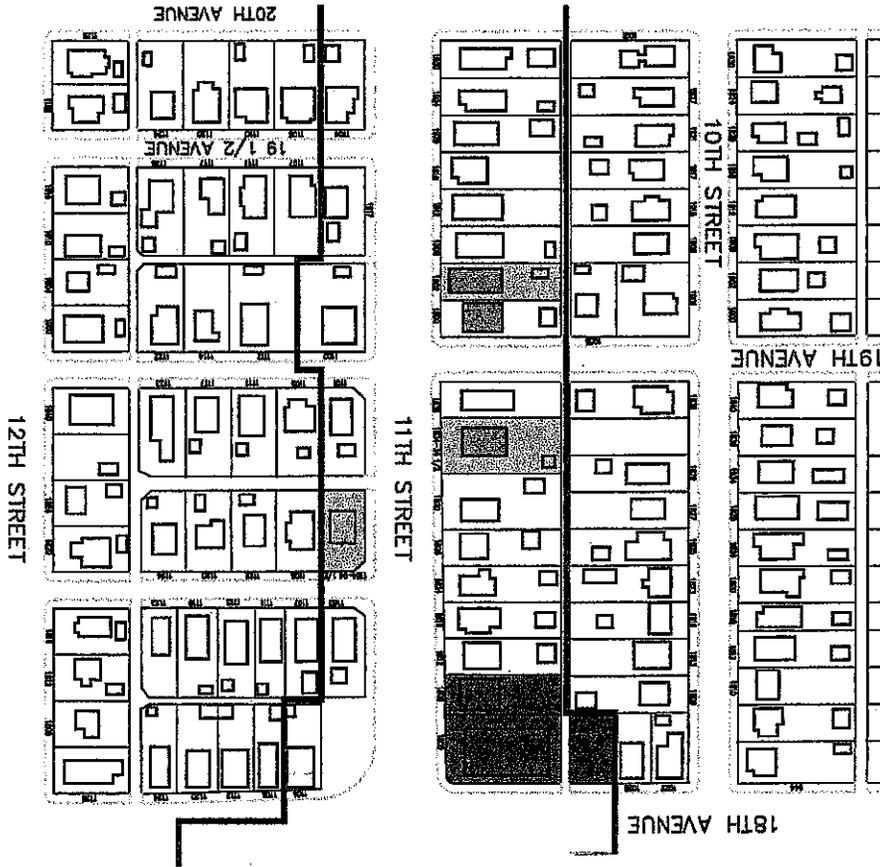
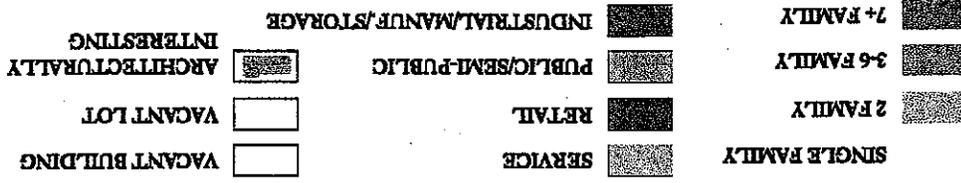


CITY of
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Revised: April, 2000

	INDUSTRIAL/MANUF./STORAGE		7+ FAMILY
	PUBLIC/SEMI-PUBLIC		3-6 FAMILY
	RETAIL		2 FAMILY
	VACANT BUILDING		SINGLE FAMILY
	VACANT LOT		
	ARCHITECTURALLY INTERESTING		

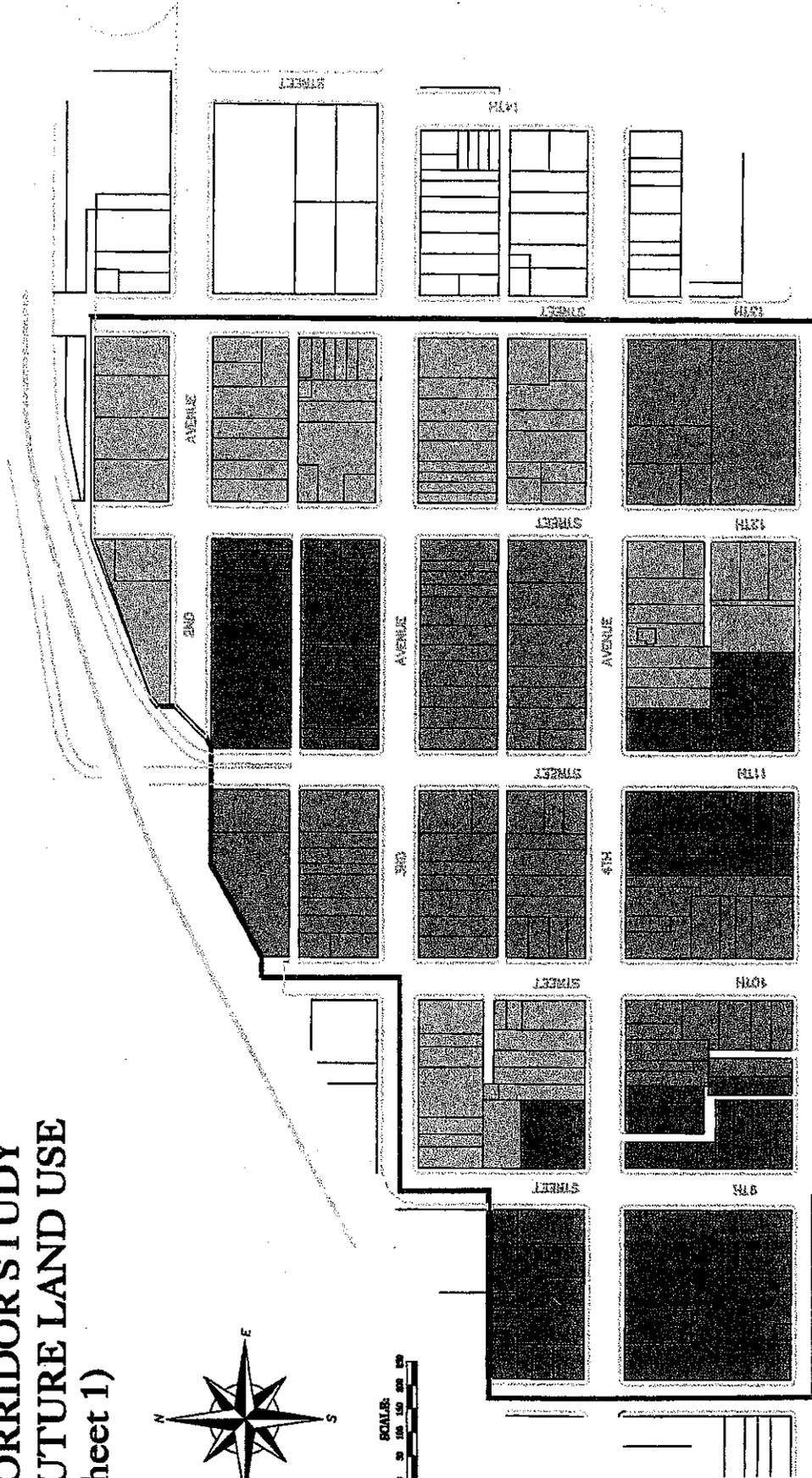
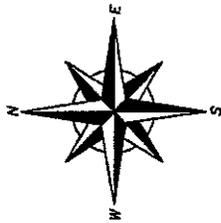


11TH STREET
CORRIDOR STUDY
CURRENT LAND USE
(sheet 7)



11TH STREET
CORRIDOR STUDY
CURRENT LAND USE
(sheet 6)

**11TH STREET
CORRIDOR STUDY
FUTURE LAND USE
(sheet 1)**



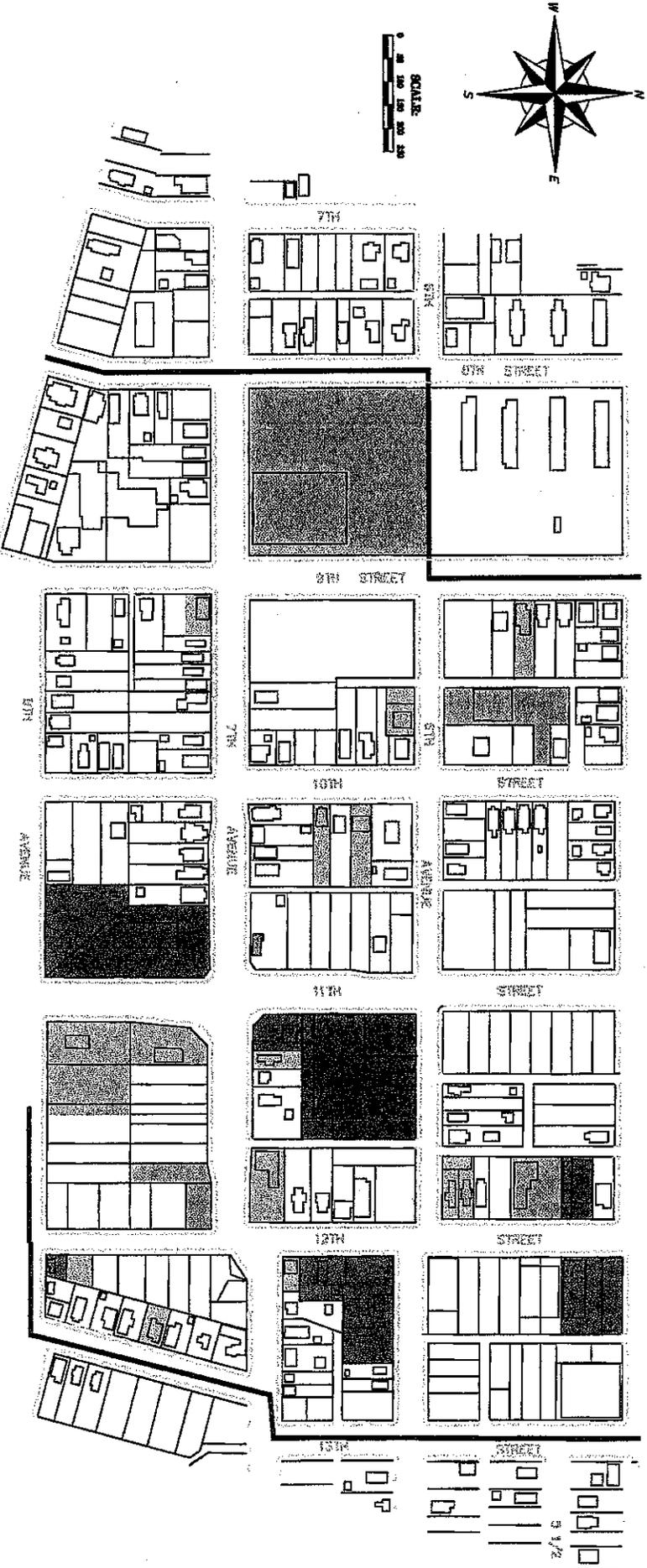
LIGHT INDUSTRIAL
 HEAVY INDUSTRIAL
 UTILITIES
 WAREHOUSING
 TRANSITIONAL

COMMUNITY COMMERCIAL
 GENERAL COMMERCIAL
 PUBLIC/SEMI-PUBLIC
 OFFICE/SERVICES

LOW DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 HIGH DENSITY RESIDENTIAL
 PARKS & RECREATION
 OPEN SPACE



11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 2)

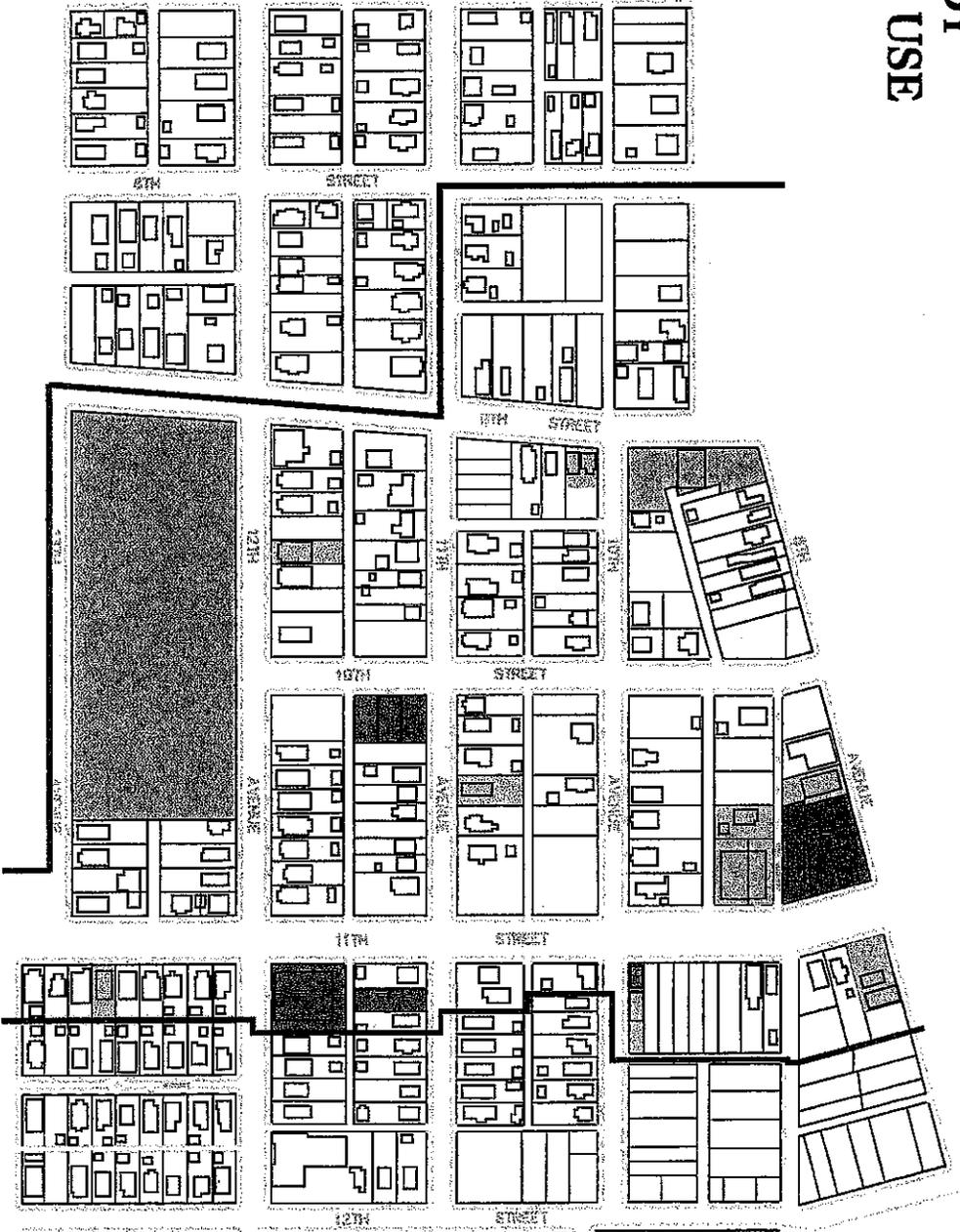
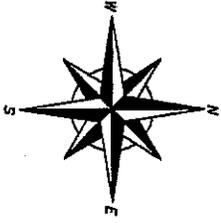


- Single Family
- Two Family
- 3-6 Family
- 7+ Family
- Service
- Retail
- Public/Semi-Public
- Industrial/Manuf./Storage
- Vacant Building
- Vacant Lot
- Architecturally Interesting



Prepared by: Community and Economic Development Department Planning and Redevelopment Division

11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 3)

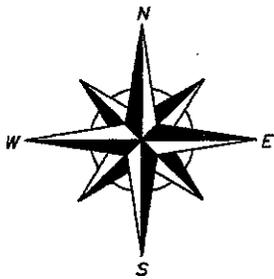


- | | | | | | |
|---|---------------|---|---------------------------|---|-----------------------------|
|  | Single Family |  | Service |  | Vacant Building |
|  | Two Family |  | Retail |  | Vacant Lot |
|  | 3-6 Family |  | Public/Semi-Public |  | Architecturally Interesting |
|  | 7+ Family |  | Industrial/Manuf./Storage | | |

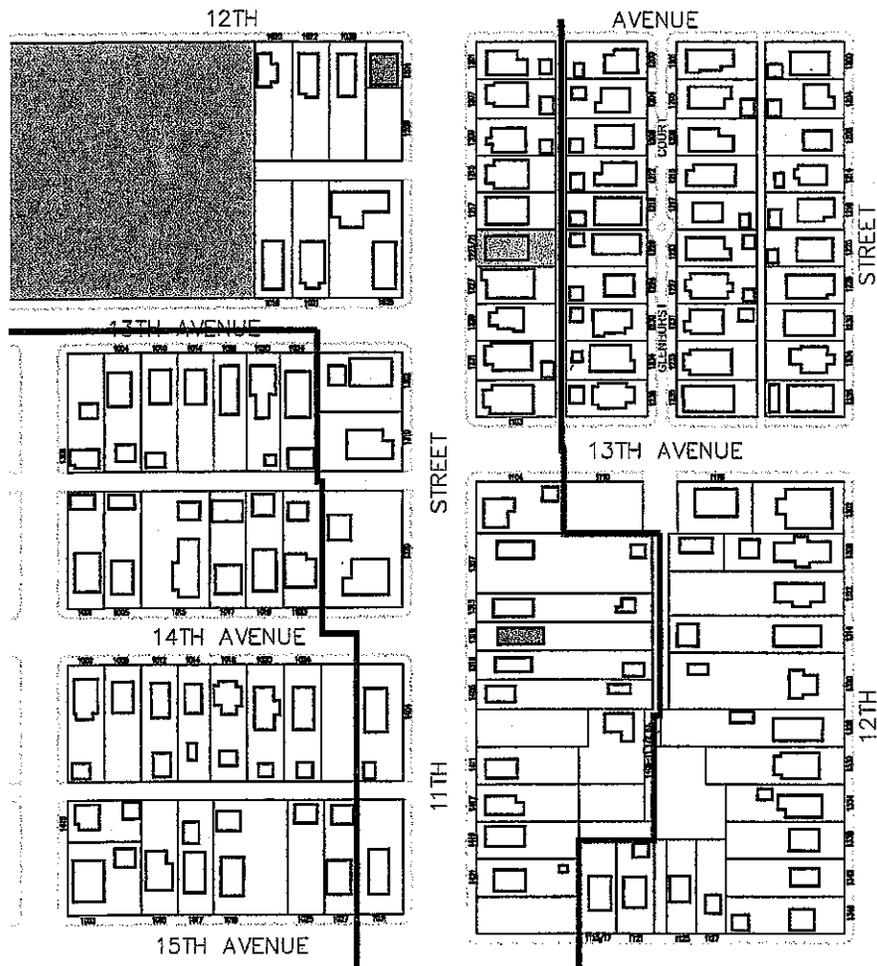


CITY of
ROCK ISLAND
Revised: April, 2000

Prepared by: Community and Economic Development Department Planning and Redevelopment Division

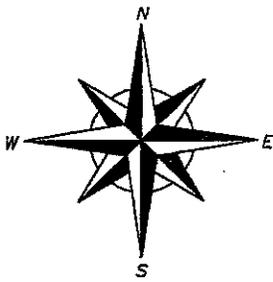


11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 4)

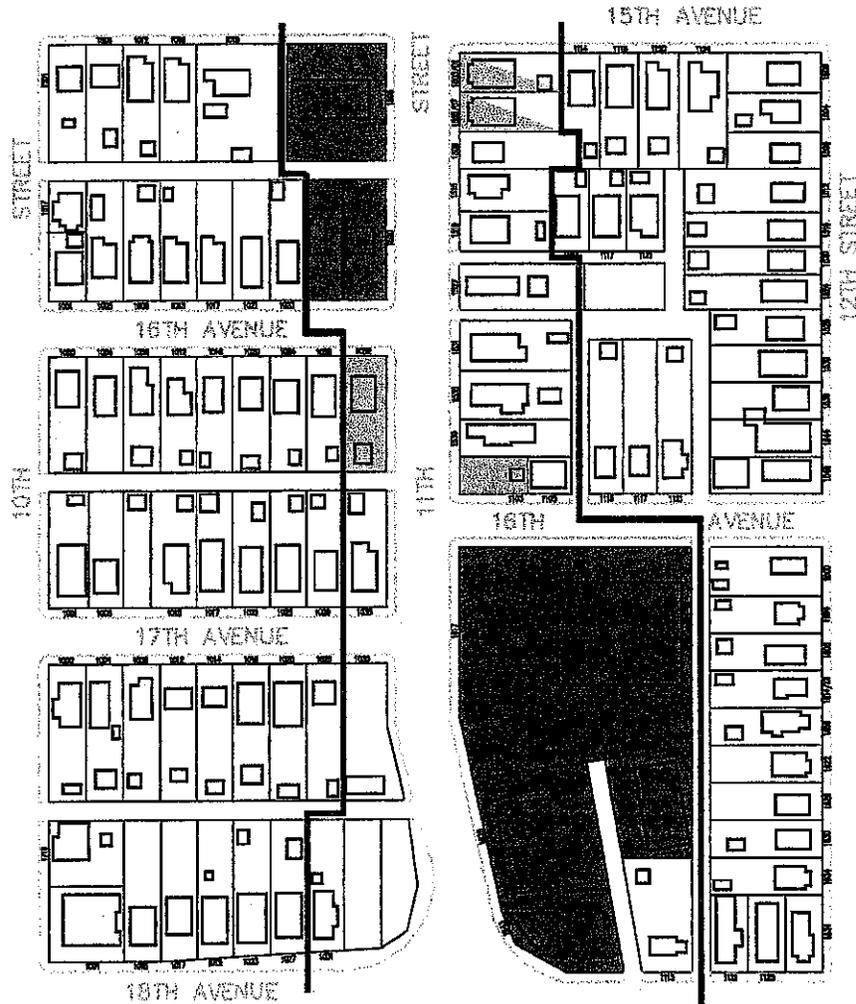
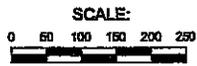


**CITY of
ROCK ISLAND**
Revised: April, 2000

- | | | |
|---------------|---------------------------|-----------------------------|
| SINGLE FAMILY | SERVICE | VACANT BUILDING |
| 2 FAMILY | RETAIL | VACANT LOT |
| 3-6 FAMILY | PUBLIC/SEMI-PUBLIC | ARCHITECTURALLY INTERESTING |
| 7+ FAMILY | INDUSTRIAL/MANUF./STORAGE | |



11TH STREET CORRIDOR STUDY CURRENT LAND USE (sheet 5)



**CITY of
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Revised: April, 2000

SINGLE FAMILY	SERVICE	VACANT BUILDING
2 FAMILY	RETAIL	VACANT LOT
3-6 FAMILY	PUBLIC/SEMI-PUBLIC	ARCHITECTURALLY INTERESTING
7+ FAMILY	INDUSTRIAL/MANUF./STORAGE	

Prepared by: Community and Economic Development Department Planning and Redevelopment Division