

CITY OF ROCK ISLAND

**ORDINANCE NO. 025-2014**

**AN ORDINANCE OF THE CITY OF ROCK ISLAND,  
ROCK ISLAND COUNTY, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND  
REDEVELOPMENT PROJECT FOR  
THE LOCKS  
REDEVELOPMENT PROJECT AREA**

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**WHEREAS**, it is desirable and in the best interest of the citizens of the City of Rock Island, Rock Island County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council of the City (the "Corporate Authorities") called and conducted a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act on February 10, 2014; and

**WHEREAS**, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts by certified mail on December 17, 2013 and to the Illinois Department of Commerce and Economic Opportunity (f.k.a. Department of Commerce and Community Affairs of the State of Illinois) by certified mail on

December 23, 2013, by publication on January 19, 2014 and January 26, 2014 and by certified mail to taxpayers within the Area on January 21, 2014; and

**WHEREAS**, on January 24, 2014, notice was provided by mail to all residential addresses that, after a good faith effort, the City determined were located within 750 feet of the Area; and

**WHEREAS**, the City did heretofore convene a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and

**WHEREAS**, the Joint Review Board met on January 9, 2014 to review the public record, planning documents and proposed ordinances approving the Plan and Project and consider whether the Plan and Project and Area satisfy the requirements of the Act; and

**WHEREAS**, on January 9, 2014, the Joint Review Board considered and approved a resolution recommending approval of the Plan and Project and the designation of the Area by the City; and

**WHEREAS**, the Plan and Project set forth the factors that caused the proposed Area to qualify as a "blighted area" and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that have caused the proposed Area to qualify as a "blighted area" as defined in the Act; and

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan and Project; and

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the redevelopment of the Area pursuant to the Plan and Project; and

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conforms to the comprehensive plan of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

**Section 1. Findings.** That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b. Conditions exist which cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a “blighted area” and as defined in the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.

d. The Plan and Project conform to the comprehensive plan for the development of the City as a whole.

e. As set forth in the Plan and Project it is anticipated that the redevelopment of the Area will be completed within twenty-three (23) years after the Area is designated and that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan and Project shall be retired not later than December 31 of the year in which payment to the municipal treasurer is made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year after the year in which this Ordinance approving the Plan and Project is adopted by the Corporate Authorities.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed redevelopment of the Area pursuant to the Plan and Project are included in the proposed Area.

g. The implementation of the Plan and Project will not result in the displacement of residents from 10 or more inhabited residential dwelling units.

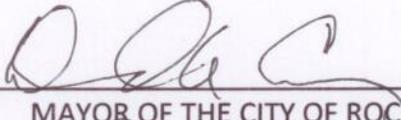
h. The Area does not contain 75 or more inhabited residential dwelling units.

**Section 2. Plan and Project Approved.** That the Plan and Project, which were the subject matter of the public hearing held February 10, 2014 are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

**Section 3. Invalidity of Any Section.** That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or

unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

  
\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND  
*Pro Tem*

PASSED: March 17, 2014

AYES: Aldermen

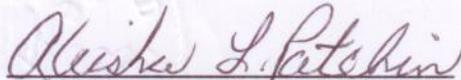
Tollenaer

APPROVED: March 18, 2014

Hotle

Murphy

ATTEST:



CITY CLERK

Austin

Conroy

Foley

NAYS: None

ABSENT: Clark

## EXHIBIT A

### Legal Description

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

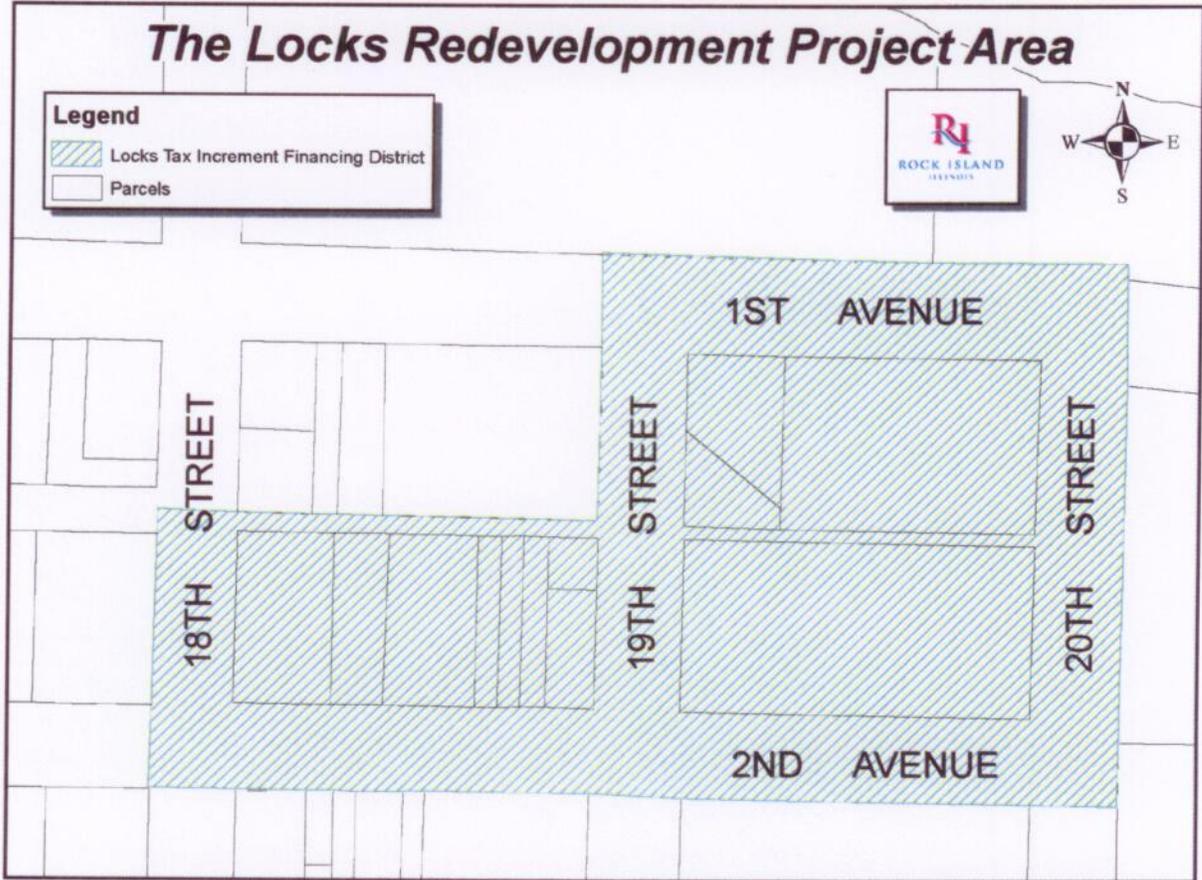
## **EXHIBIT B**

### **General Street Location**

The proposed Redevelopment Project Area is generally described as a contiguous area the boundaries of which are generally described as the area between 1st Avenue on the north, 2nd Avenue on the south, 20th Street on the east, and 18th Street on the west, the boundaries follow the south side of 2nd Avenue from 20th Street east to 18th Street, the boundary then turns north along the west side of 18th Street to an alley between 1st and 2nd Avenues, the boundary then turns east along the north side of the alley between 1st and 2nd Avenues to 19th Street, the boundary then turns north along the west side of 19th Street to 1st Avenue, the boundary then turns east along the north side of 1st Avenue to 20th Street, the boundary then turns south along the east side of 20th Street to 2nd Avenue, the boundaries contain all adjoining rights-of-ways.

EXHIBIT C

Boundary Map



**EXHIBIT D**

**Redevelopment Plan and Project**

CITY OF ROCK ISLAND

**ORDINANCE NO. 026-2014**

**AN ORDINANCE OF THE CITY OF ROCK ISLAND,  
ROCK ISLAND COUNTY, ILLINOIS, DESIGNATING THE LOCKS  
REDEVELOPMENT PROJECT  
AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA  
PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

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**WHEREAS**, it is desirable and in the best interest of the citizens of the City of Rock Island, Rock Island County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

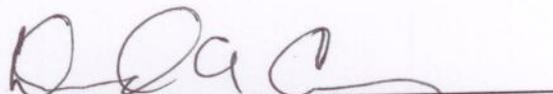
**WHEREAS**, the Mayor and City Council of the City ("the Corporate Authorities") have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on February 10, 2014, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

**Section 1.**     Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**Section 2.**     Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

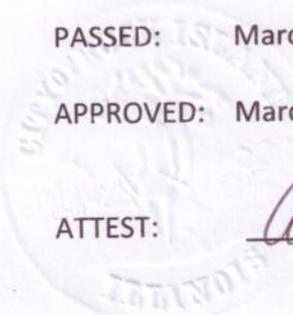
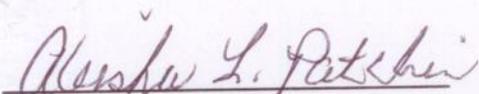
**Section 3.** Superseder and Effective Date. That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

  
\_\_\_\_\_  
MAYOR OF THE CITY OF ROCK ISLAND  
*Pro Ten*

PASSED: March 17, 2014

APPROVED: March 18, 2014

ATTEST:

  
  
\_\_\_\_\_  
CITY CLERK

AYES: Aldermen

Tollenaer  
Hotle  
Murphy  
Austin  
Conroy  
Foley

NAYS: None  
ABSENT: Clark

## EXHIBIT A

### Legal Description

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

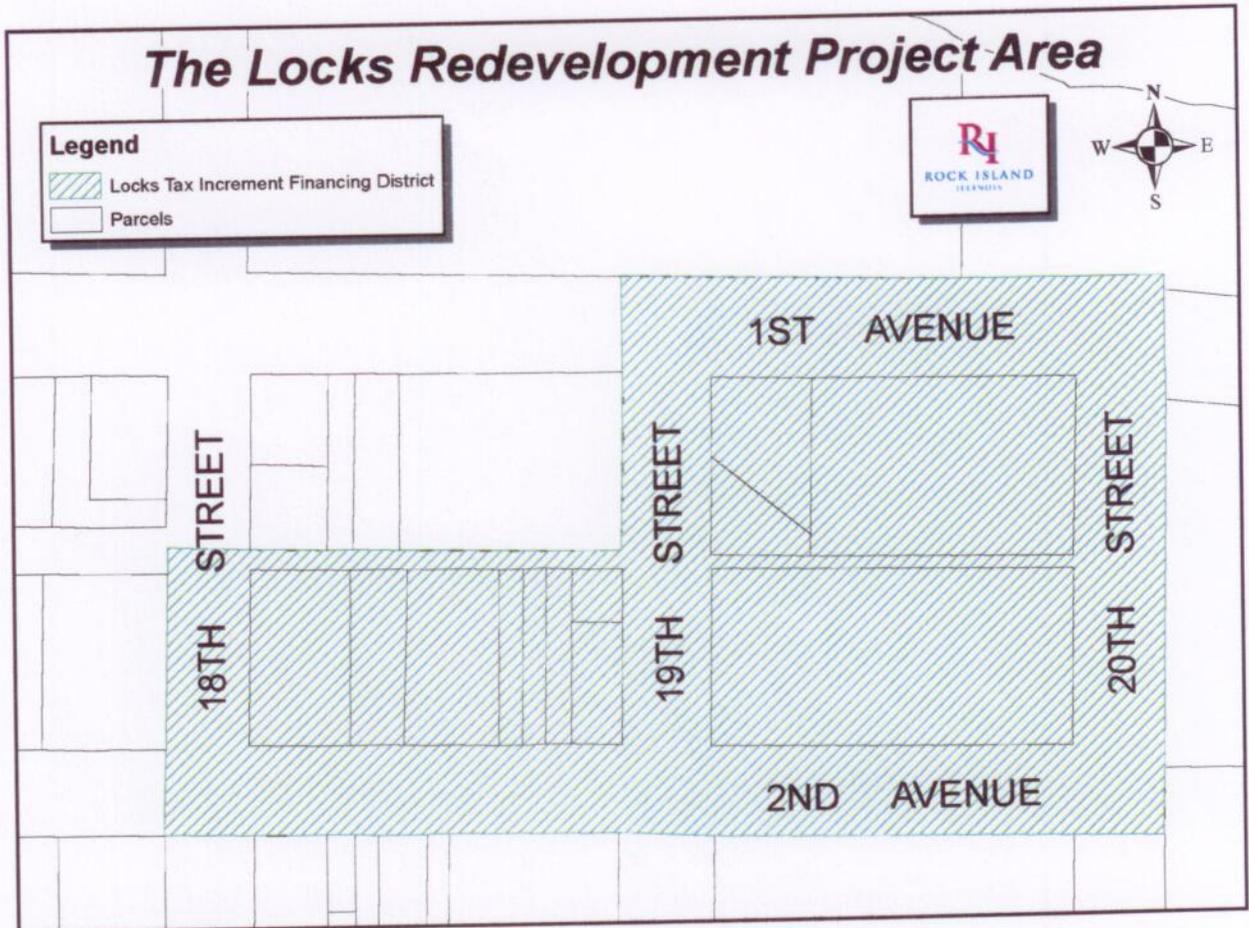
## **EXHIBIT B**

### **General Street Location**

The proposed Redevelopment Project Area is generally described as a contiguous area the boundaries of which are generally described as the area between 1st Avenue on the north, 2nd Avenue on the south, 20th Street on the east, and 18th Street on the west, the boundaries follow the south side of 2nd Avenue from 20th Street east to 18th Street, the boundary then turns north along the west side of 18th Street to an alley between 1st and 2nd Avenues, the boundary then turns east along the north side of the alley between 1st and 2nd Avenues to 19th Street, the boundary then turns north along the west side of 19th Street to 1st Avenue, the boundary then turns east along the north side of 1st Avenue to 20th Street, the boundary then turns south along the east side of 20th Street to 2nd Avenue, the boundaries contain all adjoining rights-of-ways.

EXHIBIT C

Boundary Map



CITY OF ROCK ISLAND

ORDINANCE NO. O-\_\_\_\_\_-2014

**AN ORDINANCE OF THE CITY OF ROCK ISLAND,  
ROCK ISLAND COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR THE LOCKS  
REDEVELOPMENT PROJECT AREA**

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**WHEREAS**, it is desirable and in the best interest of the citizens of the City of Rock Island, Rock Island County, Illinois (the “City”), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a proposed redevelopment plan and redevelopment project (the “Plan and Project”) within the municipal boundaries of the City and within a proposed redevelopment project area (the “Area”) described in Section 1 of this Ordinance; and

**WHEREAS**, the Mayor and City Council of the City (“the Corporate Authorities”) have heretofore by ordinance approved the Plan and Project and the Area and it is now necessary and desirable to adopt tax increment allocation financing pursuant to the Act.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

**Section 1. Tax Increment Financing Adopted.** That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and

incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

**Section 2. Allocation of Ad Valorem Taxes.** That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the redevelopment project costs incurred and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid to the Treasurer of the City of Rock Island, who shall deposit said taxes into a special fund, hereby created, and designated the "The Locks Redevelopment Project Area Special Tax

Allocation Fund” of the City. Such taxes shall be used for the purpose of paying redevelopment project costs incurred and obligations incurred in the payment thereof.

**Section 3. Invalidation of Any Section.** That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law.

ADOPTED this 17<sup>th</sup> day of March, 2014, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this 17<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Mayor

ATTESTED and filed in my office,  
this 17th day of March, 2014.

\_\_\_\_\_  
City Clerk

## **EXHIBIT A**

### **Legal Description**

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### **General Street Location**

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EXHIBIT C

Boundary Map

