
MEMORANDUM
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: Watchtower Plaza Redevelopment

DATE: 11/14/2012

The City of Rock Island as part of long term program of redevelopment along the 11th Street corridor is pleased to present the following redevelopment project for Watchtower Plaza. The development consists of an assemblage of several parcels of property, relocation of the existing businesses. The City of Rock Island will be purchasing the parcels and completing necessary relocations before demolition. After demolition is complete the City of Rock Island will be selling to a developer who intends to construct a retail center on the location.

The development will significantly enhance the area by creating new job opportunities for area residents, provide a local place to shop and spur additional supporting development. Many of the existing businesses are expected relocate within the area. As part of the relocation, a separate development agreement is being negotiated for the former trailer park location to house some the businesses.

The City of Rock Island has obtained agreements with the following property owners:

- 1) 3636 11th Street
- 2) 3715 9th Street
- 3) 3710 11th Street
- 4) 3700 11th Street
- 5) 3720 & 3800 11th Street
- 6) 3917 9th Street
- 7) 3923 9th Street
- 8) 4003 9th Street
- 9) 4009 9th Street

In order for the project to move forward a new TIF district needs to be established. This will replace the existing TIF which is set to expire in 2014. Proceeds from the TIF increment will be used to finance the acquisition of property, install infrastructure, and improve roadways and to promote the overall redevelopment of the area. The City is retaining Ehlers and Associates to assist in the creation of a new TIF district.

Recommendation:

- 1) Council Authorize the purchase of the following properties commonly known as: 3636 11th Street, 3715 9th Street, 3710 11th Street, 3700 11th Street, 3720 & 3800 11th Street, 3917 9th Street, 3923 9th Street, 4003 9th Street, 4009 9th Street, Authorize the City Manager to execute the contract documents and refer to the City Attorney for ordinances.
- 2) The Community and Economic Development Department recommends that the Council approve the agreement with Ehlers and Associates, Inc. for the establishment of a new TIF district not to exceed \$39,000, and authorize its execution by the City Manager.

Submitted by: Jeffery A. Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager