

MEMORANDUM

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: Addition of Territory to Enterprise Zone/Friendship Manor

DATE: 10/15/13

The City's development agreement with Friendship Manor, Inc. includes adding all of the properties owned by Friendship Manor to the Rock Island Enterprise Zone. Recall Friendship Manor has agreed to develop a 1.7 acre site south of the main complex into the Villas of Friendship Place. The new development will offer up to 13 new senior rental residential units. The addition of this area into the existing enterprise zone will allow Friendship Manor to receive sales tax exemption on building materials that will be incorporated into the construction of the new units.

Staff is in the process of making application to add the 15.6-acre site that will increase the total Rock Island Enterprise Zone area to 4.3894 square miles, well under the statutory limit of 12 square miles.

As part of the application process, a public hearing to consider the territory expansion was held on October 17, 2013. An ordinance to amend the original ordinance to create the zone must also be passed by the City Council and sent with the application. Copy of the amending ordinance is attached.

The existing Rock Island Enterprise Zone was approved by the Illinois Department of Commerce and Community Affairs on July 1, 1985. A request to extend the life of the zone was approved in 2004 by DCCA and expires or terminates December 31, 2014. Staff will make application to extend the life of the zone in the coming months.

RECOMMENDATION: The Community & Economic Development Department recommends that the City Council approve the ordinance adding approximately 15.6 acres of territory to the City's existing Enterprise Zone and authorize the Mayor to sign the expansion application.

SUBMITTED BY: Mary Chappell, Development Programs Manager
Jeffery Eder, Community and Economic Development Director

Approved: Thomas Thomas, City Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE VI DESIGNATING AN AREA WITHIN THE CITY OF ROCK ISLAND AS AN ENTERPRISE ZONE

WHEREAS, the City of Rock Island received certification of an enterprise zone from the Illinois Department of Commerce and Community Affairs under the provision of the “Illinois Enterprise Zone Act” (20 ILCS 655/1 et. Seq.) on July 1, 1985; and received certification from the Illinois Department of Commerce and Economic Opportunity on August 30, 2004 extending the termination date of the enterprise zone to December 31, 2014;

WHEREAS, enterprise zones provide incentives in order to promote the economic growth of the area, to reduce unemployment, and to encourage expansion, rehabilitation and new construction within the proposed zone; and

WHEREAS, the City of Rock Island finds it necessary and desirable to further amend the terms of the Ordinance, as previously amended, pursuant to Section 5.4 of the Act; and,

WHEREAS, on October 12, 2013, the Administrator of the City of Rock Island Enterprise Zone duly caused public notice to be published in The Dispatch/Argus, a newspaper of general circulation within the certified Enterprise Zone, of a public hearing to be conducted within the Enterprise Zone on whether the Ordinance, as amended, should be further amended; and

WHEREAS, on October 17, 2013, the Administrator of the City of Rock Island Enterprise Zone duly conducted a public hearing in the City Council Chambers of the City of Rock Island at which information was presented and public comment was elicited on the proposed amendment to the Ordinance as specified in the notice as published.

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

Section One. Section 121, Chapter 11 of Article VI is hereby amended, enlarging the limits of the Enterprise Zone previously designated, by that area described as Exhibit A, which is attached hereto and incorporated herein.

Section Two. All ordinances and parts of ordinances that are in conflict herewith are hereby repealed, insofar as they do so conflict.

Section Three. This ordinance shall be in full force and effect from and after its passage.

Mayor of the City of Rock Island

PASSED: _____

APPROVED: _____

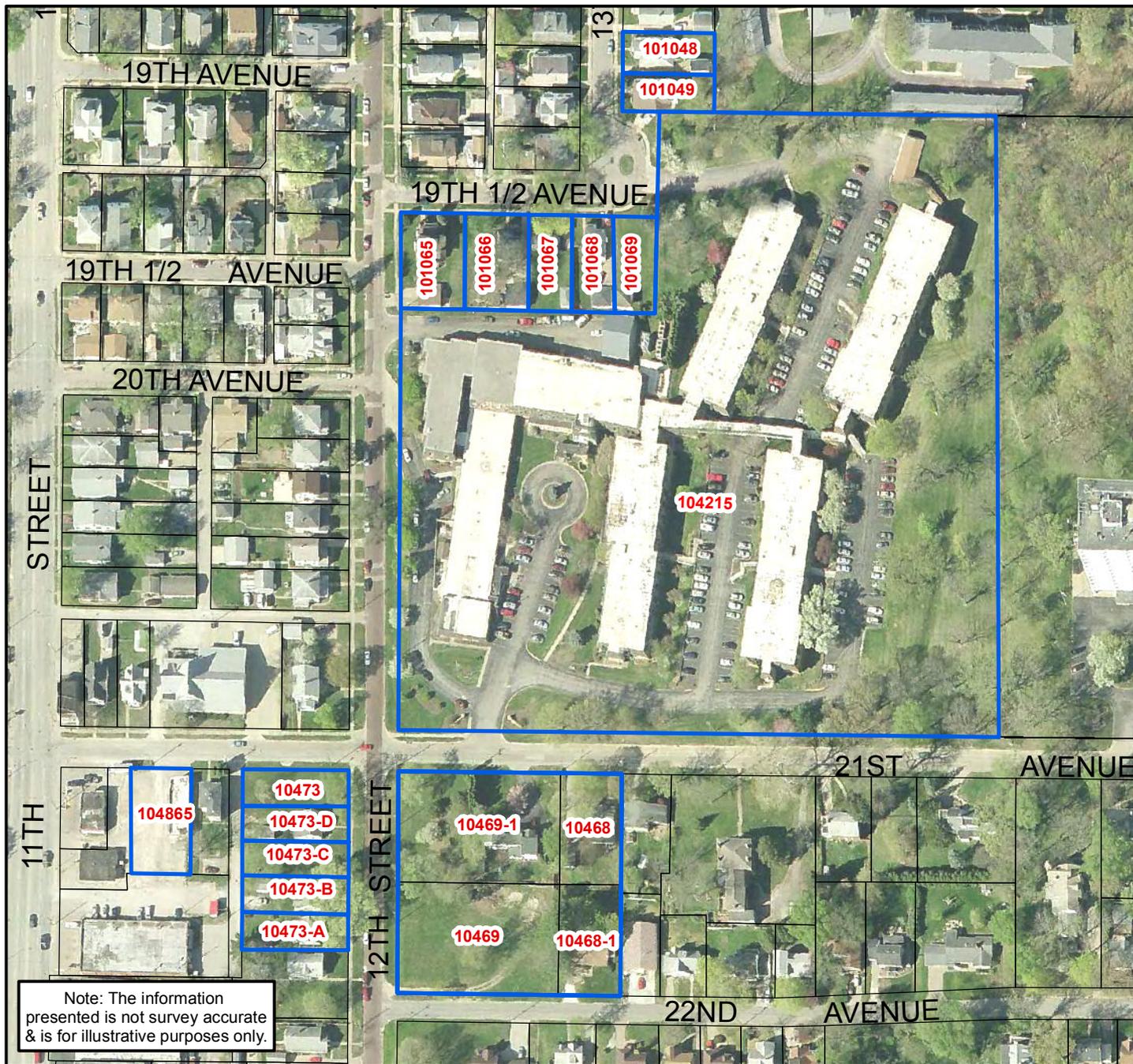
ATTEST: _____

Exhibit A

Legal Description

Commencing at the intersection of the south right of way line of 31st Avenue and the west right of way line of 12th Street; said point being the POINT OF BEGINNING; thence northerly in a three foot wide strip along said west line of 12th Street to the southeast corner of South Rock Island Township Parcel 473-A; thence westerly along the southern border to the southwest corner of said parcel; thence northerly along the west border of said parcel and South Rock Island Parcel 473-B to the northwest corner of said property 473-B; thence westerly 20 feet across the alley to the southeast corner of South Rock Island Parcel 472-C; thence westerly across southern border of said property to the southwest corner of South Rock Island Parcel 4865; thence northerly along west property line to the northwest corner of said parcel 4865; thence easterly across the northern line of said parcel and to the northeast corner of South Rock Island Parcel 472-C; thence easterly across the 20 foot alley to the northwest corner of South Rock Island Parcel 473; thence easterly across the northern line of said parcel 473 to the intersection with the east right of way line of 12th Street; thence northerly along said east line a distance of 629.72 feet to the intersection with the south right of way line of 19 ½ Avenue; thence easterly along said south line of 19 ½ Avenue including the northerly boundaries of South Rock Island Parcels 1065, 1066, 1067, 1068, and 1069, to the intersection with the east right of way line of 13th Street; thence following said east right of way line; northerly; westerly and northerly to the northwest corner of South Rock Island Township Parcel 1048; thence easterly to the northeast corner of said parcel; thence southerly to the southeast corner of South Rock Island Township Parcel 1049; thence easterly along the northerly boundary of South Rock Island Township Parcel 4215 to the northeast corner of said parcel; thence southerly to the southeast corner of said parcel; thence westerly along the north right of way line of 21st Avenue a distance of 457.95 feet; thence southerly a distance of 49.5 feet to the northeast corner of South Rock Island Township Parcel 468; thence southerly along said east border of said parcel to the southeast corner of South Rock Island Parcel 468-1; thence westerly across the southern border of said parcel to the southwest corner of South Rock Island Parcel 469; thence westerly along the north right of way line of 22nd Avenue and its projection to the intersection with the west right of way line of 12th Street; thence southerly along said west line to the intersection with said south right of way line of 31st Avenue; to the POINT OF BEGINNING.

LOCATION MAP



LOCATION MAP

Friendship Manor Properties

Legend

- Subject Property
- Parcels



0 50 100 200 300 Feet



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





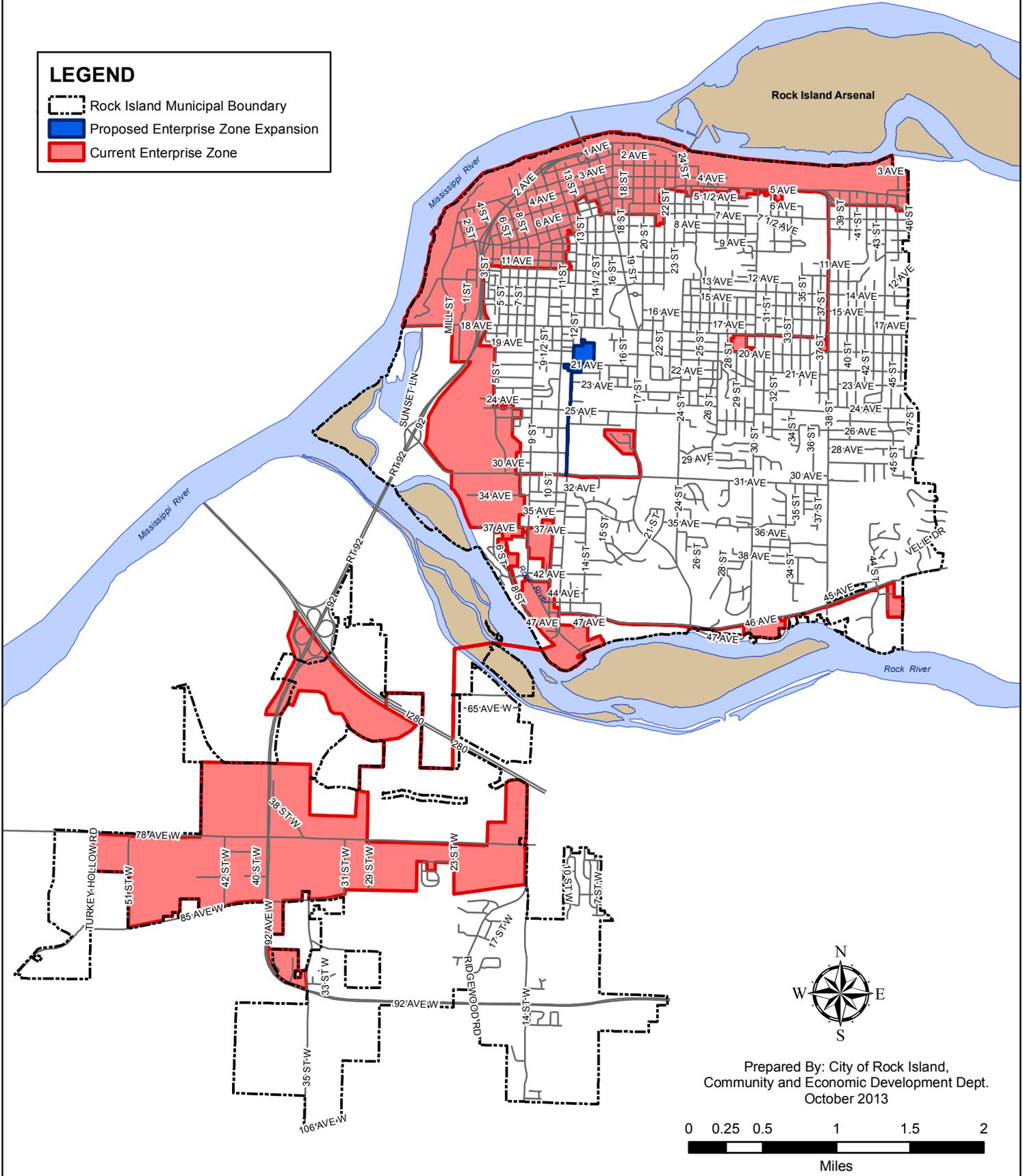
ROCK ISLAND
ILLINOIS

Proposed Enterprise Zone Expansion and Current Enterprise Zone

Rock Island Arsenal

LEGEND

-  Rock Island Municipal Boundary
-  Proposed Enterprise Zone Expansion
-  Current Enterprise Zone



Prepared By: City of Rock Island,
Community and Economic Development Dept.
October 2013

