

**Memorandum  
Community and Economic Development**



**To:** Thomas Thomas, City Manager  
**Subject:** South 11<sup>th</sup> Street TIF - Closeout  
**Date:** February 26, 2014

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The South 11<sup>th</sup> Street TIF is being closed out as it is hit the 23<sup>rd</sup> year as require by Illinois TIF law. The attached ordinance is one of two required ordinances to close out a TIF district. The second ordinance will be on the March 10<sup>th</sup> Council agenda for approval. The ordinance titled “an ordinance authorizing the payment of redevelopment project costs and distribution of excess monies for the 11<sup>th</sup> Street redevelopment project area of the City of Rock Island, Illinois” directs staff to pay all final projects costs, invoices, retire all obligations. It also directs the City Clerk to notify all affected taxing district that the City intends to dissolve the special allocation fund for the Redevelopment Project Area and to terminate the Redevelopment Project Area by November 1, 2014.

**RECOMMENDATION:**

The Community and Economic Development Staff recommends Council approve “Ordinance No. \_\_\_\_\_ - an ordinance authorizing the payment of redevelopment project costs and distribution of excess monies for the 11<sup>th</sup> Street redevelopment project area of the City of Rock Island, Illinois”

**Submitted by:** Jeffery A. Eder, Assistant City Manager / Community and Economic Development Director

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**Approved by:** Thomas Thomas, City Manager

CITY OF ROCK ISLAND

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

**AN ORDINANCE AUTHORIZING THE PAYMENT OF  
REDEVELOPMENT PROJECT COSTS AND DISTRIBUTION  
OF EXCESS MONIES FOR THE 11<sup>TH</sup> STREET REDEVELOPMENT PROJECT AREA  
OF THE CITY OF ROCK ISLAND, ILLINOIS**

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**WHEREAS**, pursuant to Ordinances No. 91-65, No. 91-66 and No. 91-67, adopted June 3, 1991 as supplemented and amended, the City of Rock Island, Illinois (the “City”) adopted a redevelopment plan and a related redevelopment project (the “Redevelopment Plan” and “Redevelopment Project”), designated 11<sup>th</sup> Street redevelopment project area (the “Redevelopment Project Area”), as described in Exhibit A attached hereto and made a part hereof, and adopted tax increment finance for the Redevelopment Project Area.

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

**Section 1.** The Mayor and other appropriate officers of the City are authorized and directed to effect the payment of outstanding redevelopment project costs, the retirement of all obligations, and the distribution of any excess monies, preliminary to the dissolution of the special tax allocation fund for the Redevelopment Project Area and the termination of the designation of the Redevelopment Project Area as a “redevelopment project area” under the Act.

**Section 2.** Upon effecting Section 1 of this Ordinance on or before November 1 in the calendar year 2014 the City Clerk shall notify affected taxing districts that the City intends to

dissolve the special tax allocation fund for the Redevelopment Project Area and to terminate the Redevelopment Project Area.

**Section 3.** This Ordinance shall become effective immediately upon its passage and approval.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to a roll call vote as follows:

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

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

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

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

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Thomas Thomas  
CITY MANAGER, CITY OF ROCK ISLAND

ATTEST:

\_\_\_\_\_  
Aleisha Patchin  
CITY CLERK

**EXHIBIT A**  
**LEGAL DESCRIPTION AND MAP**  
**OF 11<sup>TH</sup> STREET REDEVELOPMENT PROJECT AREA**

Exhibit "A"

11th Street Tax Increment Financing District

The description of the boundaries of the 11th Street Tax Increment Financing (TIF) District are shown on the map and are more specifically described as follows:

Commencing at a point on the west line of 11th Street at the northeast corner of Parcel SRI 233-5;

Thence south on said west line of 11th Street to the southeast corner of Parcel SRI 3970;

Thence southeasterly to the northwest corner of Parcel SRI 3165; thence east on the north line of said Parcel to the northeast corner of said Parcel;

Thence southeasterly to the northeast corner of Parcel SRI 1302;

Thence south on the west line of the alley to the southeast corner of Parcel SRI 1306;

Thence south the northeast corner of Parcel SRI 3437; thence south on the west line of the alley to the southeast corner of Parcel SRI 3438;

Thence southeasterly to the southwest corner of Parcel SRI 3443; thence east on the south line of said Parcel to 12th Street;

Thence south on the west line of 12th Street to the southeast corner of Parcel SRI 4051;

Thence east to the northwest corner of Parcel SRI 365-3 and continuing east on the north line of said Parcel to the northeast corner;

Thence south on the east line of Parcel SRI 365-3 to the northeast corner of Parcel SRI 365-4;

Thence south 60.5 feet on the east line of Parcel SRI 365-4; thence southeasterly 54.75 feet on said east line of said Parcel to the south point of Parcel SRI 365-2;

Thence northeasterly 268.45 feet to the east point of Parcel SRI 365-1;

Thence east on the north line of Parcel SRI 365 to the northwest corner of Parcel SRI 365-6;

Thence south on the west line of Parcel SRI 365-6 to the southwest corner of said Parcel; thence east on the north line to the southeast corner of said SRI 365-6;

Thence south on the east line of SRI 365 to the southwest corner of Parcel SRI 364-1 and continuing south to the south line of 50th Avenue;

Thence northeasterly on the south line of 50th Avenue to the northeast corner of Parcel SRI 3411;

Thence southeasterly on the east line of Parcel SRI 3411 to the southeast corner of said Parcel;

Thence southeasterly to the northeast corner of Parcel SRI 3454;

Thence southeasterly on the east line of Parcel SRI 3454 to the southeast corner of said Parcel;

Thence southwesterly on the south line of parcels SRI 3454, SRI 3455, SRI 3456 and SRI 3456-1, continuing across 11th Street to the southeast corner of Parcel SRI 359;

Thence southwesterly following the shoreline of the Rock River and Parcel SRI 359 to the northwest corner of Mill Lot 4;

Thence northeasterly following the north line of Mill Lot 4 and shoreline of the Rock River to the east line of said Lot;

Thence southeasterly following the east line of Mill Lot 4 and the shoreline of the Rock River to the south line of said Lot;

Thence southwesterly following the shoreline of the Rock River to the south point of Mill Lot 5;

Thence southwesterly following the shoreline of the Rock River and crossing the railroad right-of-way to the southeast corner of Parcel SRI 358;

Thence westerly following the shoreline of the Rock River and the south line of Parcel SRI 358 to the southeast corner of Parcel SRI 4047;

Thence northwesterly following the shoreline of the Rock River and the west line of Parcel SRI 4047 to the southwest corner of SRI 4046;

Thence northerly following the shoreline of the Rock River and the west line of parcels SRI 4046 and SRI 1046-1 to the northwest corner of Parcel SRI 4046;

Thence northeasterly on the north line of Parcel SRI 4046 crossing the railroad right-of-way to the east line of the railroad right-of-way;

Thence northwesterly on the east line of the railroad right-of-way to the south line of 49th Avenue;

Thence northeasterly on the south line of 49th Avenue to the northeast corner of Parcel SRI 4048;

Thence northwesterly on the west line of 11th Street to the southeast corner of Parcel SRI 4019;

Thence west on the south line of Parcel SRI 4019 to the southwest corner of said Parcel;

Thence north on the west line of Parcel SRI 4019 to the northwest corner of said Parcel and continuing north to the north line of 47th Avenue;

Thence west on the north line of 47th Avenue to the east line of the railroad right-of-way;

Thence northwesterly on the east line of the railroad right-of-way to the northwest corner of Parcel SRI 356-1;

Thence east on the north line of Parcel SRI 356-1 to the southwest corner of Parcel SRI 369;

Thence north on the west line of Parcel SRI 369 to the northwest corner of said Parcel;

Thence east on the north line of Parcel SRI 369 to the west line of 9th Street;

Thence northeasterly to the northwest corner of Parcel SRI 3453;

Thence southeasterly on the north line of Parcel SRI 3453 to the northeast corner of said Parcel and continuing to the center line of the vacated alley;

Thence northwesterly on the center line of the vacated alley to the south line of Parcel SRI 453;

Thence west on the south line of Parcel SRI 453 to the southwest corner of said Parcel;

Thence north on the west line of Parcel SRI 453 to the northwest corner of said Parcel;

Thence west on the south line of Parcel SRI 4734-1 to the southwest corner of said Parcel;

Thence northwesterly on the west line of Parcel 4734-1 to the northwest corner of said Parcel;

Thence east on the north line of Parcel SRI 4734-1 and the south line of Parcel SRI 3976 to the southwest corner of Parcel SRI 3975;

Thence north on the west line of Parcel SRI 3975 to the northwest corner of said Parcel;

Thence north to the southwest corner of Parcel SRI 3964 and continuing north on the west line of said Parcel to the northwest corner of said Parcel;

Thence north to the southwest corner of Parcel SRI 3940 and continuing north on the west line of said Parcel to the northwest corner of said Parcel;

Thence northeasterly to the southwest corner of Parcel SRI 349;

Thence north on the east line of 10th Street to the south line of Parcel SRI 235;

Thence west on the south line of Parcel SRI 235 to the southeast corner of Parcel SRI 348-2;

Thence north on the west line of Parcel SRI 235 to the northeast corner of Parcel SRI 348-1;

Thence west to the east line of 9th Street;

Thence north on the east line of 9th Street to the southwest corner of Parcel SRI 348-3;

Thence east on the south line of Parcel SRI 348-3 to the southeast corner of said Parcel;

Thence north on the east line of parcels SRI 348-3 and 348-4 to the northeast corner of Parcel SRI 348-4;

Thence west on the north line of Parcel SRI 348-4 to the east line of 9th Street;

Thence north on the east line of 9th Street to the northwest corner of Parcel SRI 4815;

Thence east on the north line of Parcel SRI 4815 to the northeast corner of said Parcel;

Thence north on the west line of Parcel SRI 233-5 to the northwest corner of said Parcel;

Thence east on the north line of Parcel SRI 233-5 to the point of beginning.

