

**Memorandum
Community and Economic Development**

To: Thomas Thomas, City Manager
Subject: Watchtower TIF
Date: March 12, 2014



In moving forward with the redevelopment of Watchtower Plaza, the next step is the creation of the new Watchtower Plaza TIF district. To accomplish the task three ordinances need to be approved as three separate action items. They are as follows:

- An ordinance of the City of Rock Island, Rock Island County, Illinois, approving a tax increment redevelopment plan and redevelopment project for the Watchtower redevelopment project area
- An ordinance of the City of Rock Island, Rock Island County, Illinois, designating the Watchtower redevelopment project area of said city a redevelopment project area pursuant to the tax increment allocation redevelopment act
- An ordinance of the City of Rock Island, Rock Island County, Illinois, adopting tax increment allocation financing for the watchtower redevelopment project area

The Watchtower Plaza TIF not only is supporting the redevelopment of Watchtower Plaza but also several other properties along 11th Street which are included in the TIF district. This allows staff to work with businesses to redevelop a large section of the 11th Street corridor.

RECOMMENDATION:

The Community and Economic Development Department recommends the Council adopt Ordinance No. _____ (An ordinance of the City of Rock Island, Rock Island County, Illinois, approving a tax increment redevelopment plan and redevelopment project for the Watchtower redevelopment project area) and authorize its execution by the City Manager.

The Community and Economic Development Department recommends the Council adopt Ordinance No. _____ (An ordinance of the City of Rock Island, Rock Island County, Illinois, designating the Watchtower redevelopment project area of said city a redevelopment project area pursuant to the tax increment allocation redevelopment act) and authorize its execution by the City Manager.

The Community and Economic Development Department recommends the Council adopt Ordinance No. _____ (An ordinance of the City of Rock Island, Rock Island County, Illinois, adopting tax increment allocation financing for the watchtower redevelopment project area) and authorize its execution by the City Manager.

Submitted by: Jeffery A. Eder, Assistant City Manager / CED Director

Approved by: Thomas Thomas, City Manager

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 WATCHTOWER
REDEVELOPMENT PROJECT AREA**

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 "Watchtower 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 17th day of March, 2014, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 17th day of March, 2014.

Mayor

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

City Clerk

EXHIBIT A

Legal Description

Beginning at the northwest corner of Lot 2 in Watch Hill Tower Addition to the City of Rock Island, recorded in Plat Book 45, page 242;

Thence east along the north line of said Lot 2, a distance of 443 feet more or less to the northeast corner of said Lot 2;

Thence north along the east line of Lot 1 in said Watch Hill Tower Addition, a distance of 304 feet more or less to the south line of Edison Court Addition to the City of Rock Island, recorded in Plat Book 27, page 11;

Thence east along said south line and the easterly extension of said south line, a distance of 465 feet more or less to the east Right of Way line of 11th Street;

Thence south along said east Right of Way line, a distance of 2,492 feet more or less to the north line of Lot 36 in Rodman Heights addition to the City of Rock Island, recorded in Plat Book 12, page 9;

Thence east along said north line and the easterly extension of said north line, a distance of 155 feet more or less to the east Right of Way line of the public alley as platted in said Rodman Heights addition;

Thence south along said east Right of Way line, and the east Right of Way line of the public alley as platted in Charles H. Dibbern's Subdivision to the City of Rock Island, recorded in Plat Book 58, page 106, and along the west line of the east 140 feet of Block 27 of the original town of Sears, recorded in Plat Book 2, page 8, a distance of 677 feet more or less to the north line of Tax Parcel 3444-1;

Thence east along said north line, and the north line of Tax Parcel 3444, and the easterly extension of said north line, a distance of 220 feet more or less to the east Right of Way line of 12th Street;

Thence south along said east Right of Way line, a distance of 557 feet more or less;

Thence southeasterly along said east Right of Way line, a distance of 194 feet more or less;

Thence southwesterly, a distance of 165 feet more or less to the southerly Right of Way line of 49th Avenue;

Thence southwesterly along said southerly line, a distance of 248 feet more or less to the easterly line of the Chicago, Rock Island and Pacific Rail Road;

Thence northwesterly along said easterly line, a distance of 1,760 feet more or less to the north line of Tax Parcel 4895;

Thence east along said north line, a distance of 284 feet more or less to the west line of Tax Parcel 369;

Thence north along said west line, a distance of 150 feet more or less to the north line of said Tax Parcel 369;

Thence east along said north line, a distance of 192 feet more or less to the westerly Right of Way line of 9th Street;

Thence northwesterly along said westerly line, a distance of 580 feet more or less to the intersection of said westerly line and the westerly extension of the south line of W.R. Well's Addition to the City of Rock Island, recorded in Plat Book 19, page 52;

Thence east along said westerly extension and the south line of said W.R. Wells Addition, a distance of 425 feet more or less to the west line of Tax Parcel 3975;

Thence north along said west line, a distance of 105 feet more or less to the south Right of Way line of 43rd Avenue;

Thence northerly, a distance of 42 feet more or less to the southwest corner of Lot 30 in said W.R. Well's Addition;

Thence north along the west line of said Lot 30 and the west line of Lot 6 in said W.R. Well's Addition, a distance of 221 feet to the south Right of Way line of 42nd Avenue;

Thence northerly, a distance of 52 feet more or less to the east line of Tax Parcel 348-5;

Thence north along said east line, a distance of 527 feet more or less to the south line of Lot 2 in Watch Tower Hill 3rd Addition to the City of Rock Island, recorded as Document Number 2003-44441;

Thence west along said south line, and along the south line of Tax Parcel 348-2, and along the westerly extension of said south lines, a distance of 581 feet more or less to the west Right of Way line of 9th Street;

Thence north along said west line, a distance of 1066 feet more or less to the intersection of said west line and the westerly extension of the north line of Lot 2 in Watch Hill Tower addition;

Thence east along said westerly extension, a distance of 66 feet more or less to the POINT OF BEGINNING.

EXHIBIT B

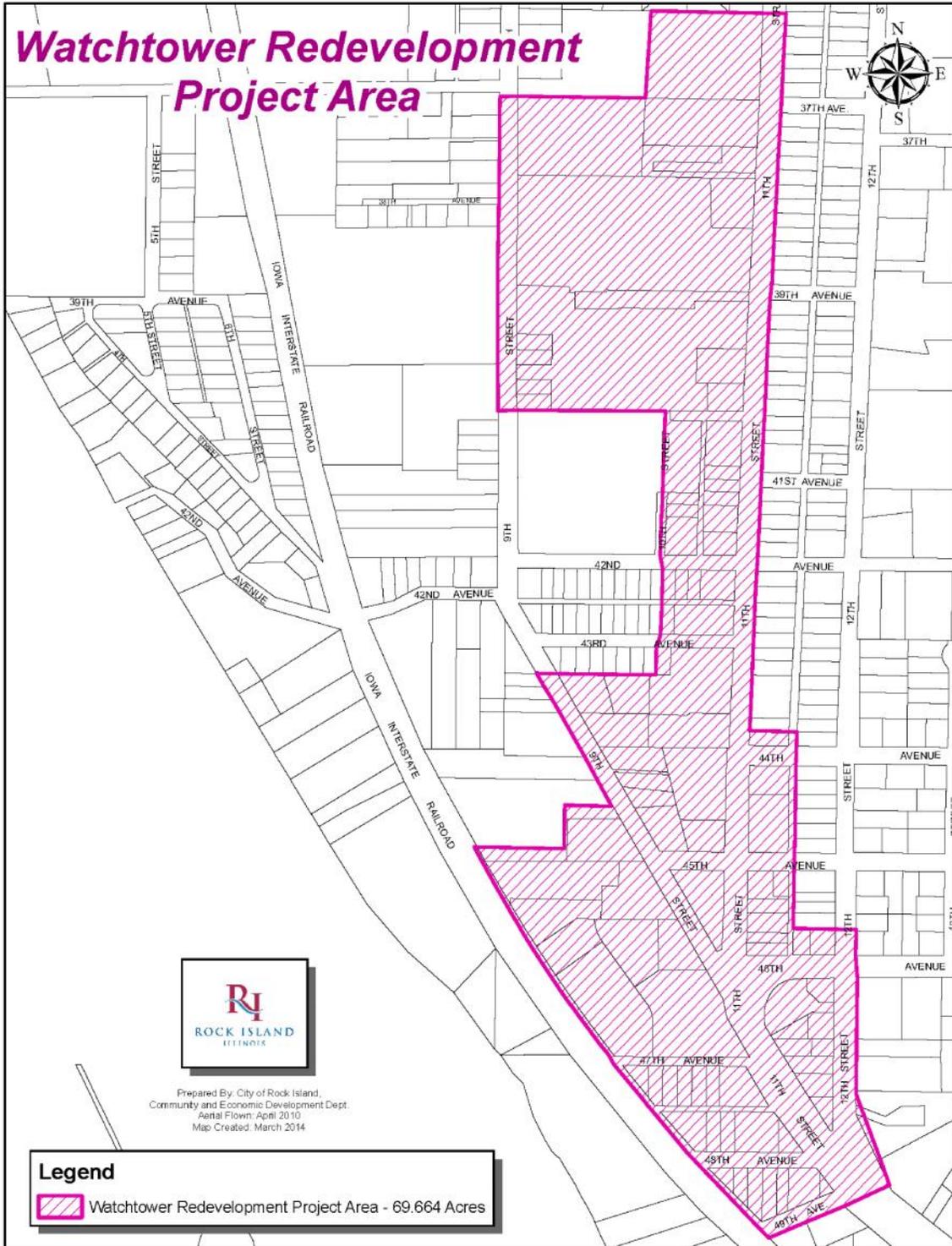
General Street Location

The proposed Redevelopment Project Area is generally described as a contiguous area the boundaries of which are generally described as the area along 9th and 11th Streets from about the 3600 Block on the north to 49th Avenue on the south, starting at 3636 11th Street, the boundary goes south along the east side of the 11th Street right-of-way to one parcel north of 44th Avenue, where the boundary turns east to the alley between 11th and 12th Streets, the boundary then turns south along the east side of the alley between 11th and 12th Streets, crossing 44th and 45th Avenues, the boundary then turns east to take in the two parcels which front on 46th Avenue between said alley and 12th Street, the boundary then turns southerly along the east side of the 12th Street right-of-way to the south side of the 49th Avenue right-of-way, the boundary then turns southwesterly along the south side of the 49th Avenue right-of-way to the Iowa Interstate Railroad, the boundary then turns northwesterly along the east side of the Iowa Interstate Railroad, near 45th Avenue, the boundary then turns east to include Parcels 104895 and 10369 and those properties to the south of said parcels, the boundary then turns northwesterly along the west side of the 9th Street right-of-way, the boundary then turns east along the southern property lines of the western-most eight parcels that front on the south side of 43rd Avenue between 9th and 11th Streets, the boundary then turns north along the east-west property lines of parcels mid-block, continues north mid-block to cross 43rd and 42nd Avenues, and continues north to the northern property line of what is currently the Edison Junior High School property, the boundary then turns west along the northern property line of what is currently the Edison Junior High School property to 9th Street, the boundary then turns north along the west side of the 9th Street right-of-way to about 37th Avenue, where the boundary then turns east along the northern property line of Parcel Number 104815, the boundary then turns north and east along the western and northern property lines of 3636 11th Street to include all of said property, the boundaries contain all adjoining rights-of-ways.

EXHIBIT C

Boundary Map

Watchtower Redevelopment Project Area



Prepared By: City of Rock Island,
Community and Economic Development Dept.
Aerial Flown: April 2010
Map Created: March 2014

Legend
Watchtower Redevelopment Project Area - 69.664 Acres