

**Memorandum  
Community and Economic Development**



**To:** Thomas Thomas, City Manager  
**Subject:** Downtown TIF Amendments  
**Date:** March 12, 2014

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The amendments to the Downtown TIF include removing a small area which will become a new TIF (Locks TIF), updating the plan and project area to reflect new TIF laws.

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 fourth amendment to the redevelopment plan and project for the Downtown redevelopment project area
- An ordinance of the City of Rock Island, Rock Island County, Illinois, designating the amended Downtown 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, confirming and continuing tax increment allocation financing for the amended Downtown redevelopment project area

**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 fourth amendment to the redevelopment plan and project for the Downtown 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 amended Downtown 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, confirming and continuing tax increment allocation financing for the amended Downtown redevelopment project area) and authorize its execution by the City Manager.

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

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**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,  
DESIGNATING THE AMENDED DOWNTOWN REDEVELOPMENT PROJECT  
AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA  
PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

**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 continue 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 the Fourth Amendment to the Original Redevelopment Plan and Project As Amended within the municipal boundaries of the City and within the amended redevelopment project area (the “Amended Redevelopment Project Area”) for the Downtown Tax Increment Financing described in Section 1 of this Ordinance; and

**WHEREAS**, the Mayor and City Council of the City have heretofore by ordinance approved the Fourth Amendment to the Original Redevelopment Plan and Project As Amended, which Fourth Amendment to the Original Redevelopment Plan and Project As Amended was identified in such ordinance and was the subject, along with the Amended Redevelopment Project Area designation hereinafter made, of public hearing held on February 10, 2014.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the City of Rock Island, Rock Island County, Illinois, as follows:

**Section 1. Amended Area Designated.** That the property legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference, shall be removed from the boundaries of the current Downtown redevelopment project area of the City. That the Amended Redevelopment Project Area, as described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference, is hereby confirmed and designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The map of the Amended Redevelopment Project Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Amended Redevelopment Project Area is described in Exhibit D 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.** 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 by the Corporate Authorities and approval as 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 17<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Mayor

ATTESTED and filed in my office,  
this 17<sup>th</sup> day of March, 2014.

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

## EXHIBIT A

### Legal Description Of Property Removed from Downtown TIF District

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**  
AMENDED DOWNTOWN TIF DISTRICT BOUNDARIES

The boundaries of the Rock Island Downtown Redevelopment Area and Tax Increment Finance District are shown on the map on the following pages and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modem Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwesterly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5th 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5½ Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels R.I. 3 046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the

intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 38th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwest corner of said Parcel R.I. 5414-A of Block 7-311;

Thence in an easterly direction from said southwest corner of Parcel R.I. 5414-A of Block 7-311, crossing 31st Street to the southeasterly corner of Parcel R.I. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwest corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront, back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).

#### AMENDMENT

Added 10/2000:

Beginning at the eastern right-of-way line of 22d Street; thence in an easterly direction along the north property line of Parcel R.I. 4207 to the northeast corner of Parcel R.I. 4207; thence southerly along the east property line to the southeast corner of Parcel R.I. 4207; thence westerly along the south property line to the southwest corner of Parcel R.I. 4207; thence northerly along the west property line to the northwest corner of Parcel R.I. 4207.

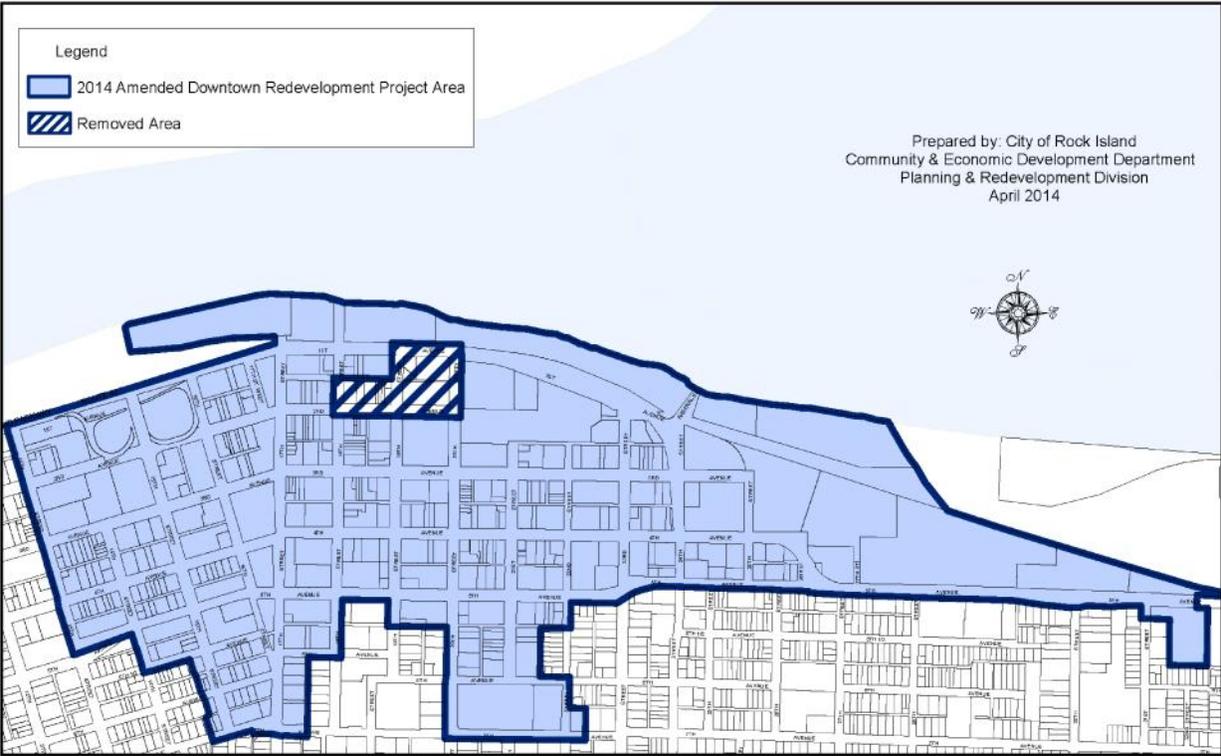
## AMENDMENT

EXCEPT THE FOLLOWING DESCRIBED PARCEL    September 26, 2013

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 C  
Map**

**2014 Amended Downtown Redevelopment Project Area**



## **Exhibit D**

### **General Street Location**

The 2014 Amended Redevelopment Project Area is generally bounded on the west by Thirteen Street, on the north by the Mississippi River and Sylvan Slough, on the east by Thirty-First Street and on the south by Fifth and Seventh Avenues. It excludes the Removed Area.

The Removed Area is approximately 7 acres and is generally described as the area starting at the intersection of First Avenue and Twentieth Street, then south along Twentieth Street to Second Avenue, then west along Second Avenue to Eighteenth Street, then north along Eighteenth Street to the east-west alley between First Avenue and Second Avenue, then east along the east-west alley between First Avenue and Second Avenue to Nineteenth Street, then north along Nineteenth Street to First Avenue, then east along First Avenue to Twentieth Street.