

**Memorandum
Community and Economic Development**



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

The new Locks TIF will support the redevelopment of several parcels in the downtown. This includes improvements to Lot C, Star Block and plaza area. 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 Locks redevelopment project area
- An ordinance of the City of Rock Island, Rock Island County, Illinois, designating the Locks 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 Locks 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 tax increment redevelopment plan and redevelopment project for the Locks 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 Locks 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 Locks 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, DESIGNATING THE LOCKS
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 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, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on February 10, 2014, and it is now necessary and desirable to designate the Area as a redevelopment project area 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. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. 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 on Exhibit C 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. 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

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 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th 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 19th 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

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 between 1st Avenue on the north, 2nd Avenue on the south, 20th Street on the east, and 18th Street on the west, the boundaries follow the south side of 2nd Avenue from 20th Street east to 18th Street, the boundary then turns north along the west side of 18th Street to an alley between 1st and 2nd Avenues, the boundary then turns east along the north side of the alley between 1st and 2nd Avenues to 19th Street, the boundary then turns north along the west side of 19th Street to 1st Avenue, the boundary then turns east along the north side of 1st Avenue to 20th Street, the boundary then turns south along the east side of 20th Street to 2nd Avenue, the boundaries contain all adjoining rights-of-ways.

EXHIBIT C

Boundary Map

