

**Memorandum
Community Economic Development Department**



To: Thomas Thomas, City Manager
Subject: 1st Street TIF Redevelopment Project Area Resolution
Date: May 13, 2015

The 1st Street TIF Redevelopment Project Area is being created to support the redevelopment of the Sunset Business Park (a legal description and map of the specific area are included in the resolution). The resolution sets the public hearing date for July 13, 2015 at 6:45 p.m. and will be held as part of the Council meeting. The resolution also sets the Joint Review Board meeting for 1:30 p.m. on June 12, 2015 at the Rock Island City Hall. The Joint Review Board consists of a representative selected by each community college district, local community unit school district, park district, library district, township, and county that has authority to directly levy taxes on the property within the Redevelopment Project Area, a representative selected by the City and a public member to consider the subject matter of the public hearing.

RECOMMENDATION:

The Community & Economic Development staff recommends approval of a resolution proposing a redevelopment plan and project for, and the designation of, the 1st Street TIF Redevelopment Project Area and the adoption of tax increment allocation financing therefor, convening a joint review board and calling a public hearing in connection therewith.

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

Approved by: Thomas Thomas, City Manager

RESOLUTION NO. _____

A RESOLUTION PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE 1ST STREET REDEVELOPMENT PROJECT AREA AND THE ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, supplemented and amended (“Act”), the City of Rock Island, Rock Island County, Illinois, (“City”) is authorized to approve a redevelopment plan for and to designate a redevelopment project area and adopt tax increment allocation financing therefor; and

WHEREAS, the Mayor and City Council of the City (“Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the City legally described in Exhibit A attached hereto and made a part hereof and generally described as the area generally bounded by 6th Avenue on the North, Illinois Route No. 92 (Rock Island Parkway) on the East, 18th Avenue on the South, and Mill Street and the Iowa Interstate Railroad on the West. The area is depicted in Exhibit A-1, attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities of the City have determined that said territory would qualify as a “Redevelopment Project Area” as defined in the Act and that said territory on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment allocation financing as provided in the Act; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the City afford itself of the provisions of the Act and by ordinance

approve a redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said territory as legally described in Exhibit A as a redevelopment project area to be known as the “1st Street Redevelopment Project Area” (“Redevelopment Project Area”), and also that the City by ordinance adopt tax increment allocation financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

WHEREAS, the Act requires the City to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment allocation financing, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of a tax increment allocation financing therefor; and

WHEREAS, the Act further requires that prior to holding a public hearing, the City shall convene a joint review board consisting of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the City, and a public member selected in accordance with the Act, to consider the subject matter of the public hearing; and

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Kane McKenna, Inc. has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "redevelopment project area" as defined in the Act, which survey and findings have been presented to the City and are now on file in the official files and records of the City; and

WHEREAS, the Report and Redevelopment Plan has heretofore been on file and available for public inspection for at least ten (10) days in the offices of the City Clerk prior to the adoption of this Resolution as required pursuant to the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Act requires that the City shall provide notice of the availability of the Redevelopment Plan and eligibility report, including how to obtain such information, by mail within a reasonable time after the adoption of this Resolution, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and

WHEREAS, implementation of the Redevelopment Plan shall not result in the displacement of residents from 10 or more inhabited residential units and the Redevelopment Project Area does not include 75 or more inhabited residential units.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Rock Island, Rock Island County, Illinois as follows:

Section 1. That the foregoing recital clauses to this Resolution are adopted as findings of the Corporate Authorities of the City of Rock Island and are incorporated herein by specific reference.

Section 2. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefore are hereby proposed.

Section 3. A public hearing shall be held by the Mayor and City Council of the City of Rock Island, at 6:45 p.m. on the 13th day of July, 2015, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 4. Notice of public hearing, substantially in the form attached hereto and made a part hereof as Exhibit B, shall be published at least twice, the publications to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois, 61201, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan and Report.

Section 6. Notice of availability of the Redevelopment Plan and the Report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Redevelopment Project Area.

Section 7. Since May 8, 2015, a draft of the Redevelopment Plan and Project and the Report has been on file in the Office of the City Clerk at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, 61201, and since such date has been available for public inspection.

Section 8. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 1:30 p.m. on the 12th day of June, 2015, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois.

Section 9. This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

Mayor

ATTEST:

City Clerk

PASSED: This 18th day of May, 2015.

APPROVED: This 18th day of May, 2015.

EXHIBIT A

Proposed 1st Street Redevelopment Project Area - Legal Description

Part of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian and part of Section 34, Township 18 North, Range 2 West of the 4th Principal Meridian, in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the intersection of the southerly extension of the west right of way line of Mill Street and the south right of way line of 18th Avenue;

Thence northerly along said west right of way line and it's southerly extension, a distance of 808 feet, more or less to the south line of Lot 18 in Manufacturer's Addition;

Thence easterly along the southerly line of said Lot 18 and Lot 7 in Manufacturer's Addition and it's easterly projection, a distance of 487 feet, more or less to the westerly right of way line of an existing railroad;

Thence northerly along said westerly right of way line, a distance of 865 feet, more or less to the south right of way line of 13th Avenue;

Thence easterly along said south right of way line, a distance of 30 feet, more or less to said westerly right of way line of an existing railroad;

Thence northerly along said westerly right of way line, a distance of 1,152 feet, more or less to the southeasterly right of way line of 6th Avenue;

Thence northwesterly, a distance of 60 feet, more or less to the northwesterly right of way line of 6th Avenue;

Thence northeasterly, a distance of 720 feet, more or less to the southwestly right of way line of 2nd Street;

Thence southeasterly, a distance of 80 feet, more or less to the intersection of the southeasterly right of way line of 6th Avenue and the northeasterly right of way line of 2nd Street;

Thence easterly along the southeasterly right of way line of 6th Avenue, a distance of 123 feet, more or less to the westerly right of way line of the Rock Island Parkway a.k.a. Route 92;

Thence southerly along said westerly right of way line, a distance of 3,135 feet, more or less to the south right of way line of 18th Avenue;

Thence westerly along said southerly right of way line, a distance of 840 feet, more or less to the Point of Beginning.

The above described parcel contains approximately 57 acres.

EXHIBIT A-1

Proposed 1st Street Redevelopment Project Area - Map

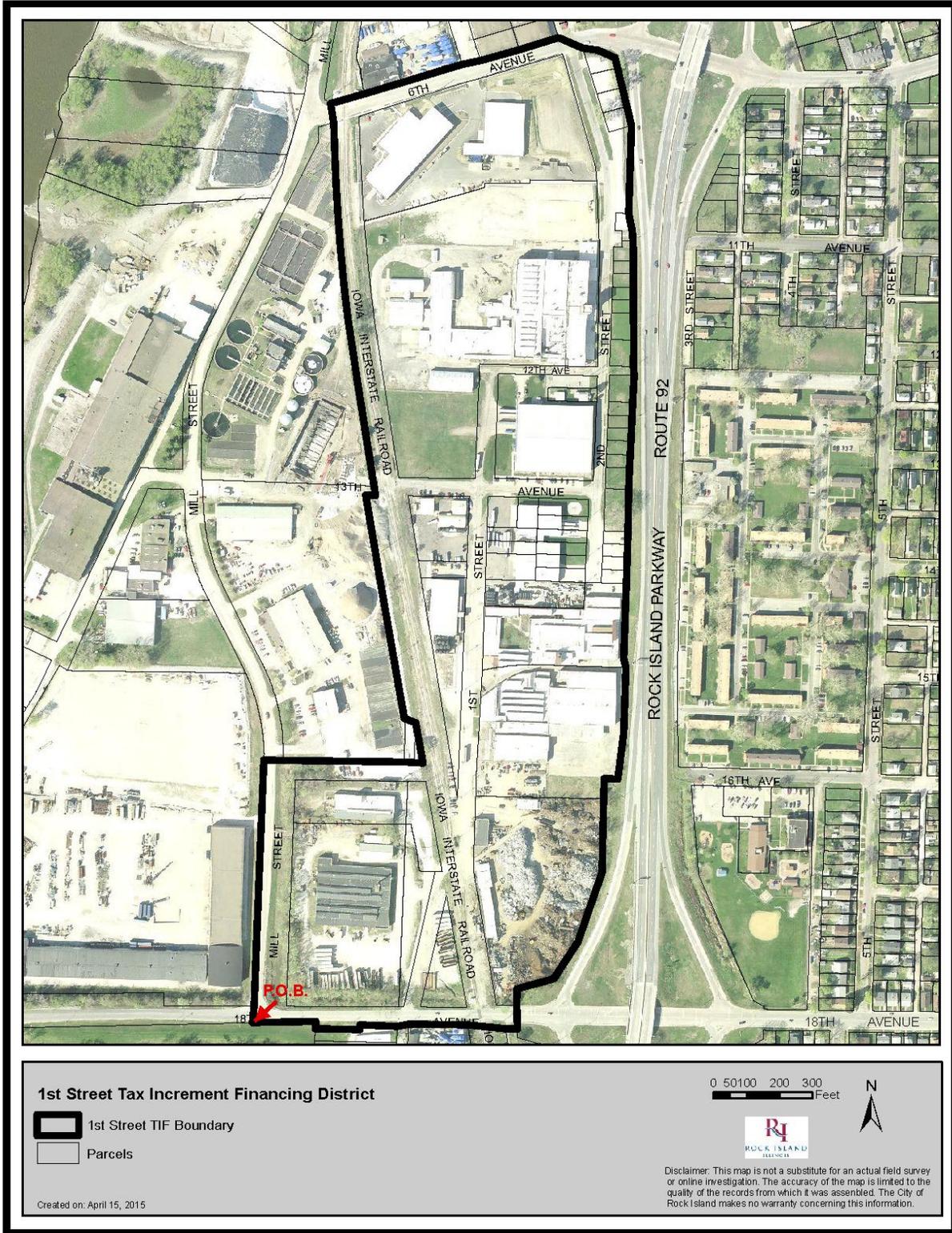


EXHIBIT B
Notice of Public Hearing

CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS 1ST STREET
REDEVELOPMENT PROJECT AREA

Notice is hereby given that on July 13, 2015 at 6:45 p.m. at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "1st Street Redevelopment Project Area" and the adoption of tax increment allocation financing therefor. The Redevelopment Project Area consists of the territory legally described in Exhibit I, attached hereto and made a part hereof.

The Redevelopment Project Area is generally described as the area generally bounded by 6th Avenue on the North, Illinois Route No. 92 (Rock Island Parkway) on the East, 18th Avenue on the South, and Mill Street and the Iowa Interstate Railroad on the West.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the City Clerk, 1528 Third Avenue, Rock Island, Illinois. The proposed Redevelopment Plan and Project provides that the City may utilize any program element authorized by the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*), as supplemented and amended, (the "Act") including, but not limited to pay for or reimburse others for the engagement of professional consultants, engineers, architects, attorney, etc. to provide services related to the Redevelopment Plan and Project and/or Redevelopment Project Area; property assembly/land acquisition; site preparation; relocation assistance; rehabilitation of existing improvements; the construction, installation and/or acquisition of public works and/or improvements; provide payments to school districts as required by the Act; coordinate design within the Redevelopment Project Area; job training; interest subsidy; and any other activity authorized by the Act.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois 61201.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy

taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 1:30 p.m. on the 12th day of June, 2015, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, 61201.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/Aleisha Patchin

City Clerk

City of Rock Island

**EXHIBIT "I" (to EXHIBIT "B")
PROPOSED 1ST STREET REDEVELOPMENT PROJECT AREA**

LEGAL DESCRIPTION FOR THE 1ST STREET REDEVELOPMENT PROJECT AREA:

Part of Section 3, Township 17 North, Range 2 West of the 4th Principal Meridian and part of Section 34, Township 18 North, Range 2 West of the 4th Principal Meridian, in the City of Rock Island, County of Rock Island, State of Illinois, more particularly described as follows;

Beginning at the at the intersection of the southerly extension of the west right of way line of Mill Street and the south right of way line of 18th Avenue;

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