

**Memorandum
Community and Economic Development**



To: Thomas Thomas, City Manager
Subject: 1st Street TIF District
Date: August 19, 2015

The proposed 1st Street TIF district will support the redevelopment of several parcels in a key industrial area on the City's northwest side. Specifically, designation of the TIF will allow the City to:

- Coordinate land assembly in order to provide sites for redevelopment;
- Establish a pattern of land-use activities that will increase efficiency and economic viability;
- Enhance area appearance through improvements to landscape, streetscape and signage;
- Provide infrastructure that supports subsequent redevelopment plans for the RPA; and
- Enter into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA.

To adopt the TIF, the following ordinances must 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 1st Street redevelopment project area.
- An ordinance of the City of Rock Island, Rock Island County, Illinois, designating the 1st Street redevelopment project area of said City 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 1st Street redevelopment project area.

RECOMMENDATION:

The Community and Economic Development Department recommends the Council adopt Ordinance No. _____ (ordinance of the City of Rock Island, Rock Island County, Illinois, approving a tax increment redevelopment plan and redevelopment project for the 1st Street 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 1st Street redevelopment project area of said City 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 1st Street 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-_____-2015

**AN ORDINANCE OF THE CITY OF ROCK ISLAND,
ROCK ISLAND COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE 1ST STREET
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 "1st Street 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. 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 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 24th day of August, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 24th day of August, 2015.

Mayor

ATTESTED and filed in my office,
this 24th day of August, 2015.

City Clerk

EXHIBIT A
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 B

General Street Location

The proposed Redevelopment Project Area is generally described as a contiguous area the boundaries of which are 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.

EXHIBIT C

Boundary Map

