

Memorandum

Community and Economic Development Department

To: Rock Island City Council
Subject: Downtown Special Service Area
Date: July 27, 2022



Background:

The City Council held a special meeting on October 8, 2020 to discuss the state of downtown Rock Island.ⁱ At that meeting, a number of different stakeholders spoke to the Council about their concerns. Empty storefronts, deteriorating infrastructure, and nuisance behaviors were all brought up as challenges. As the meeting came to an end, there was a consensus among Council members that the Mayor should establish a Downtown Task Force to explore possible solutions. The Task Force met for the first time on November 17, 2020 and continued to meet nearly every other week through the end of that year. The Task Force used those meetings to review the 2015 Downtown Revitalization Plan and concluded that there were two major items of unfinished business that it put forward. One was a substantial investment in infrastructure improvements. The other was the creation of a downtown place management organization.

That second item was what the Task Force spent the most time discussing. They evaluated a few different options for creating a downtown place management organization. These included hiring more City staff, creating a new non-profit organization, contracting with DARI, and contracting with the Chamber. The Task Force made the decision that the most sensible thing to do was to try and copy the model seen across the river in downtown Davenport. They invited Kyle Carter, executive director of the Downtown Davenport Partnership, to attend a meeting and explain more about what that option would entail. He presented on how the Partnership was an entity within the Chamber paid for by a self-supported municipal improvement district (SSMID) established by the City. The Task Force recommended that a similar partnership with the Chamber be explored, so the City Manager's Office began work on a contract.

A contract for downtown place management services was approved at the January 25, 2021 City Council meeting.ⁱⁱ It tasked the Chamber with "exploring the creation of a downtown place management organization with guidance from a downtown steering committee, making recommendations to the City Council, developing a plan for long term funding sustainability, and making recommendations on the appropriate use of the remaining downtown TIF funds."ⁱⁱⁱ The Chamber thereafter hired Jack Cullen to serve as the downtown Rock Island director. Over the next year or so, the Steering Committee (which had grown out of the earlier Task Force) discussed the details of a downtown place management organization. They concluded that the Illinois equivalent of Iowa's SSMIDs, a Special Service Area (SSA) would be the central part of the "plan for long term funding sustainability."

At the July 25, 2022 City Council meeting, representatives of the downtown steering committee along with Jack Cullen made a presentation advocating for an SSA and a services contract with the Chamber. They explained that they have undertaken reasonable efforts to explain their proposal to stakeholders and that they felt their interests would be well served if the dual proposal of an SSA and services contract were approved. The Council in turn asked a wide range of questions pertaining to matters including the way a draft budget was developed and whether or not sufficient input from other stakeholders had been received. At the end of the meeting, City staff explained the next steps in the process given that proposal had been made.

Process & Procedure:

An SSA is “a contiguous area within a municipality or county in which special governmental services are provided in addition to those services provided generally throughout the municipality or county, the cost of the special services to be paid from revenues collected from taxes levied or imposed upon property within that area.”^{iv} Generally speaking, the special services include things like litter pick up, maintenance of flower plantings, hospitality assistance for visitors, district signage, branding/marketing activities, and supplemental business assistance programs. Many communities locally and throughout the State have one or more SSAs to provide support to their commercial corridors and downtown areas. Often but not always, the community opts to partner with an organization which they pay to render the services on their behalf.

What is being proposed in downtown Rock Island is slightly more complex. In order to ensure greater funding stability, the SSA would not be the sole source of funding for a downtown place management organization. It would be supplemented with additional contributions from private partners and the City. It is also being proposed for a five-year trial period as opposed to being permanent. The idea being that an evaluation of the SSA and the organization it helps fund can be done at the end of that trial period and, only if deemed successful, continued.

The process for establishing an SSA is explained in State law and involves several steps. The timeline for Rock Island at present is as follows.

1. July 25: City Council Study Session.
2. August 8: Initiating Ordinance 1st Reading.
3. August 22: Initiating Ordinance 2nd Reading.
4. August 23: 60 day waiting period prior to public hearing begins.
5. October 8: Public hearing notice published in the newspaper.
6. October 21: 60 day waiting period prior to public hearing ends.
7. October 24: Public Hearing
8. October 25: 60-day period for objection petitions to be submitted begins.
9. November 14: Establishing Ordinance 1st Reading.
10. November 28: Establishing Ordinance 2nd Reading and Chamber contract approval.
11. November 29: Record the establishing ordinance with the County.
12. December 23: 60-day period for objection petitions to be submitted ends.

There are two ordinances and two 60-day periods in the timeline. The first ordinance formally begins the process and announces publicly that an SSA is being considered by the City. In this case, it is a proposal being put forward by the corporate authorities.^v This ordinance lays out the boundary of the area, the services to be rendered, and the amount of tax to be levied. Once adopted, a 60-day public feedback period begins. During that period, property owners can suggest changes to the boundaries, the services, the amount of tax to be levied, or even advocate against establishment of an SSA in its entirety. After the comment period ends, the City Council holds a public hearing on the matter. This provides an opportunity for any final comments or suggestions.

After the public hearing is closed, a second 60-day period begins. During this second 60-day period, property owners in opposition to the SSA have an opportunity to gather signatures for an objection petition. Per State law, “if a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the municipal clerk or county clerk,

as the case may be” then the SSA will not be established.^{vi} If this second 60-day period passes without a successful objection petition, however, the SSA may be established. This occurs when the City Council votes on a second ordinance which formally establishes the SSA. This second ordinance would reflect any changes the Council wanted to see made. Once adopted, the ordinance is recorded with the County.

Something very important to make clear is that the Downtown Steering Committee is recommending that two distinct but related things be done at the same time. First, that the SSA be established. Second, that the City approve a contract with the Chamber to provide the services. The Chamber would be paid, using the combination of funds described above to create and operate a downtown place management organization on the City’s behalf. This would mirror the public-private partnership seen in downtown Davenport. If the SSA is not established, the contract could not go into effect. In reverse, however, the SSA could be established and said contract could still be rejected.

In the event that the Council chose this option, to establish an SSA but not to partner with the Chamber, it would need to return to the other options first considered by the Task Force. Each of the options have their own pros and cons.

- **In-House Staff:** The City could hire a downtown manager that reported to the City Manager. As an internal position, the downtown manager would have a clear chain of command and be fully integrated into the City’s operations. The downtown place management organization would be more like a department within the City similar to the MLK Jr. Community Center. Finding a qualified candidate at an affordable price, however, could be very challenging. There is also no one presently on staff with place management expertise, so training and oversight of the position could be difficult.
- **Alternative Partner Organization:** An RFP could be put out by the City seeking a different partner to set up and operate a downtown place management organization. There are not many other partners available in the area and in all likelihood, they would need to hire additional staff and build out a team of their own to run a downtown place management organization. Startup time could be a challenge and costs are unknown.
- **New Non-Profit:** Property and business owners who have so far served on the Steering Committee could come together and create their own group. Such a group could be funded through both member fees and a City contribution in addition to or in lieu of the SSA. This would put downtown stakeholders firmly in the driver’s seat and, as a grassroots approach, could facilitate significant buy-in. The ability and willingness of downtown stakeholders to do this is a major unknown, however, and the startup time could be substantial. The unknowns for this option are significant.

If an SSA is not established, it is unclear how additional services in the downtown can be funded. The City can always reapportion funds, but funding increased one place decreases funding somewhere else. It could take time to determine how to responsibly and sustainably accomplish a reshuffle of budget items to come up with even small amounts of funding.

Staff Comments:

The position of the CED Department has remained the same since the beginning. Rock Island needs a downtown place management organization and that organization needs a sustainable funding model. That no such thing exists now is what sets downtown Rock Island apart from its neighbors who benefit from actively managed downtowns. A significant investment in infrastructure alone will not be enough to revitalize the downtown. A holistic approach that

includes both infrastructure improvements and quality place management is required. The dual proposal put forward by the steering committee would meet that requirement. Other options exist, but positive momentum may be lost if action is substantially delayed.

Recommendation:

The Community and Economic Development Department recommends that the City Council approve the downtown special services area initiating ordinance, begin the sixty-day public comment period, and direct staff to prepare notices for a public hearing to follow said comment period as required by law.

Submitted by: Miles Brainard, Community & Economic Development Director

Approved by: Todd Thompson, City Manager

ⁱⁱ Rock Island City Council Meeting Minutes for October 8, 2020

ⁱⁱ Rock Island City Council Meeting Minutes for January 25, 2021

ⁱⁱⁱ Downtown Services Agreement Between the City of Rock Island and the Quad Cities Chamber

^{iv} 35 ILCS 200/Art. 27 Special Service Area Tax Law

^v 35 ILCS 200/27-20 Proposals to Establish a Special Service Area

^{vi} 35 ILCS 200/27-55 Objection Petition

**A SPECIAL ORDINANCE PROPOSING THE ESTABLISHMENT OF
A DOWNTOWN SPECIAL SERVICES AREA IN
THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One: The City of Rock Island (“City”) is authorized pursuant to Article VII, § 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, ILCS Ch. 35, Act 200, § 27-5 et seq. (“Act”) to establish special service areas for the provision of special governmental services and to levy or impose a special tax as well as to issue bonds for the provision of such special services. This ordinance upon passage and adoption formally proposes the establishment of a special service area and initiates the approval process as provided in the Act. This ordinance does not in itself establish said area.

Section Two: The Rock Island City Council finds and determines as follows.

- A. Property owners, business owners, and residents within the proposed special service area have expressed an interest in the performance of various special services in the area where their properties, businesses, and residences are located.
- B. Attached and incorporated herein as required by the Act are four exhibits: Exhibit A which described the boundary of the proposed service area, Exhibit B which lists all of the parcels contained within the proposed service area, Exhibit C which is a map of the proposed service area, and Exhibit D which is a notice of the public hearing.
- C. The proposed special services would be unique and are in addition to the general municipal services provided to the City as a whole.
- D. It is in the public interest that the City Council carefully considers the creation of the requested special service area.

Section Three: The services to be provided shall include but not be limited to installation and maintenance of street furniture, signage, flowers beds and planters, garbage removal, snow removal, window washing, decorative lighting, holiday decorations, event decorations, event planning, marketing and branding services, business attraction, business assistance, and any other activities generally consistent with place management aimed at improvement of the area.

Section Four: The services shall be provided through the levy of a direct annual tax upon all taxable property within the Special Services Area. The tax shall be levied at a rate not exceeding 1.15% of equalized assessed value.

Section Five: The City may provide the services herein described directly or enter into a services contract with a service provider agency per the Act. In the latter case, payment shall be made by the City to the provider using funds from the special service area tax levy.

Section Six: Should the special services area be established following the successful completion of the process outlined in the Act, it shall be in effect for a period of five (5) years. At the end of

that five-year period, the City shall consider whether or not to approve a continuation of the service area and the associated tax levy per the Act.

Section Seven: Public Hearing. A public hearing shall be held on October 24, 2022 at 5:30 p.m. at Rock Island City Hall Council Chambers, 1528 3rd Avenue, Rock Island Illinois, to consider the creation of the City of Rock Island Special Service Area as described in foregoing sections.

Section Eight: Notice of Public Hearing. Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing specified in Section Seven above, in a newspaper of general circulation in the City. In addition, notice shall be given by depositing the notice in the United States mail 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 proposed special service area. This notice shall be mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the taxpayer of record. The notice shall be in substantially the form set forth in Exhibit D attached hereto and made a part of this Ordinance.

Section Nine: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Ten: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____
CITY CLERK

Exhibit A

The boundaries of the proposed special services area are as follows:

Beginning at the intersection of 13th Street and 1st Avenue (IL Route 92), heading east along 1st Avenue to the intersection of 16th Street and 1st Avenue, south half a block along 16th Street to an alleyway, east along said alley to 16th ½ Street, south half a block along 16th ½ Street to the intersection of 16th ½ Street and 2nd Avenue, east along 2nd Avenue to the intersection of 17th Street and 2nd Avenue, north along 17th Street half a block to an alley, east along said alley to 18th Street, north along 18th Street to the southeastern corner of a parcel with PIN 0735201003, west along the southern property line of said parcel to its southwestern corner, north along the western property line of said parcel to its northwestern corner, east along 1st Avenue to the northeastern corner of a parcel with PIN 0735200006, south along the eastern property line of said parcel to its southeastern corner, west to the intersection of 20th Street and 2nd Avenue, south half a block along 20th Street to an alley, east along said alley to the southwestern corner of a parcel with PIN 0735220001, north along the eastern property line of said parcel and across a section of 2nd Avenue right-of-way to the southwestern corner of a parcel with PIN 0735200007, north along the eastern property line of said parcel to 1st Avenue, east along 1st Avenue to the northeastern corner of a parcel with PIN 0736101020, east along the northern property line of said parcel and coterminous adjacent railroad right-of-way to the northeastern corner of a parcel with PIN 0736102003, south along the eastern property line of said parcel to its southeastern corner, west to 27th Street, south along 27th Street to the intersection of 27th Street and 5th Avenue, east to the intersection of 28th Street and 5th Avenue, south half a block along 28th Street to an alley, west along said alley to 25th Street, south along 24th Street to the southeastern corner of a parcel with PIN 0735419009, west along the southern property line of said parcel to its southwestern corner, north along the west property line of said parcel to a point on the southern property line of a parcel with PIN 0735422003, west along the southern property line of said parcel across the 23rd Street right-of-way to the southeastern corner of a parcel with PIN 0735405004, west along the southern property line of said parcel to the southwestern corner of said parcel, north along the western property line of said parcel to the 5th Avenue right-of-way, west along 5th Avenue to the northeastern corner of a parcel with PIN 0735405003, south along the eastern property line of said parcel to the southeastern corner of a parcel with PIN 0735413001, east along the southern property line of said parcel to the 22nd Street right-of-way, south along 22nd Street to and an alleyway, west along said alleyway across the 21st Street right-of-way to another north-south alleyway south of a parcel with PIN 0735403003, south along said north-south alley to the 6th Avenue right-of-way, east along 6th Avenue to the intersection of 20th Street and 6th Avenue, south along 20th Street to the intersection of 20th Street and 7th Avenue, west along 7th Avenue to the intersection of 15th Street and 7th Avenue, north half a block along 15th Street to an alleyway, east along said alleyway to the southwestern corner of a parcel with PIN 0735304006, north along the western property line of said parcel across the 6th Avenue right-of-way to the southwestern corner of a parcel with PIN 0735128019, north along the western property of line of said parcel across an alleyway to the southwestern corner of a parcel with PIN 0735128008, north along the western property line of said parcel to 5th ½ Avenue, west along 5th ½ Avenue to the intersection of 13th Street and 5th ½ Avenue, and finally north along 13th Street to the point of beginning at the intersection of 13th Street and 1st Avenue.

Exhibit B

The parcel contained within the proposed special services area are as follows:

Parcel Number	PIN	Site Address
096948	0735129009	<i>No assigned address.</i>
097669-1	0735200007	<i>No assigned address.</i>
096404	0735202008	<i>No assigned address.</i>
092959	0736103004	<i>No assigned address.</i>
096428-1	0735207005	<i>No assigned address.</i>
096852	0735120008	<i>No assigned address.</i>
095155	0735114001	<i>No assigned address.</i>
096546	0735217001	<i>No assigned address.</i>
091109	0736302012	<i>No assigned address.</i>
097829	0736106001	<i>No assigned address.</i>
097830	0736106009	<i>No assigned address.</i>
096395-105	0735237027	<i>No assigned address.</i>
096404-L	0735202017	<i>No assigned address.</i>
096904	0735123008	<i>No assigned address.</i>
096899	0735123004	<i>No assigned address.</i>
096900	0735123005	<i>No assigned address.</i>
096901	0735123006	<i>No assigned address.</i>
096902	0735123007	<i>No assigned address.</i>
096903	0735123009	<i>No assigned address.</i>
096623	0735401001	<i>No assigned address.</i>
096624	0735401002	<i>No assigned address.</i>
096536	0735212008	<i>No assigned address.</i>
096537	0735212009	<i>No assigned address.</i>
096538	0735212010	<i>No assigned address.</i>
096898	0735123003	<i>No assigned address.</i>
096533	0735212005	<i>No assigned address.</i>
096934-A	0735126001	<i>No assigned address.</i>
095010-X	0735103002	<i>No assigned address.</i>
095010-X-2	0735103003	<i>No assigned address.</i>
096587-1	0735230003	<i>No assigned address.</i>
096383	0735201003	100 18 ST
096413	0735203005	100 20 ST
096391	0735202001	103 18 ST
095029	0735102001	106 14 ST/1A13SROW
096395-101	0735237023	110 19TH ST STE 101
096395-102	0735237024	110 19TH ST STE 102
096395-103	0735237025	110 19TH ST STE 103

096395-104	0735237026	110 19TH ST STE 104
096395-106	0735237028	110 19TH ST STE 106
096395-107	0735237029	110 19TH ST STE 107
096395-108	0735237030	110 19TH ST STE 108
096395-201	0735237001	110 19TH ST UNIT 201
096395-202	0735237002	110 19TH ST UNIT 202
096395-203	0735237003	110 19TH ST UNIT 203
096395-204	0735237004	110 19TH ST UNIT 204
096395-205	0735237005	110 19TH ST UNIT 205
096395-206	0735237006	110 19TH ST UNIT 206
096395-207	0735237007	110 19TH ST UNIT 207
096395-208	0735237008	110 19TH ST UNIT 208
096395-209	0735237009	110 19TH ST UNIT 209
096395-210	0735237010	110 19TH ST UNIT 210
096395-301	0735237011	110 19TH ST UNIT 301
096395-302	0735237012	110 19TH ST UNIT 302
096395-303	0735237013	110 19TH ST UNIT 303
096395-304	0735237014	110 19TH ST UNIT 304
096395-305	0735237015	110 19TH ST UNIT 305-306
096395-307	0735237016	110 19TH ST UNIT 307
096395-308	0735237017	110 19TH ST UNIT 308
096395-309	0735237018	110 19TH ST UNIT 309
096395-310	0735237019	110 19TH ST UNIT 310
096395-311	0735237020	110 19TH ST UNIT 311
096395-312	0735237021	110 19TH ST UNIT 312
096395-313	0735237022	110 19TH ST UNIT 313
096391-1	0735202002	111 18 ST
096411	0735203002	111 19 ST
0999-B-3	0735200004	111 20 ST
0999-B-3-L	0735200005	111 20TH ST
0999-B-3-L-2	0735200010	111 20TH ST
096396-A	0735202014	114 19 ST
095033	0735102002	119 13 ST
097695	0735105012	120 16 1/2 ST
094998	0735105004	121 16 ST
096877	0735118001	1300 4 AVE
095031	0735102003	1305 2 AVE
096876	0735118002	1306 4 AVE
096875	0735118003	1308 4 AVE
094999-11	0735132012	131 16TH ST
095001-8	0735132034	131 16TH ST

094999-1	0735132003	131 16TH ST UNIT 1
095034	0735102004	1311 2 AVE
096874	0735118004	1312 4 AVE
096880	0735118009	1313 5 AVE/CEN FIRE
095107	0735131001	1316 2 AVE
096873	0735118005	1316 4 AVE
097696	0735115001	1317 3RD AVE/JAIL
095214	0735111018	1317 4 AVE
095035	0735102005	1319 2 AVE
096871	0735118006	1322 4 AVE
095036	0735102006	1323 2 AVE
096872	0735118007	1324 4 AVE
094999-12	0735132013	135 16TH ST
095000-1	0735132021	135 16TH ST
095000-2	0735132022	135 16TH ST
095000-4	0735132024	135 16TH ST
094999-2	0735132004	135 16TH ST UNIT 2
094999-13	0735132014	139 16TH ST
095001-2	0735132028	139 16TH ST
095001-3	0735132029	139 16TH ST
095001-4	0735132030	139 16TH ST
094999-3	0735132005	139 16TH ST UNIT 3
095187	0735112008	1400 3 AVE
096863	0735119015	1400 4 AVE LAND ONLY
096905	0735124001	1400 5TH AVE
097697	0735115002	1401 3RD AVE
095188	0735112004	1401 4 AVE
096913	0735124002	1401 5 1/2 AVE LAND ONLY
096865	0735119010	1407 5 AVE
095189	0735112005	1411 4 AVE
096865-A	0735119011	1411 5 AVE
096861	0735119003	1412 4 AVE LAND ONLY
096860	0735119004	1414 4 AVE LAND ONLY
096867	0735119012	1415 5 AVE
095190	0735112006	1417 4 AVE
096859	0735119005	1418 4 AVE
096858	0735119006	1420 4 AVE LAND ONLY
095192	0735112007	1425 4 AVE
096868	0735119013	1425 5 AVE
094999-14	0735132015	143 16TH ST
094999-4	0735132006	143 16TH UNIT 4

096855	0735119007	1430 4 AVE
096965	0735128019	1431 6 AVE
094999-15	0735132016	147 16TH ST
095001-7	0735132033	147 16TH ST
094999-5	0735132007	147 16TH ST UNIT 5
096851	0735120001	1500 4 AVE
096945	0735129006	1501 6 AVE
093595	0735305006	1501 7 AVE
095172	0735113003	1504 3 AVE/COUNTY BLDG
095171	0735113001	1504 3 AVE/COUNTY BLDG
096850	0735120002	1504 4 AVE
093593	0735305002	1506 6 AVE
096941	0735129001	1508 5 1/2 AVE LAND ONLY
095127	0735108004	1509 3 AVE
096946	0735129007	1509 6 AVE
095000-3	0735132023	151 16TH ST
094999-16	0735132017	151 16TH ST
094999-6	0735132008	151 16TH ST UNIT 6
096947	0735129008	1511 6 AVE
096849	0735120003	1512 4 AVE
093592	0735305003	1512 6 AVE
096940	0735129002	1514 5 1/2 AVE LAND ONLY
096848	0735120004	1516 4 AVE
096939	0735129003	1516 5 1/2 AVE LAND ONLY
093591	0735305004	1516 6 AVE
096847	0735120005	1518 4 AVE
096938	0735129004	1518 5 1/2 AVE
096937	0735129005	1522 5 1/2 AVE PARK LOT
096846	0735120006	1524 4 AVE
095156	0735113002	1528 3RD AVE
096845	0735120007	1530 4 AVE
095001-1	0735132027	155 16TH AVE
095000-5	0735132025	155 16TH ST
094999-17	0735132018	155 16TH ST
094999-7	0735132009	155 16TH ST UNIT 7
095141	0735109001	1600 2 AVE
094999-A	0735132001	1601 2ND AVE
095000-6	0735132026	1603 2ND AVE
094999-18	0735132019	1603 2ND AVE
094999-8	0735132010	1603 2ND AVE UNIT 8
095001-5	0735132031	1605 2ND AVE

095001-6	0735132032	1605 2ND AVE
094999-19	0735132020	1605 2ND AVE
094999-9	0735132011	1605 2ND AVE UNIT 9
095140	0735109002	1606 2 AVE
094999-B	0735132002	1607 2ND AVE
095139	0735109003	1608 2 AVE
095002	0735105008	1609 2 AVE
095003	0735105009	1611 2 AVE
095137	0735109004	1612 2 AVE
095146	0735109012	1613 3 AVE
095136	0735109005	1614 2 AVE
095004	0735105010	1615 2 AVE
095134	0735109006	1616 2 AVE
095153	0735109013	1617 3 AVE
095132	0735109014	1622 2 AVE
096842	0735121001	1622 4 AVE
095007-1	0735133001	1623 2ND AVE
095007-2	0735133002	1623 2ND AVE
095007-3	0735133003	1623 2ND AVE
095007-4	0735133004	1623 2ND AVE
095007-5	0735133005	1623 2ND AVE
097694	0735105013	1629 2 AVE
096460	0735204001	1700 2 AVE
096478-1	0735208001	1700 3 AVE
096390	0735201004	1701 2 AVE
096489	0735208008	1701 4 AVE
096477	0735208002	1702 3 AVE
096461	0735204002	1704 2 AVE
096476	0735208003	1704 3 AVE
096480	0735208005	1706 3 AVE
096479	0735208006	1708 3 AVE
096389	0735201005	1709 2 AVE
096472	0735204014	1709 3 AVE
096462	0735204005	1710 2 AVE
096631	0735401004	1711 6 AVE LAND ONLY
096388	0735201006	1715 2 AVE
096482	0735208007	1718 3 AVE
096387	0735201007	1719 2ND AVE
096464	0735204018	1720 2 AVE
096471	0735204015	1721 3 AVE
096465	0735204008	1722 2 AVE

096466	0735204009	1724 2 AVE
096574	0735213001	1728 4 AVE
096385	0735201009	1729 2 AVE
096467	0735204010	1730 2 AVE
096450	0735205001	1800 2 AVE
096490	0735209001	1800 3 AVE
096562	0735214001	1800 4 AVE LAND ONLY
096620	0735402001	1800 5 AVE
096457	0735205011	1801 3 AVE
096392	0735202003	1806 1 AVE LAND ONLY
096449	0735205014	1806 2 AVE REAR
096490-A	0735209002	1806 3 AVE
096393	0735202004	1808 1 AVE
096491	0735209003	1808 3 AVE
096403	0735202009	1809 2 AVE
096447	0735205004	1810 2 AVE
096492	0735209004	1810 3 AVE
096563	0735214002	1810 4 AVE LAND ONLY
097679	0735226002	1812 3 AVE
097678	0735226001	1818 3RD AVE STE 100-204
096565	0735214003	1818 4 AVE
095299	0735407001	1818 6 AVE
096400	0735202010	1819 2 AVE
096621	0735402002	1820 5 AVE
096399	0735202011	1821 2 AVE
096398	0735202012	1823 2 AVE
096497	0735209005	1824 3 AVE
096397	0735202013	1825 2 AVE
096396	0735202015	1827 2 AVE
096444	0735205012	1830 2 AVE
096441	0735200009	1831 3 AVE
096412	0735203001	1900 1 AVE
096500	0735210001	1900 3 AVE
096702	0735424001	1900 6 AVE
096508	0735210003	1901 4 AVE
091680	0735416004	1901 6 AVE
091681	0735416005	1911 6 AVE
096507	0735210004	1915 4 AVE PARKING LOT
096506	0735210005	1917 4 AVE
091682	0735416006	1917 6 AVE
096503	0735210002	1918 3 AVE

096505	0735210006	1919 4 AVE
096587	0735230004	1925 5TH AVE
096560	0735215002	1930 4 AVE
096700	0735424004	1935 7 AVE
096440-B	0735206001	1956 2 AVE
096426	0735203004	1975 2ND AVE
096514	0735211001	2000 3 AVE
096550	0735216001	2000 4 AVE
096594	0735231007	2001 5 AVE
096552	0735216003	2006 4 AVE
095119-1	0735108001	201 15 ST
096430-1	0735200006	2011 2 AVE
096525	0735211016	2011 4 AVE
096523	0735211017	2013 4TH AVE
096591	0735231004	2013 5 AVE
096554	0735216004	2014 4 AVE
096616	0735403003	2016 5 AVE
096553	0735216005	20161/2 4 AVE
096556	0735216006	2018 4 AVE
096590	0735231005	2021 5 AVE LAND ONLY
096555	0735216007	2022 4 AVE
096557	0735216008	2024 4 AVE
096522-A	0735211019	2025 4 AVE LAND ONLY
096589	0735231006	2025 5 AVE
096522-1	0735211020	2029 4 AVE LAND ONLY
096516-B	0735236002	2044 3RD AVE UNIT B
096516-C	0735236003	2044 3RD AVE UNIT C
096516-A	0735236001	2048 3RD AVE UNIT A
096516-E	0735236005	2052 3RD AVE UNIT B
096516-F	0735236006	2052 3RD AVE UNIT C
096516-D	0735236004	2052A 3RD AVE UNIT A
097698	0735115004	210 15TH ST/COURTHOUSE
092964	0735233001	2100 4 AVE
096430	0735207003	2101 3 AVE
096599	0735232001	2101 5 AVE
092966	0735233011	2104 4TH AVE
096530	0735212002	2106 3 AVE LAND ONLY
096544	0735212011	2107 4 AVE
096529	0735212003	2108 3 AVE
096605	0735404001	2110 5 AVE
096543	0735212012	2111 4 AVE PARKING LOT

096459	0735204003	2111/2 17 ST
096531	0735212004	2114 3 AVE
096542	0735212015	2115 4 AVE
096606	0735404002	2116 5 AVE
096547	0735217002	2118 4 AVE
096596	0735232002	2119 5 AVE
096547-1	0735217003	2120 4 AVE
096607	0735404003	2120 5 AVE
096608	0735404004	2122 5 AVE
096609	0735404005	2128 5TH AVE
096458	0735204004	213 17 ST
096453	0735205006	213 18 ST
095125	0735108002	215 15 ST
095126	0735108003	217 15 ST
096475	0735204011	217 17 ST
096452	0735205007	217 18 ST
096469	0735204017	218 18 ST
096442	0735205013	218 19 ST
09582	0735221002	218 24 ST
096474	0735204012	219 17 ST
096454	0735205008	219 18 ST
096429	0735207001	219 21 ST
096441-1	0735200008	220 19 ST
09604	0735222001	2200 3 AVE
09580	0735220002	2201 3 AVE
09611	0735224001	2208 4 AVE
09579	0735220003	2209 3 AVE
09650	0735405002	2210 5 AVE
09651	0735405003	2212 5 AVE
09607	0735222002	2215 4 AVE
09575	0735220006	2219 3 AVE
09606	0735222003	2221 4 AVE
09613	0735224002	2222 4 AVE
09574	0735220008	2225 3RD AVE
09605	0735222004	2227 4 AVE
096473	0735204013	223 17 ST
096455	0735205009	223 18 ST
096470	0735204016	224 18 ST
096456	0735205010	225 18 ST
097703	0735219003	225 20TH ST
095154	0735109010	226 17TH ST

096428	0735207006	227 21 ST
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095118	0735108005	230 16 ST
09590	0735223001	2300 3 AVE
09615	0735225004	2300 4 AVE
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09601	0735223005	2301 4 AVE
09587	0735221004	2309 3 AVE
09598	0735223006	2309 4 AVE
09588	0735221005	2311 3 AVE
09618	0735225002	2312 4 AVE
09659	0735419001	2312 5 AVE
09586	0735221006	2313 3 AVE
09656	0735235001	2315 5 AVE
09619	0735225003	2316 4 AVE
09597	0735223007	2317 4 AVE
09585	0735221009	2319 3 AVE/24S3AROW
09591	0735223002	2324 3RD AVE
09661	0735422002	2324 5 AVE
095377	0736101020	2401 3 AVE
097828	0736106010	2401 4TH AVE
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095370	0736101013	2418 4 AVE
097825	0736106004	2424 3RD AVE
095374	0736101012	2425 5 AVE
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095373	0736101014	2435 5 AVE
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097822	0736106007	2448 3RD AVE
097821	0736106008	2460 3RD AVE
092958	0736103001	2500 4 AVE
091107	0736302001	2502 5 AVE
091108	0736302011	2504 5 AVE
092961	0736103005	2509 5 AVE
091242	0736307013	2518 5 AVE
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092957	0736103002	2520 4 AVE LAND ONLY
097681	0736102002	2525 4 AVE

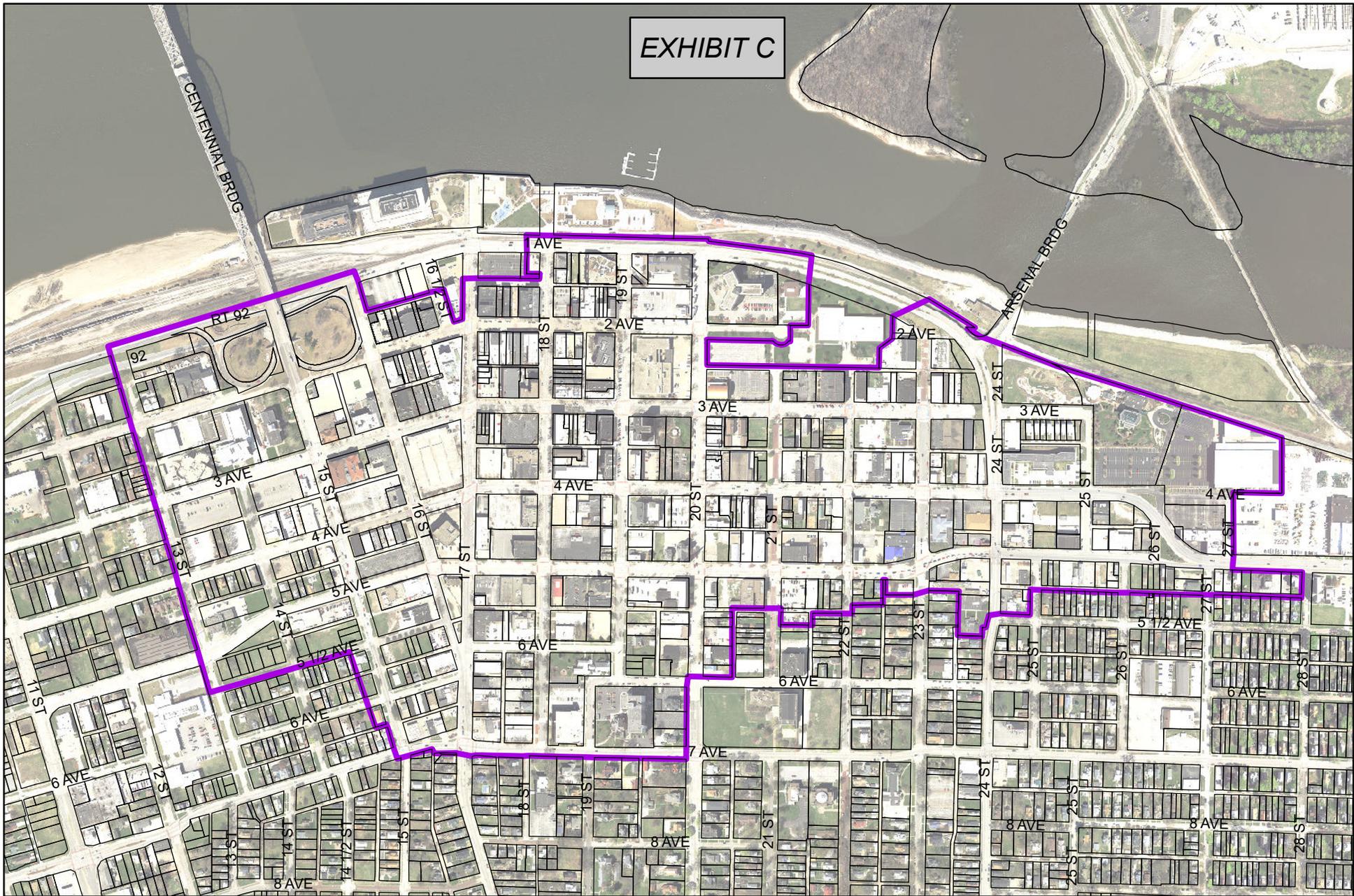
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091245-1	0736307005	2536 5 AVE
091252	0736308001	2600 5 AVE
091254	0736308002	2606 5 AVE
096786	0736104002	2607 5 AVE LAND ONLY
091253	0736308003	2610 5 AVE
091255	0736308004	2612 5 AVE
091256	0736308005	2614 5 AVE
097496	0736313001	2616 5 AVE
097682	0736102003	2621 4 AVE
096787	0736104001	2623 5 AVE
093780	0736314001	2700 5 AVE
093781	0736314002	2702 5 AVE
093782	0736314003	2708 5 AVE
093783	0736314004	2712 5 AVE
095618	0736317001	2730 5 AVE
095620	0736317002	2734 5 AVE
095621	0736317003	2738 5 AVE
09592	0735223003	300 24 ST
096513	0735211002	305 20 ST
096512	0735211003	307 20 ST
096520	0735211022	308 21 ST
095185	0735112003	310 15 ST
096478	0735208004	311 17 ST
096528	0735212001	311 21 ST
096521	0735211012	312 21 ST
096509	0735211023	313 20 ST
09602	0735223004	315 23 ST
09594	0735223010	316 24 ST
096527	0735211013	317 20 ST
096504	0735210007	318 20 ST
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097673	0735209006	319 18 ST
096526-1	0735211014	319 20 ST
096483	0735208009	320 18 ST
095366	0736101005	321 24TH ST
095183	0735113004	322 16 ST

097674	0735209007	325 18 ST
096526	0735211015	325 20 ST
097675	0735209008	329 18 ST
096498	0735209009	330 19 ST
096561	0735215003	400 20 ST
096559	0735215001	401 19 ST
095371	0736101008	401 24TH ST
096870	0735118008	406 14 ST
092968	0735233004	409 21 ST
096567	0735214004	410 19 ST
092969	0735233007	411 21 ST
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096864-A	0735119008	413 14 ST
096549	0735217004	414 22 ST
096551	0735216009	415 20 ST
096550-A	0735216002	415 20 ST BILLBOARD
096583-A	0735229002	416 19 ST
095376	0736101010	417 24TH ST
096575	0735228001	420 18 ST
09647	0735234001	420 23 ST
096864	0735119009	421 14 ST
09658	0735235002	422 24 ST
094194	0735227001	423 17 ST
096583	0735229003	428 19 ST
096585	0735230002	429 19 ST
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096920	0735125004	500 16 ST
097685	0735414001	500 20 ST
095381	0736312001	500 27 ST
096612	0735403001	501 20 ST
096602	0735405001	501 22 ST
091099	0736301001	501 24 ST
09649	0735405004	502 23 ST
096886	0735123001	506 14 ST
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095272	0735413001	509 22 ST
095380	0736312002	510 27 ST
096896	0735123002	511 13 ST
096611	0735403002	511 20 ST
096917	0735124003	512 15 ST
09660	0735422003	512 24 ST

096918	0735124004	516 15 ST
096632	0735401003	517 17 ST
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095290	0735406002	518 19 ST
097686	0735414002	519 19 ST
096925	0735125003	520 16 ST
096629	0735401005	520 18 ST WHEELAN RLTY
09666	0735419009	520 24 ST
091104	0736301003	520 25 ST
096639	0735415004	5201/2 20 ST
093761	0735417002	521 20 ST
096641	0735418001	521 21 ST LAND ONLY
096633	0735415001	523 19 ST LAND ONLY
096953	0735128008	524 15 ST
095294	0735406001	525 18 ST
093762	0735417003	525 20 ST
096638	0735415005	526 20 ST
096634	0735415002	527 19 ST
096636	0735415006	530 20 ST
096635	0735415007	531 19 ST
091105	0736301002	531 24 ST
096949	0735129010	534 16 ST
091678	0735416002	539 19 ST
093765	0735417004	539 20 ST
091679	0735416003	543 19 ST
093769	0735417005	547 20 ST
093046	0735304006	600 15 ST
093589	0735305005	600 17 ST
093594	0735305001	601 15 ST
091653	0735423007	602 18TH ST
091634	0735423001	603 17 ST
096701	0735424002	608 20 ST
091636	0735423002	609 17 ST
091652	0735423008	610 18 ST
091637	0735423003	613 17 ST
096700-A	0735424003	616 20 ST
091650	0735423009	618 18 ST
093600	0735305007	622 17 ST
091640	0735423004	623 17 ST
091649	0735423010	624 18 ST

091648	0735423011	628 18 ST
091642	0735423005	633 17 ST
091647	0735423012	634 18 ST
095304	0735407002	635 18 ST
091644	0735423006	639 17 ST
091645	0735423013	640 18 ST
09573	0735220001	NORTH OF 22 ST & 3 AVE
09581	0735221001	NORTH OF 23 ST & 3 AVE

EXHIBIT C



Date: 7/27/2022



-  Parcels
-  Proposed Downtown Rock Island Special Service Area

Downtown Rock Island



Disclaimer: This map is not a substitute for an actual field survey or online investigation. The accuracy of the map is limited to the quality of the records from which it was assembled. The City of Rock Island makes no warranty concerning this information.

Exhibit D

NOTICE OF HEARING

City of Rock Island, Illinois

Special Service Area

NOTICE IS HEREBY GIVEN that on October 24, 2022 at 5:30 p.m. in the City Hall building at 1528 3rd Ave. Rock Island, IL, Illinois, a hearing will be held by the City of Rock Island (the “City”) to consider forming a special service area consisting of the following described real property legally described on *Exhibit A* attached hereto and made a part hereof.

Parcel Numbers: As depicted in Exhibit B

Pin Numbers: As depicted in Exhibit B

Common Address (Site Address): As depicted in Exhibit B

The general purpose of the formation of the Special Service Area is to provide special governmental services serving the Special Service Area that may include but not be limited to: installation and maintenance of street furniture, signage, flowers beds and planters, garbage removal, snow removal, window washing, decorative lighting, holiday decorations, event decorations, event planning, marketing and branding services, business attraction, business assistance, and any other activities generally consistent with place management aimed at improvement of the area.

All interested persons, including all persons owing taxable real property located within Special Service Area will be given an opportunity to be heard and file written objections regarding the formation of and the boundaries of the Special Service Area and may object to the formation of the area and the levy of taxes affecting said area.

It is proposed that to pay for such Services, the City shall levy an annual tax not to exceed 1.15% of equalized assessed value, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council without notice other than a motion to be entered upon the Minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the Special Service Area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the creation of the Special Service Area of the levy of an annual tax in the area, no such area may be created, or no such levy may be made within the next two (2) years.

Dated this _____ day of _____, 2022.

City Clerk