

Memorandum

Community and Economic Development Department

To: Rock Island City Council

Subject: North 11th Street TIF Extension Resolution of Support

Date: February 27, 2023



The City of Rock Island created the North 11th Street TIF, the City's third TIF district, on July 24, 2000. The district was created after a series of planning and engagement efforts including the "Making Cents of 11th Street" plan.

Since 2000, the TIF district has granted assistance to a variety of projects included the development and implementation of the New Old Chicago plan, the West End Needs Assessment (now West End Revitalization), Douglas Place, the Habitat Neighborhood, 10th Street infill (single family housing), the ARC group home, Iowa Illinois Center for Independent Living, Dollar General re-location, Embassy Square ATM site preparation, assembly of Friendship Manor gateway properties, the new Rock Island Police Station, the Martin Luther King Jr. Center expansion, Martin Luther King Jr. park, assistance to a variety of small businesses through development agreements and façade project support, and assembly, remediation, and demolition of various properties.

Staff has collected the required letters of support from overlapping taxing bodies and worked with the City's TIF Attorney to draft the attached resolution of support for the extension of the district. If the resolution is approved, the resolution, along with the collected letters of support, will be forwarded to our State Representative and Senator for introduction in the General Assembly.

Recommendation:

The Community & Economic Development Department recommends that the City Council pass the attached resolution in support of extending the North 11th Street TIF district for 12 years.

Submitted by: Tarah Sipes, Economic Development Manager
Miles Brainard, Community & Economic Development Director

Approved by: Todd Thompson, City Manager

Resolution No. _____

**A RESOLUTION OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS,
REQUESTING AN EXTENSION OF THE DESIGNATION OF THE
NORTH 11th STREET TAX INCREMENT REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Rock Island, Rock Island County, Illinois (the “City”) is a duly organized and validly existing home-rule municipality of the State of Illinois created in accordance with Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may utilize its power to further its governmental affairs; and,

WHEREAS, on July 24, 2000, pursuant to Ordinance Nos. 53-00, 54-00 and 5-00, the Mayor and City Council (the “Corporate Authorities”) of the City approved a Redevelopment Plan and Project (the “Plan”) for the area designated as the North 11th Street Tax Increment Redevelopment Project Area (the “Project Area”) and adopted the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “TIF Act”), as applicable to the Project Area; and,

WHEREAS, pursuant to Ordinance No. 53-00 and as stated in the Plan, the estimated date of completion of the Plan was twenty-three (23) years (July 24, 2023) from the date of the Ordinance (July 24, 2000) which date was thereafter extended by an amendment to the TIF Act to December 31, 2023; and,

WHEREAS, due to the effects of the recession of 2001 and the economic decline during the years 2006 through 2008, the ability to meet the goals as set forth in the Plan for development of the Project Area have not been achieved; and,

WHEREAS, the City has received inquiries on proposed projects which would require financial assistance in order to make such development economically feasible and, therefore, has requested all taxing bodies having jurisdiction over the Project Area (the “Taxing Districts”) to approve an extension of the designation of the Project Area to the date of the receipt of the incremental real estate taxes generated from the Project Area from the 35th year since the date of Ordinance 54-00, which Ordinance designated the Project Area as a redevelopment project area under the TIF Act; and,

WHEREAS, all of the Taxing Districts have considered the City’s request for an extension of the designation of the Project Area and have provided written approval of the City’s request, copies of which are attached hereto.

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 designation of the North 11th Street Tax Increment Finance Redevelopment Project Area (the “*Project Area*”) be extended by the Illinois General Assembly to the date incremental taxes are received by the City for the 35th year from the year of the initial designation of the Project Area.

Section 2. That the City Clerk be and is hereby directed to forward this Resolution to the Illinois General Assembly with copies of the approvals from all Taxing Districts with jurisdiction over the Project Area.

Section 3. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed this _____ day of _____, 2023

Ayes: _____
Nays: _____
Absent: _____

Approved:

Mayor

Attest:

City Clerk



Rock Island-Milan School District #41
Terell Williams, Board of Education President

January 10, 2023

Senator Mike Halpin
1504 3rd Avenue, 2nd Floor
Rock Island County Office Building
Rock Island, IL 61201

Representative Gregg Johnson
217 32nd Avenue
East Moline, IL 61244

RE: North 11th Street TIF Extension

Dear Senator Halpin and Representative Johnson,

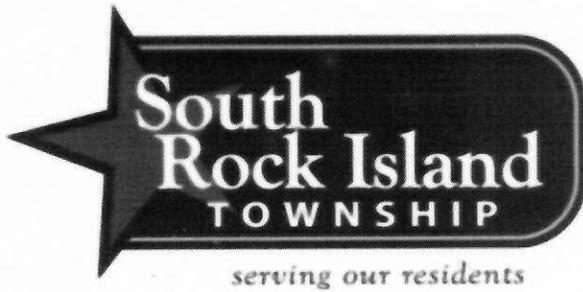
The City of Rock Island's North 11th Street TIF District has supported projects that help to grow our community over the past twenty-two years. While many improvements have been made according to the approved redevelopment plan much work remains to be completed.

The Rock Island-Milan School District 41 Board of Education supports a twelve-year extension of the North 11th Street TIF in Rock Island to continue to improve property values, strengthen the existing infrastructure, and attract businesses to this area of the community.

Sincerely,

Terell Williams
Board of Education President

CC: Community and Economic Development Department, City of Rock Island
File



January 23, 2023

Senator Michael Halpin
1504 3rd Avenue, 2nd Floor
Rock Island County Office Building
Rock Island, IL 61201

RE: North 11th Street TIF Extension

Dear Senator Michael Halpin,

The City of Rock Island's North 11th Street TIF District has supported projects that help to grow our community over the past twenty-two years. While many improvements have been made according to the approved redevelopment plan much work remains to be completed.

The South Rock Island Township Board supports a twelve-year extension of the North 11th Street TIF in Rock Island to continue to improve property values, strengthen the existing infrastructure, and attract businesses to this area of the community.

Sincerely,

A handwritten signature in cursive script that reads "Grace Diaz Shirk".

Grace Diaz Shirk
Supervisor
South Rock Island Township
4330 11 Street
Rock Island, Il. 61201
309-788-0497

cc: Community and Economic Development Department, City of Rock Island

January 27th, 2023

Senator Mike Halpin
1504 3rd Avenue, 2nd Floor
Rock Island County Office Building
Rock Island, IL 61201

Representative Gregg Johnson
217 32nd Avenue
East Moline, IL 61244

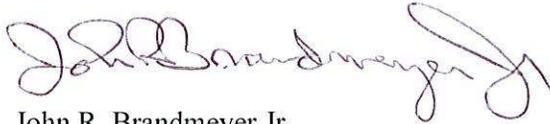
RE: North 11th Street TIF Extension:

Dear Senator Halpin and Representative Johnson,

The City of Rock Island's North 11th Street TIF District has supported projects that help to grow our community over the past twenty-two years. While many improvements have been made according to the approved redevelopment plan much work remains to be completed.

The Rock Island Township Board supports a twelve-year extension of the North 11th Street TIF in Rock Island to continue to improve property values, strengthen the existing infrastructure, and attract businesses to this area of the community.

Sincerely,



John R. Brandmeyer Jr.

Rock Island Township Supervisor

cc: Community and Economic Development Department, City of Rock Island File





Rock Island County

Rock Island County...Build the future and improve the quality of life for our community

County Board

2/22/23

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Richard H. "Quijas" Brunk

Vice Chairman
Brian Vyncke

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Lany Burns

Governance, Health &
Administration
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coboard@rockislandcountyil.gov
www.rockislandcounty.org

Senator Mike Halpin
1504 3rd Avenue, 2nd Floor
Rock Island County Office Building
Rock Island, IL 61201

Representative Gregg Johnson
217 32nd Avenue
East Moline, IL 61244

RE: North 11th Street TIF Extension

Dear Senator Halpin and Representative Johnson,

The City of Rock Island's North 11th Street TIF District has supported projects that help to grow our community over the past twenty-two years. While many improvements have been made according to the approved redevelopment plan much work remains to be completed.

With that, the Rock Island County Board supports a twelve-year extension of the North 11th Street TIF in Rock Island to continue to improve property values, strengthen the existing infrastructure, and attract businesses to this area of the community.

Sincerely,

Richard H. "Quijas" Brunk
County Board Chairman

cc: Community and Economic Development Department, City of Rock Island File

**OFFICE OF THE
COUNTY BOARD**

**Rock Island County, Illinois
1504 Third Avenue, Rock Island, IL 61201
Phone: (309) 558-3605 * Fax: (309) 786-4473**



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Office of the Vice
President for Finance &
Administration

February 23, 2023

Senator Mike Halpin
1504 3rd Avenue, 2nd Floor
Rock Island County Office Building
Rock Island, IL 61201

Representative Gregg Johnson
217 32nd Avenue
East Moline, IL 61244

RE: North 11th Street TIF Extension

Dear Senator Halpin and Representative Johnson,

The City of Rock Island's North 11th Street TIF District has supported projects that help to grow our community over the past twenty-two years. While many improvements have been made according to the approved redevelopment plan, much work remains to be completed.

Assuming all taxing entities are treated the same, and no special concessions are made to any individual governmental unit, Black Hawk College supports a twelve-year extension of the North 11th Street TIF in Rock Island. This TIF district will continue to improve property values, strengthen the existing infrastructure, and attract businesses to this area of the community.

Sincerely,

A handwritten signature in black ink that reads "Steve Frommelt". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Frommelt
Vice President for Finance & Administration

cc: Community and Economic Development Department, City of Rock Island