



**City Council Meeting Agenda
January 27, 2025 - 6:45 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

[Click Here to Watch Live](#)

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Moment of Silence**
- 5. Public Comment**
- 6. Update Rock Island**
- 7. Ordinances (First Readings)**
 - a. Report from the Community Development Department regarding the sale of City-owned property at 829-831 4th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.
 - b. Report from the Community Development Department regarding the sale of City-owned property at 1014 10th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.
 - c. Report from the Community Development Department regarding the sale of City-owned property at 613 13th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.
 - d. Report from the Community Development Department regarding the sale of City-owned property

at 603 7th Street for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

8. Passage of Ordinances and Resolutions

- a. An Ordinance establishing a public hearing date on the proposed amendments to the existing Parkway/I-280 Casino Tax Increment Financing (TIF) Redevelopment Plan and Project Area. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

- b. An Ordinance establishing a public hearing date for the establishment of the Parkway/I-280 Casino Business District. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

9. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Alderperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of December 13 through December 19 in the amount of \$2,269,187.55; for the week of December 20 through December 26 in the amount of \$277,553.79; for the week of December 27 through January 2, 2025 in the amount of \$288,355.15; and payroll for the weeks of December 23, 2024 through January 5, 2025 in the amount \$1,901,299.78.
- b. Minutes from the January 13, 2025 Study Session and City Council meeting.
- c. International City/County Management Association (ICMA) claims for the weeks of December 14 through December 27, 2024, in the amount of \$29,559.78.
- d. Report from the Information Technology Department regarding payment in the amount of \$11,891.12 to NEOGOV of El Segundo, CA for the contract renewal of the online recruitment tool annual support maintenance from April 8, 2025 through April 7, 2026.

Motion: Motion to approve Consent Agenda items a through d.

RC Roll Call vote is needed.

10. Claims/Purchases

- a. Report from the Public Works Department regarding a payment in the amount of \$546,170.03 to Coe Equipment, Rochester, Illinois for a 2025 Vactor Sewer Combination/Freightliner.

Motion: Motion to allow the claim.
RC Roll Call vote is needed.

11. Contracts/Agreements

- a. Report from the Economic Development Department regarding a purchase agreement between the City of Rock Island and The Overland Group, LLC.

Motion: Motion to approve the purchase agreement, authorize staff to continue negotiating contract services and authorize the City Manager to execute the agreement.
RC Roll Call vote is needed.

- b. Report from General Administration regarding an amendment to the Consulting Services Agreement with Mercury for public strategy services.

Motion: Motion to approve the amendment to the agreement and authorize the City Manager to execute the contract.
RC Roll Call vote is needed.

- c. Report from General Administration regarding a Development Agreement with A HANA ILLOWA, LLC, for the Casino West site.

Motion: Motion to approve the agreement and authorize the City Manager to execute said contract subject to minor attorney modifications.
RC Roll Call vote is needed.

12. Budget/Finance Items

- a. Report from the Finance Department regarding a budget carryover from CY 2024 in the Public Library Fund (251) in the amount of \$97,900.50.

Motion: Motion to approve the request as recommended.
RC Roll Call vote is needed.

- b. Report from the Finance Department regarding a budget adjustment to the General Fund (101) in the amount of \$225,000 for CY 2024.

Motion: Motion to approve the budget adjustment as recommended.
RC Roll Call vote is needed.

13. Department Reports

- a. Report from the Community Development Department regarding a special exception request from Mike Shorter of Amerco Real Estate Company (U-Haul) at 3840 46th Avenue.

Motion: Motion to approve the special exception as recommended.
RC Roll Call vote is needed.

- b. PLACEHOLDER Report from the Human Resources Department regarding a three-year contract agreement with AFSCME A from January 1, 2025 through December 31, 2027.

Motion: Motion to approve the proposed labor agreement as recommended.
RC Roll Call vote is needed.

14. Appointments to Boards/Commissions/Committees

- a. Report from the Mayor's Office regarding appointments and reappointments to the Arts and Beautification Commission, Community Development Commission, Human Rights Commission, Martin Luther King Jr. Center Board, and Planning and Zoning Commission.

Motion: Motion to approve the appointments and reappointments as recommended.
RC Roll Call vote is needed.

15. Other Business/New Business

16. Closed Session

- a. **5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding must be recorded and entered into the minutes of the closed meeting.**

Motion: Motion to enter Closed Session for the exception cited.
VV Voice vote is needed.

17. Adjourn

- a. Motion: Motion to Adjourn to February 10, 2025.
VV Voice vote is needed.

This agenda may be obtained in accessible formats by qualified persons with a disability by making appropriate arrangements from 8:00 am to 5:00 pm, Monday through Friday, by contacting the City Clerk's Office at (309) 732-2010 or visiting in person at: 1528 Third Avenue, Rock Island, IL 61201.

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-owned property at 829-831 4th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Gerardo Martinez & Alicia Martinez-Perez of 821 4th Avenue have applied to purchase 829-831 4th Avenue (PIN 0734410018) from the City for \$1.00 plus closing costs. The property was acquired by the City in 2005 via tax auction. This vacant lot will be an extension to their current property. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$250.00. The subject property is approximately 7,967 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

NA

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

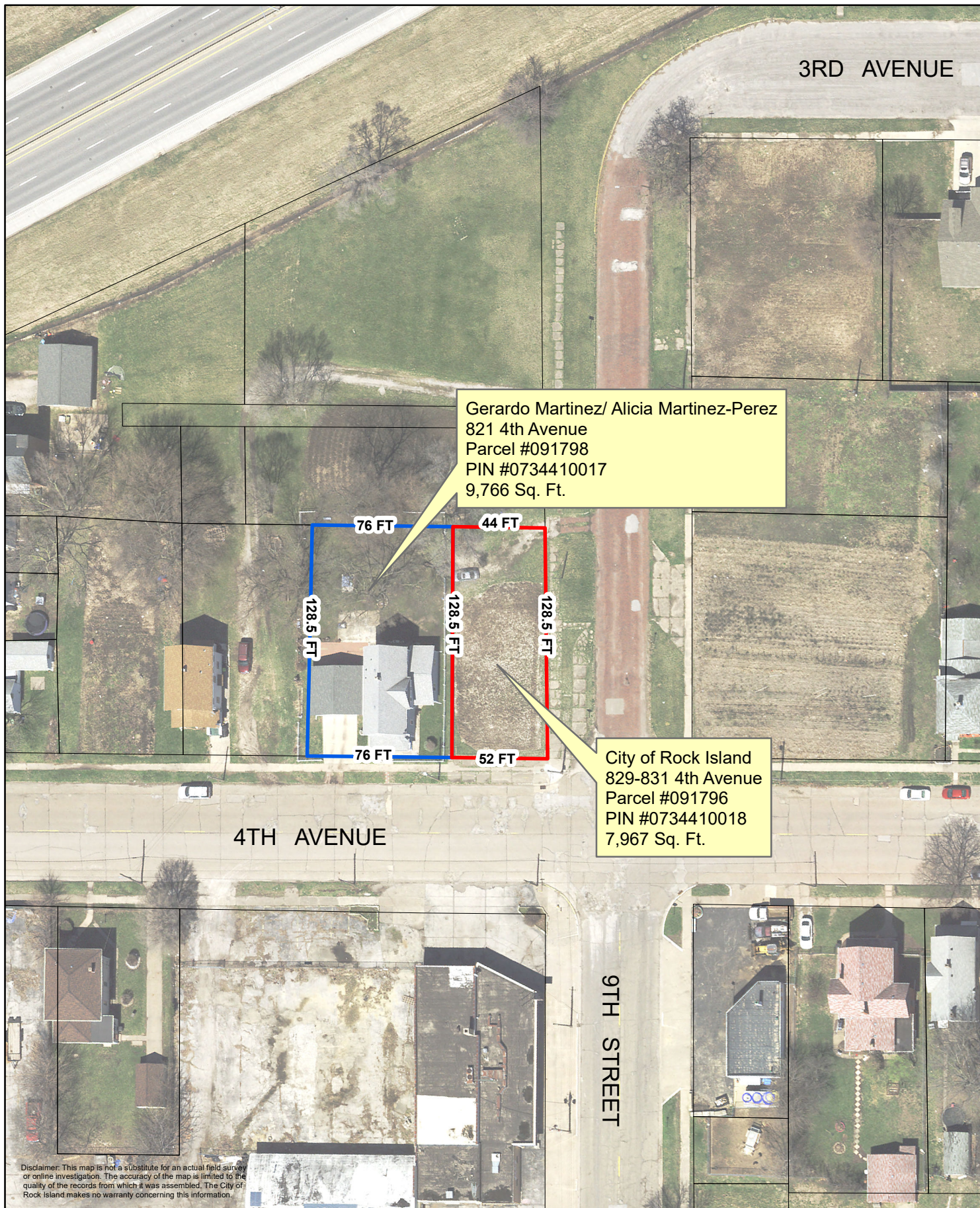
Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 829-831 4th Avenue to Gerardo Martinez & Alicia Martinez-Perez for \$481.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider, suspend the rules, and pass the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:



Location Map **City Owned Lot, PIN #0734410018**

- City Owned Lot
- Potential Buyer
- Parcels



City of Rock Island,
 Community and Economic Development Department

Drawn By: K. Douglass

Date Created: November 2024

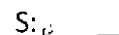


AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 829-831 4TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Gerardo Martinez & Alicia Martinez-Perez 821 4th Avenue
D. Address of Property Legal Description	829-831 4th Avenue PIN 0734410018 The East 52 feet of Lot 8 in Block 19 of Chicago or Lower Addition to the City of Rock Island, situated in the County of Rock Island, Illinois.
E. Purchase Price Earnest Money	\$1.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Gerardo Marintez & Alicia Martinez-Perez, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.



S: 

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 829-831 4TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one dollar and zero cents (\$1.00) to be paid as follows:

\$1.00	CASH PAYMENT at the time of closing.
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POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 829-831 4TH AVENUE

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

Copy To

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 829-831 4TH AVENUE

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Gerardo Martinez & Alicia Martinez-Perez
821 4th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

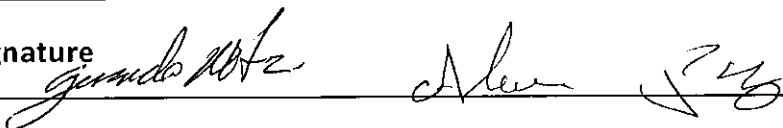
Executed by Purchaser:

Executed by Seller:

Name Gerardo Martinez & Alicia
Martinez-Perez

City of Rock Island

Signature



Date

1-2-25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: Gerardo Martinez & Alicia Martinez-Perez of 821 4th Avenue have applied to purchase 829-831 4th Avenue (PIN 0734410018) from the City. This vacant lot will be an extension to their current property.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 829-831 4th Avenue
PIN 0734410018

Legal Description:

The East 52 feet of Lot 8 in Block 19 of Chicago or Lower Addition to the City of Rock Island, situated in the County of Rock Island, Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Gerardo Martinez & Alicia Martinez-Perez, for the sum of \$1.00, plus closing costs.

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

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved:

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-owned property at 1014 10th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Erika Alonso of 1004 10th Avenue has applied to purchase 1014 10th Avenue (PIN 1602102003) from the City for \$1.00 plus closing costs. The property was acquired by the City in 2012 via tax auction. This vacant lot will allow for an expansion of the adjacent property. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$200.00. The subject property is approximately 6,000 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

NA

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

The Community Development Department recommends that the City Council approve the sale of 1014 10th Avenue to Erika Alonso for \$1.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider, suspend the rules, and pass the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1014 10TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Erika Alonso 1004 10th Avenue
D. Address of Property Legal Description	1014 10th Avenue PIN 1602102003 Lot 4 in Block 5 in BAILEY DAVENPORT'S FOURTH ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$1.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Erika Alonso, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1014 10TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one dollar and zero cents (\$1.00) to be paid as follows:

\$1.00	CASH PAYMENT at the time of closing.
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POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1014 10TH AVENUE

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

Copy To

Page 3 of 4

P: E.A

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 1014 10TH AVENUE

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Erika Alonso
1004 10th Avenue
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name Erika Alonso

City of Rock Island

Signature ERIKA ALONSO.

Date 12/31/24

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: Erika Alonso of 1004 10th Avenue has applied to purchase 1014 10th Avenue (PIN 1602102003) from the City. This vacant lot will allow for an expansion of the adjacent property.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 1014 10th Avenue
PIN 1602102003

Legal Description:

Lot 4 in Block 5 in BAILEY DAVENPORT'S FOURTH ADDITION to the
City of Rock Island, Township of Rock Island, County of Rock Island,
State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Erika Alonso, for the sum of \$1.00, plus closing costs.

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

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-owned property at 613 13th Avenue for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Sheila Angel of 605 13th Avenue has applied to purchase 613 13th Avenue (PIN 1603216025) from the City for \$1.00 plus closing costs. The property was acquired by the City in 2013 via tax auction. This vacant lot will be an extension to her current property. The subject property is approximately 10,250 square feet and zoned R2. A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

NA

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

Recommendation:

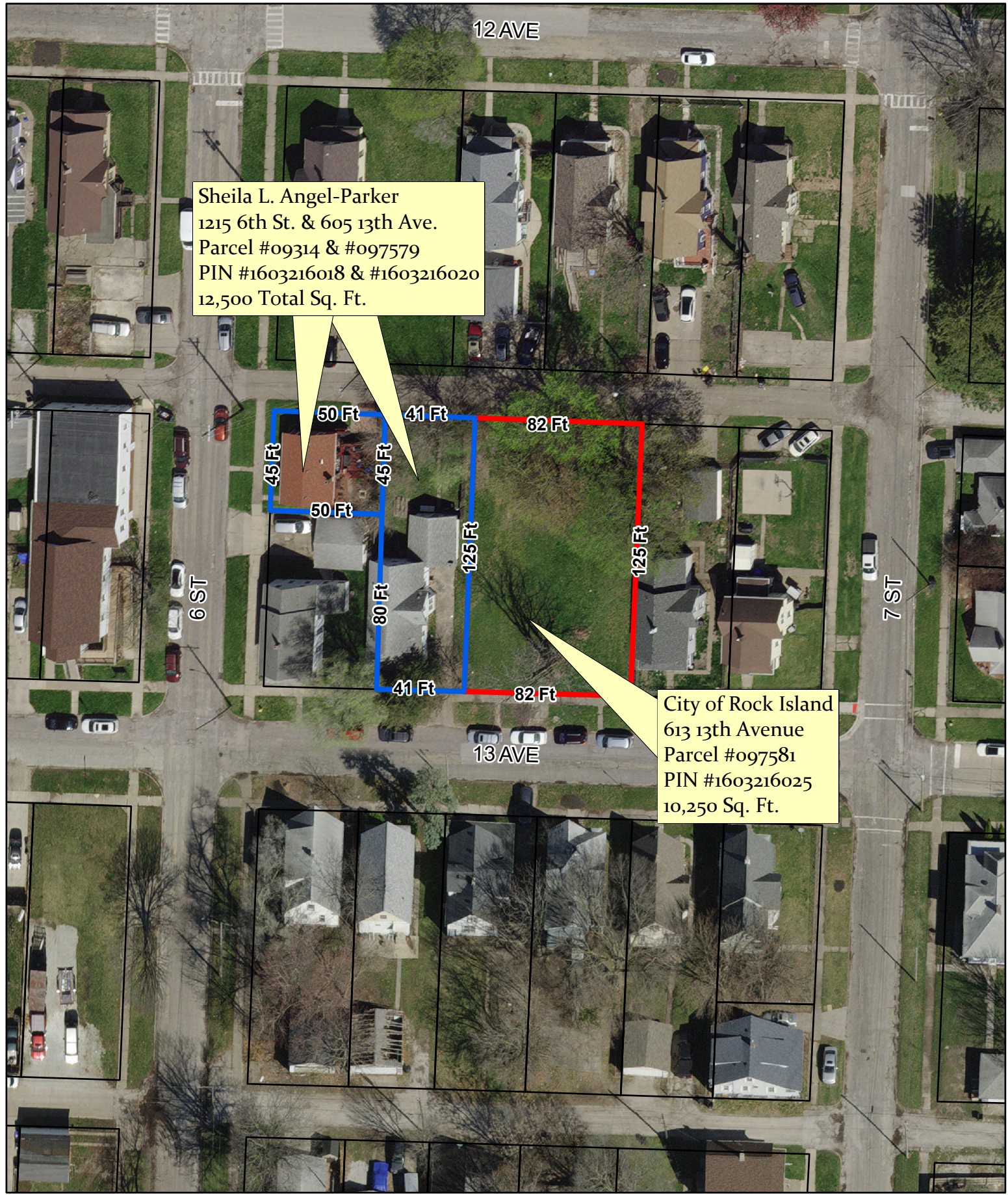
The Community Development Department recommends that the City Council approve the sale of 613 13th Avenue to Sheila Angel for \$1.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider, suspend the rules, and pass the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Sheila L. Angel-Parker
1215 6th St. & 605 13th Ave.
Parcel #09314 & #097579
PIN #1603216018 & #1603216020
12,500 Total Sq. Ft.

City of Rock Island
613 13th Avenue
Parcel #097581
PIN #1603216025
10,250 Sq. Ft.



Location Map

PIN #1603216025, Parcel #097581

Potential Buyer - 1215 6th St. and 605 13th Ave.

City Owned Property - 613 13th Ave.



ROCK ISLAND
ILLINOIS



N

0 10 20 40 60 80



Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 613 13TH AVENUE

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Sheila Angel 1215 6th Street
D. Address of Property Legal Description	613 13th Avenue PIN 1603216025 Lot 9 in Block 3 of WOODIN'S to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$1.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Sheila Angel, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 613 13TH AVENUE

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one dollar and zero cents (\$1.00) to be paid as follows:

\$0	EARNEST MONEY held in escrow by Meridian Title Company as a part of the cash at closing, the receipt of which by said title company shall be evidenced to Seller with delivery of this Offer.
\$1.00	CASH PAYMENT at the time of closing.

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 613 13TH AVENUE

3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 613 13TH AVENUE

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Copy To

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser

Sheila Angel
1215 6th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:

Executed by Seller:

Name Sheila Angel

City of Rock Island

Signature



Date

1-3-25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: Sheila Angel of 1215 6th Street has applied to purchase 613 13th Avenue (PIN 1603216025) from the City. This vacant lot will be an expansion of her property.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 613 13th Avenue
PIN 1603216025

Legal Description:

Lot 9 in Block 3 of WOODIN'S to the City of Rock Island, Township of
Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Sheila Angel, for the sum of \$1.00, plus closing costs.

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

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest: _____

City Clerk

Memorandum



To: Rock Island City Council

From: Melissa Holderfield, Administrative Assistant, Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director

Subject: Report from the Community Development Department regarding the sale of City-owned property at 603 7th Street for \$1.00 plus closing costs. (First Reading)

Motion: Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Israel L. Nettles of 611 7th Street has applied to purchase 603 7th Street (PIN 0734432001) from the City for \$1.00 plus closing costs. The property was acquired by the City in 2011 via tax auction for \$1.00. This vacant lot will be used for gardening and will be an extension to applicant's current residence. Based on its current condition, the annual property tax revenue that would be generated by the property if sold is estimated to be \$220.00. The subject property is approximately 7,360 square feet and zoned R2 (Two Unit). A map of the parcel is attached.

The following things are true or will be achieved by this sale.

1. The property is not currently used by a City department and/or does not have a municipal function.
2. The property is vacant and/or has no foreseeable use by the City.
3. The property is a non-performing or under-performing asset and value can be generated by its sale.
4. Economic development opportunities can be generated by selling the property.
5. The City will be relieved of potential liabilities and/or costs associated with maintaining a non-income generating property or one that does not provide a public benefit.
6. The proposed use of the property complies with the Comprehensive Plan and other relevant City plans.
7. The sale of the property will result in returning the property to the tax rolls.

Previous Council Action (if any):

NA

Budget Impact:

The property sale will eliminate maintenance costs and put the property back on the tax rolls.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

Goal #1- Financial Sustainability; Objective #4 - Expand and strengthen tax base and increase city revenues; Action - Sell-off underperforming city assets.

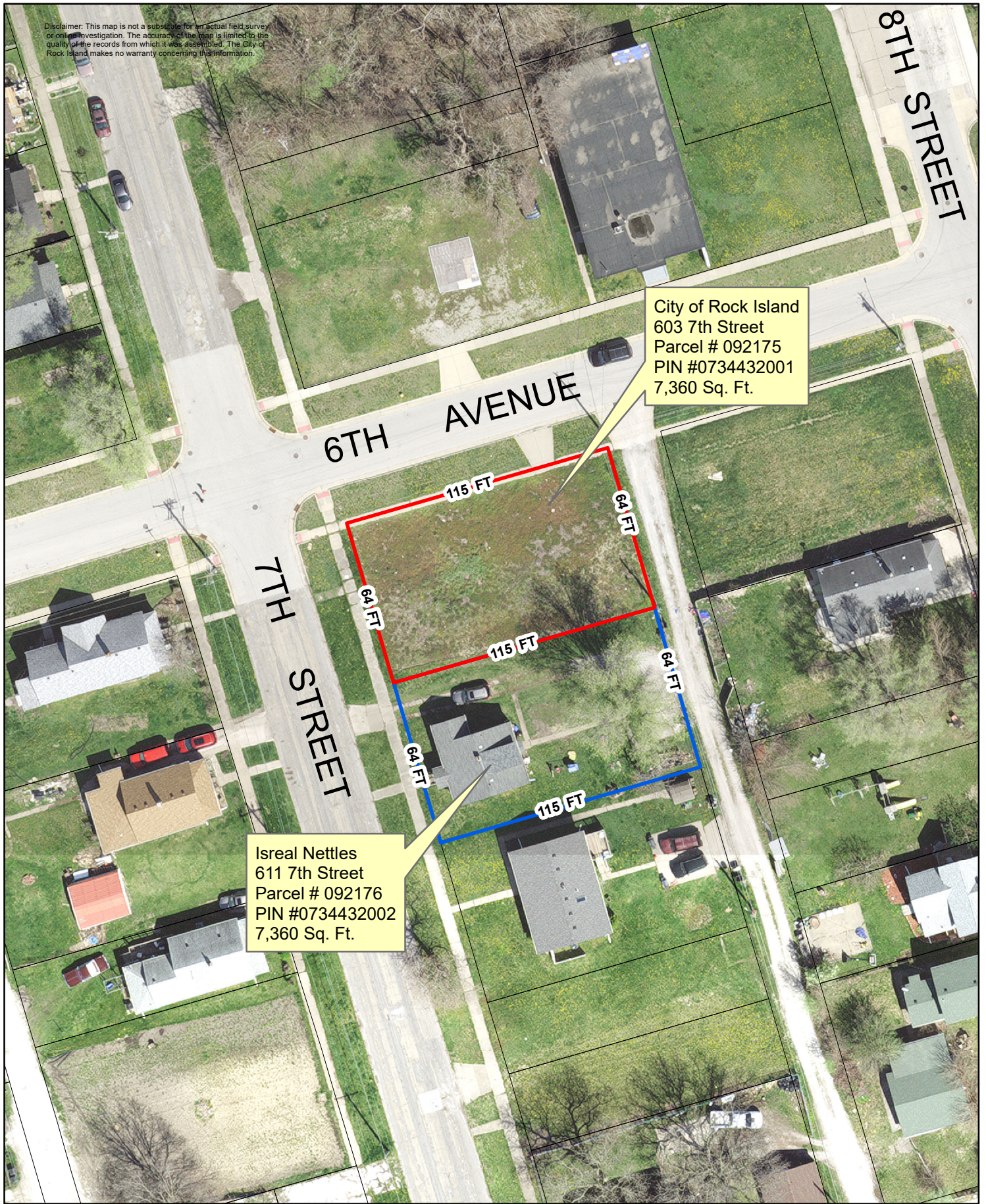
Recommendation:

The Community Development Department recommends that the City Council approve the sale of 603 7th Street to Israel L. Nettles for \$1.00 plus closing costs; authorize the City Manager to execute the sale agreement; and consider, suspend the rules, and pass the ordinance.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:

Disclaimer: This map is not a substitute for an actual field survey or on-site 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.



City of Rock Island
603 7th Street
Parcel # 092175
PIN #0734432001
7,360 Sq. Ft.

Isreal Nettles
611 7th Street
Parcel # 092176
PIN #0734432002
7,360 Sq. Ft.

Location Map

PIN 0734432001, Parcel #092175

- City Owned Lot
- Potential Buyer
- Parcels



City of Rock Island,
Community and Economic Development Department

Drawn By: K. Douglass

Date Created: November 2024

0 10 20 40 60 80 Feet

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 603 7TH STREET

A. Date of Agreement	
B. Seller(s) Address	City of Rock Island 1528 3 rd Avenue Rock Island, IL 61201
C. Purchaser(s) Address	Israel L. Nettles 611 7th Street
D. Address of Property Legal Description	603 7th Street PIN 0734432001 Lot 2 in Block 61 of CHICAGO OR LOWER ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.
E. Purchase Price Earnest Money	\$1.00 Purchaser also pays all closing costs.
F. Amount of % of Financing Type of Loan Days to Obtain Commitment	N/A
G. Closing Date	Within 90 days of City Council approval.
H. Possession After Closing Days After Closing Per Diem Liquidated Damages	At Closing
I. Personal Property to Stay	N/A
J. Condition of Premises	As-Is
K. Wood Infestation Report	N/A
L. Riders Attached	N/A
M. Acceptance On or Before Counter Offer	At Presentation

Purchase Agreement for Commercial Real Estate ("Agreement") is entered into on the above date, between Israel L. Nettles, ("Purchaser"), and THE CITY OF ROCK ISLAND, ILLINOIS, ("Seller"). In consideration of the mutual covenants set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as detailed on the following pages.

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 603 7TH STREET

TERMS: The Purchaser agrees to purchase from the Seller and the Seller agrees to sell to the Purchaser the real estate described on the attached Exhibit A for the total sum of one dollar and zero cents (\$1.00) to be paid as follows:

\$1.00	CASH PAYMENT at the time of closing.
--------	--------------------------------------

POSSESSION: Possession shall be at the time of closing.

AS-IS: The Purchaser and Seller acknowledge that the Purchaser is taking the property as-is, and the Seller makes no warranties of any kind except for those provided herein.

CLOSING: The Parties acknowledge that time is of the essence to this agreement. Closing shall take place within ninety (90) days following the approval of this agreement by the Rock Island City Council. Parties agree to close at the offices of the City Attorney. The purchaser agrees to pay all closing fees associated with the transaction including all legal, title, and recording fees. Failure by the purchaser to close within ninety (90) days without a written extension issued by the City shall render this agreement null and void. Any closing costs incurred prior to the agreement being rendered null and void shall be paid by the Purchaser to the City.

CONVEYANCE OF TITLE AND DOCUMENTS OF SALE: The title to be conveyed shall be by Quit Claim Deed to Purchaser and free and clear of all liens and encumbrances not herein specifically waived or assumed by Purchaser. The parties agree to execute any transfer declarations or other documents required by the state, county or municipality in which the subject property is located. All parties agree to comply with the provisions of the Real Estate Settlement Procedures Act of 1974 (RESPA).

PRORATIONS AND ADJUSTMENTS: The following items shall be prorated at closing as of the date of delivery of possession:

1. Real estate taxes, based on the most recent tax information available, which, in the absence of fraud, shall be final;
2. Rent, if any, (with transfer in full of any security/damage deposit);
3. Other income and operation expenses, if any;
4. Special assessments, if any.

EXPENSES OF TRANSFER:

Purchaser shall pay:

1. Broker's commission, if any;
2. Revenue stamps and recording of any releases; and
3. Recording fee for deed;
4. Assumption fee if mortgage assumed;

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 603 7TH STREET

Each party shall be responsible for their own attorney fees, if any.

DEFAULT: If Purchaser fails to make any payment or to perform any obligation imposed upon Purchaser by this Agreement, Seller may serve written notice of default upon Purchaser and if such specified default is not corrected within ten (10) days thereafter, Seller may accept the earnest money and any additional down payment as damages or may pursue any available legal remedy including specific performance. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Purchaser may serve written notice of default upon Seller and if such default is not corrected within ten (10) days thereafter, earnest money and any additional down payment deposit shall be refunded to Purchaser without prejudicing the Purchaser's right to any available legal remedy including specific performance. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.

CASUALTY CLAUSE: Seller shall cause to be kept in force the existing insurance, including fire and other extended coverage, on improvements, if any, on the subject property until title has passed to Purchaser or possession is delivered to Purchaser, whichever first occurs. Purchaser shall be responsible for insurance coverage upon taking title or possession of the subject property, whichever first occurs.

CLOSING: This Agreement will be closed through the City of Rock Island. The City shall provide the Purchaser with a settlement statement evidencing the amount required for closing.

ASSESSMENTS: Seller shall pay all special assessments which are a lien on the subject property as of the date of closing. Seller acknowledges that prior to the execution of this Agreement, Seller has no knowledge of or no notice has been received from any municipal authority concerning improvements which could result in a special assessment on the subject property. Tap on fees, if any, which exist for municipal services to the property shall be paid by Purchaser.

GENERAL CONDITIONS: This Agreement shall be binding upon the parties and their successors and assigns. Time is of the essence of this Agreement. This Agreement shall be governed by the enforced in accordance with the laws of the state in which the subject property is located. This Agreement contains the entire Agreement of the parties and no representations, warranties, or Agreements have been made by either party as set forth herein. No modification, waiver, or amendment of the Agreement shall be effective unless made in writing and signed by the parties. All representations, warranties and covenants made by the parties shall survive closing. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of the Agreement.

NOTICES: All notices required hereunder shall be in writing and shall be served upon the parties at the addresses designated herein by personal service, certified mail (return receipt requested), or Federal Express or other overnight mail.

Seller

Copy To

P: 

S: _____

AGREEMENT FOR THE SALE OF CITY-OWNED REAL ESTATE AT 603 7TH STREET

City of Rock Island
City Manager
1528 3rd Avenue
Rock Island, IL 61201

Leslie Day, City Attorney
1528 3rd Avenue
Rock Island, IL 61201

Purchaser
Israel L. Nettles
611 7th Street
Rock Island, IL 61201

Copy To

LEGAL ASSISTANCE: The Seller and Purchaser are aware that when fully signed, this is a legally binding Agreement for the sale and purchase of real estate and that in order to protect their respective interests, Seller and Purchaser are advised to consult legal counsel before this Agreement is signed.

APPROVAL: This Offer to Purchase shall be subject to and not binding upon Purchaser pending submission and approval by the City Council of The City of Rock Island, Illinois.

ACCEPTANCE BY SELLER: Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This Agreement must be accepted by Seller within two (2) business days from date shown next to Purchaser's signatures below. If not so accepted, the offer shall be void and the earnest money returned to Purchaser. This Agreement has been read and executed on the dates beside our signatures.

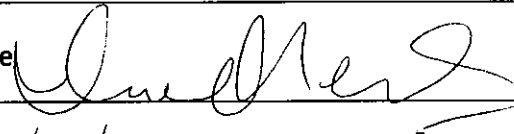
Executed by Purchaser:

Executed by Seller:

Name Israel L. Nettles

City of Rock Island

Signature



Date

1/6/25

**A SPECIAL ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE
OWNED BY
THE CITY OF ROCK ISLAND, ILLINOIS**

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

Section One: Israel L. Nettles of 611 7th Street has applied to purchase 603 7th Street (PIN 0734432001) from the City. This vacant lot will be used for gardening and for an expansion on the current residence.

Section Two: It is hereby determined that the retention of the title to the following real estate owned by the City of Rock Island, Illinois is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City of Rock Island, Illinois:

Commonly known as 603 7th Street

PIN 0734432001

Legal Description:

Lot 2 in Block 61 of CHICAGO OR LOWER ADDITION to the City of Rock Island, Township of Rock Island, County of Rock Island, State of Illinois.

Section Three: The City of Rock Island, Illinois has received an offer to purchase the aforementioned described real estate and it is hereby determined that the purchase price is fair and equitable between the parties and it is in the best interest that said real estate be sold for that purchase price.

Section Four: The Mayor and City Clerk are hereby authorized and directed to execute on behalf of the City of Rock Island, Illinois a Quit Claim Deed conveying the above-described real estate to Israel L. Nettles, for the sum of \$1.00, plus closing costs.

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

Section Six: This ordinance shall be in full force and effect after its passage and approval, as required by law.

Mayor of the City of Rock Island

Passed: _____

Approved: _____

Attest:

City Clerk

Memorandum



To: Rock Island City Council
From: Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director
Subject: An Ordinance establishing a public hearing date on the proposed amendments to the existing Parkway/I-280 Casino Tax Increment Financing (TIF) Redevelopment Plan and Project Area. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

A public hearing must be held regarding the amendments to the existing Parkway/I-280 Casino tax increment financing (TIF) district. The hearing date must be set by an ordinance, herein attached. The hearing date needs to be Wednesday, March 17 at 5:30 PM in order to meet statutory requirements. The hearing will be conducted by Moran Economic Development and does not require a formal meeting of the City Council. Members of the Council may attend, however.

Previous Council Action (if any):

The City Council previously initiated the process for amending the existing Parkway/I-280 Casino TIF district.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council consider the ordinance.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

ORDINANCE NO. _____

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE PARKWAY/I-280 CASINO REDEVELOPMENT PLAN FOR PARKWAY/I-280 CASINO REDEVELOPMENT PROJECT AREA OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, AND RELATED MATTERS

WHEREAS, pursuant to a series of Ordinances 107-2004, 108-2004, 109-2004, adopted November 22, 2004 (the "**TIF Ordinances**") in connection with the Parkway/I-280 Casino Redevelopment Project Area (the "**Redevelopment Project Area**"), the Mayor and City Council of the City of Rock Island adopted the Parkway/I-280 Casino Tax Increment Financing and Project Area Redevelopment Plan (the "**Redevelopment Plan**"), designated the Redevelopment Project Area and authorized tax increment finance ("**TIF**") under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "**TIF Act**"); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendments include, but are not limited to, substantially affecting the general land uses proposed in the Redevelopment Plan, substantially changing the nature of the Redevelopment Projects, providing additions to and increases in the estimated redevelopment project costs, and establishing a new date of completion of the Redevelopment Projects and retirement of obligations issued to finance Redevelopment Projects, if any (collectively, the "**Amended Redevelopment Plan**"), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Amended Redevelopment Plan, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Amended Redevelopment Plan; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Amended Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated 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 Redevelopment Project, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto; and

B. that the proposed Amended Redevelopment Project Area includes amendments that are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts.

C. that the Amended Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Amended Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Amended Redevelopment Plan. The time, date and place of such public hearing is hereby fixed to be at **5:30 p.m. on Monday, March 17, 2025**, at City Hall, 1528 Third Avenue, Rock Island, IL.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by 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 Redevelopment Project Area, to all taxing districts that have taxable property included within the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Proposed Amended Redevelopment Plan. The proposed Amended Redevelopment Plan was placed on file with the City Clerk on January 14, 2025, and such document has been and has continued to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Amended Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district; and (ii) give or cause to be given notice of the availability of the proposed Amended Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance approving the Amended Redevelopment Plan and

submit any recommendation or report on the proposed approval of the Amended Redevelopment Plan within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the Act at City Hall, 1528 Third Avenue, Rock Island, IL. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Rock Island, Rock Island County, Illinois, at a regular meeting of said Corporate Authorities on the 27th day of January, 2025, upon a roll call vote as follows:

“Ayes” _____

“Nays” _____

“Absent” _____

PASSED this _____ day of _____, 2025.

City Clerk

APPROVED this _____ day of _____, 2025.

Mayor

STATE OF ILLINOIS)
COUNTY OF ROCK ISLAND) SS.
CITY OF ROCK ISLAND)

CERTIFICATION OF ORDINANCE

I, Samantha Gange, do hereby certify that I am the duly selected, qualified and acting City Clerk of the City of Rock Island, Rock Island County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of its City Council (the “**Corporate Authorities**”).

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality’s Corporate Authorities held on January 27, 2025, insofar as same relates to the adoption of Ordinance No. _____, entitled:

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH PROPOSED AMENDMENTS TO THE PARKWAY/I-280 CASINO REDEVELOPMENT PLAN FOR PARKWAY/I-280 CASINO REDEVELOPMENT PROJECT AREA OF THE CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, AND RELATED MATTERS

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Mayor on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Rock Island, Rock Island County, Illinois, this 27th day of January, 2025.

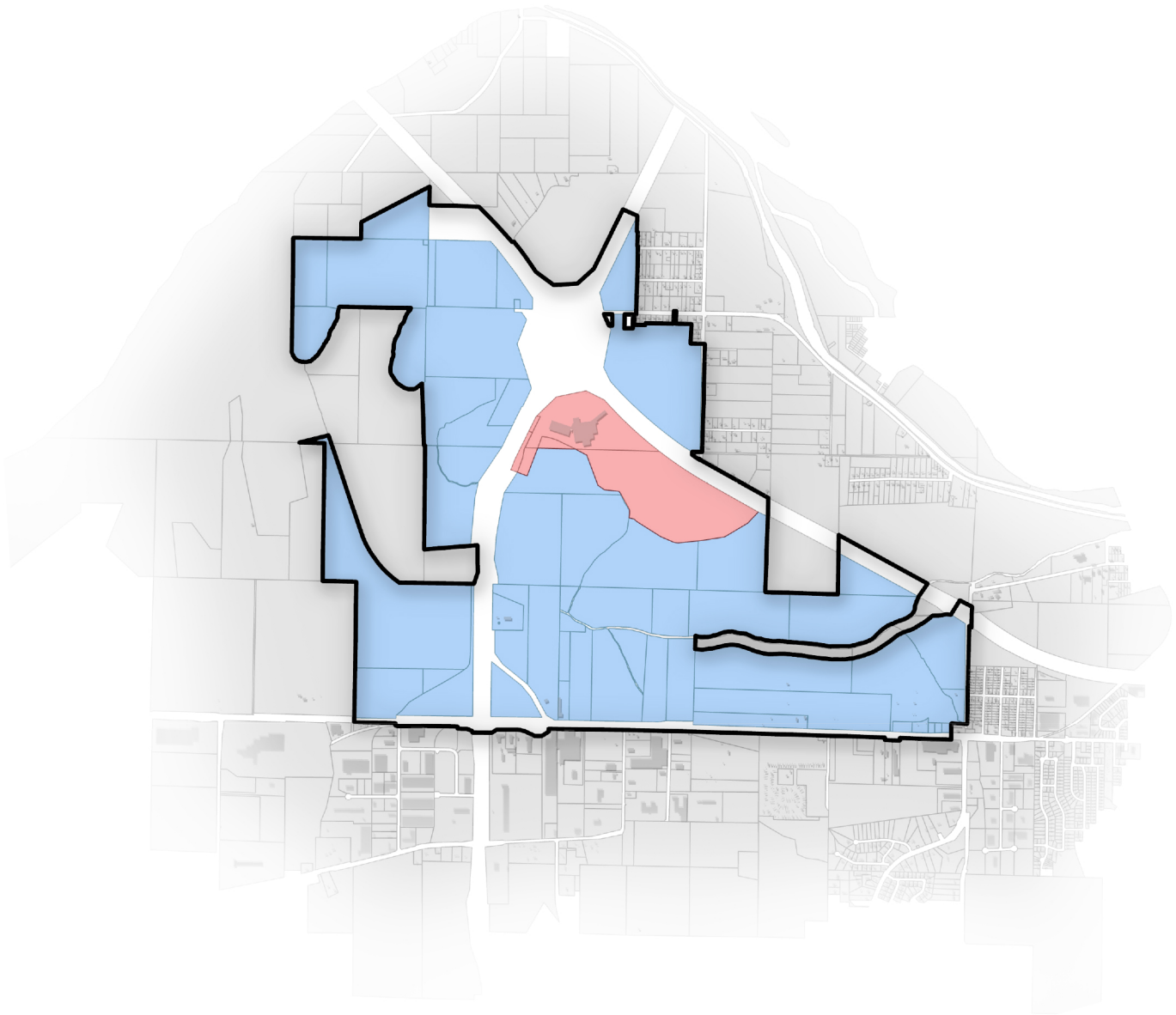
(SEAL)

City Clerk

EXHIBIT A
BOUNDARY DESCRIPTION

PARKWAY/I-280 TIF DISTRICT REDEVELOPMENT PLAN - AS AMENDED

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



THE CITY OF
ROCK ISLAND, ILLINOIS
January 13, 2025



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SECTION I. INTRODUCTION

On November 22, 2004, the City of Rock Island (the “City”), pursuant to Ordinance Numbers 107-2004, 108-2004, and 109-2004, adopted the Parkway/I-280 Tax Increment Financing (“TIF”) District Redevelopment Plan (the “Original Plan”, attached as Appendix C), Parkway/I-280 Redevelopment Project Area (the “Original Area”), and established Tax Increment Financing for the Original Area. At present the City intends to amend the Original Area to include additional parcels of property to maximize the potential of the Redevelopment Project and to facilitate economic development in this portion of the City. The Eligibility Study for the area proposed for inclusion (the “Amended Area” or the “Area”) outlined the qualifying factors found in the Amended Area, and this information is referenced within this Amended Redevelopment Plan (the “Amended Plan”). The Amended Redevelopment Project Area as a whole has not been subject to economic growth, and the properties which make up the Amended Area will not likely develop or redevelop without the implementation of a tax increment financing program. The Amended Plan reaffirms the anticipated projects for the Area as a whole, and includes the following activities:

- Assist with the costs of engineering, architectural, or professional studies related to economic development of the Area.
- Provide resources for utility improvements, including upgrading the existing systems and the extension of those systems to properties currently underserved.
- Facilitate street improvements, including resurfacing and repairing existing roadways and new construction to extend the existing street network.
- Develop municipal properties for recreational and conservation related uses.
- Market properties within the Area for development opportunities.
- Assist with financing costs related to the construction, renovation, or rehabilitation of a redevelopment project.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for amending the Area and the Plan. The Amended Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any “Redevelopment Agreements” that may be negotiated between the City and any developer.

SECTION II. ELIGIBILITY FINDINGS FOR THE AMENDED AREA

A. Introduction

In order to establish tax increment financing for the properties in the Amended Area, the Amended Area, as a whole, must be found to be eligible. The following sections report on the eligibility of this area.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. The Amended Area is shown in the attached Exhibit A, with the amended boundary map as a whole shown in Exhibit B. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

“Conservation Area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

- 1. Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- 2. Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- 3. Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- 4. Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- 5. Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- 6. Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- 7. Lack of ventilation, light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. “Inadequate sanitary facilities” refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*

8. *Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
9. *Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
10. *Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
11. *Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.*
12. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
13. *The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

“Blighted Area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. *Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to*

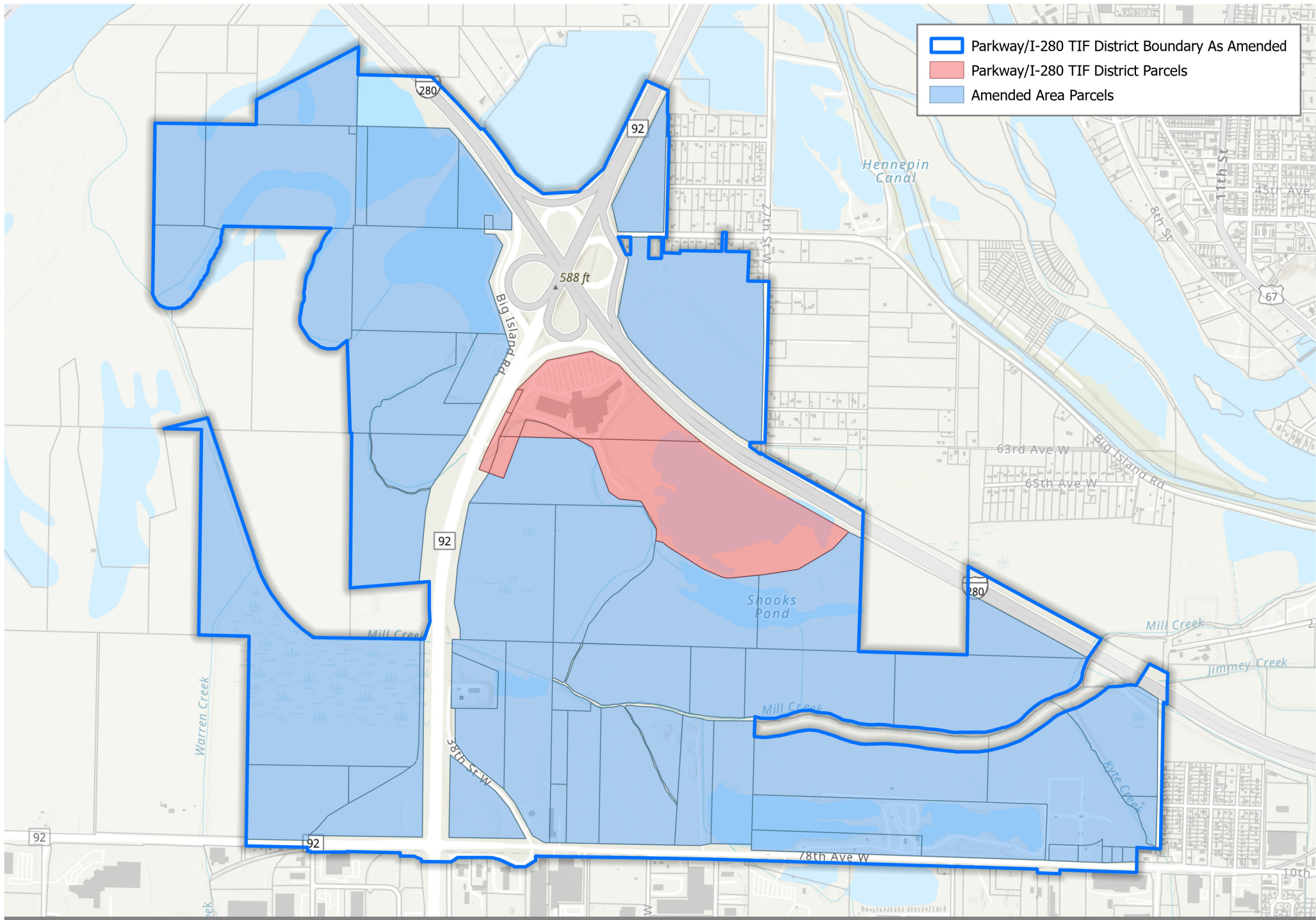
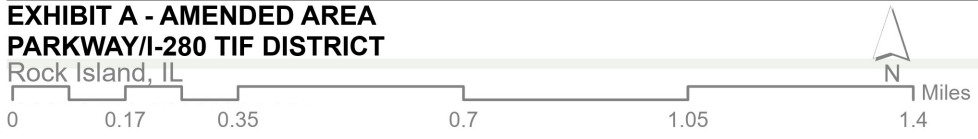


EXHIBIT A - AMENDED AREA
PARKWAY/I-280 TIF DISTRICT
Rock Island, IL



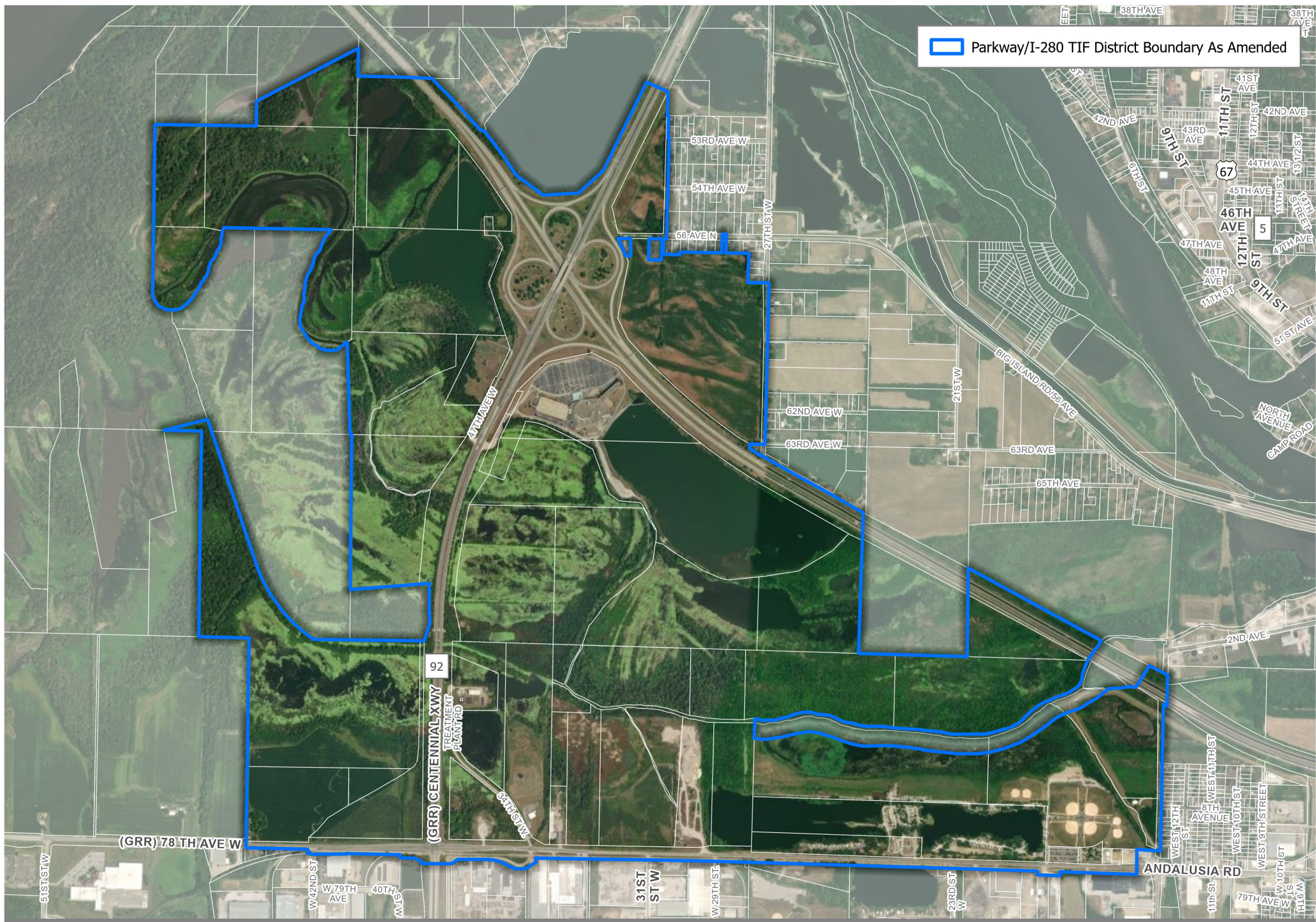


EXHIBIT B - AMENDED BOUNDARY MAP
PARKWAY/I-280 TIF DISTRICT
 Rock Island, IL

create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. *Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
3. *Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
4. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
5. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
6. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. *The area consists of one or more unused quarries, mines, or strip mine ponds.*
2. *The area consists of an unused rail yards, rail tracks or railroad rights-of-way.*
3. *The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*
4. *The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
5. *Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
6. *The area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.*

C. Methodology of Investigation

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- Examination of the Amended Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Examination of maps, aerial photographs, and historic data related to the Amended Area, including Rock Island County real property tax assessment records, and equalized assessed value (“EAV”) information.
- Review of Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Maps (“FIRM”) in determining floodplain areas.
- Review of the Rock Island County Hazard Mitigation Plan (“Hazard Plan”), prepared by Rock Island County and the Bi-State Regional Commission.
- Review of the City of Rock Island Comprehensive Plan (Comprehensive Plan”), prepared by Vandewalle & Associates, Inc.
- Review of the Southwest Rock Island Plan (“Southwest Plan”), prepared by Wallace Roberts & Todd, LLC, along with Randall Arendt.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977, and has been subsequently amended.

D. Eligibility Findings for the Amended Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Amended Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Amended Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit C – Existing Land Use.

The proposed Area for inclusion in the Parkway/I-280 TIF District encompasses parcels adjacent to the Original Area, totaling 57 parcels. The northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area.

The findings of this analysis, outlined and detailed below, demonstrate that the Amended Area is found to be a combination of a “conservation area” and “blighted area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area. The following is a review of qualifying factors in this portion of the Area.

QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA

▪ Age of Structures

Continuous use and exposure to the elements (varied temperatures, moisture, etc.) over an extended period of time adversely affects structures both aesthetically and structurally. Additionally, older buildings tend not to be ideal for modern-day uses as they often fail to meet contemporary development standards; a result of being constructed prior to the emergence of more rigorous guidelines. As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Of the 25 structures in the Amended Area, 13 (52%) are 35 years of age or greater, and as such the developed portion of the Amended Area may be reviewed for its compliance with the “conservation” criteria.

The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Amended Area that would qualify it as a “Conservation Area”:

- **Deterioration**

Deteriorated conditions were present in 16 of the 25 structures in the Amended Area (64%), and in 10 of the 11 developed parcels (91%). The survey of conditions in the Amended Area found buildings with defects in secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in buildings over the age of thirty-five, and many of the noted conditions which would be considered deteriorated could be attributed to general wear over time. Surface deterioration was also noted throughout the Amended Area, with nearly all of the developed parcels exhibiting these conditions. Common forms of this type of deterioration are unkempt gravel areas, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. Surface deterioration often begins with the formation of cracks due to freeze-thaw cycles, settlement, or aging of materials. These cracks can widen over time, leading to the formation of potholes, which pose safety hazards for pedestrians and vehicles. These conditions can lead to uneven surfaces, characterized by dips, bumps, or depressions, and can result from poor drainage, soil erosion, or inadequate compaction during construction. Standing water or poor drainage on surfaces can further lead to deteriorated surface improvements, and indicate underlying issues with grading, slope, or drainage infrastructure. Pooled water accelerates surface deterioration by weakening the material and promoting erosion, leading to more extensive damage over time. In many cases these conditions were noted in the rear parking and driving areas serving the developed parcels. Overall, a lack of regular maintenance contributes to surface deterioration on parcels, with neglected surfaces deteriorating more rapidly and requiring costly repairs or replacement eventually.

- **Inadequate Utilities**

One of the primary goals of the Amended Plan is to provide for infrastructure and utility improvements in the Area. Without these improvements the properties in the Area are unlikely to be utilized to their highest and best use, and the use of redevelopment project funds for these types of improvements will provide increased levels of service for those existing properties as well as create opportunities for additional future development. Nearly the entire Area is impacted by the floodplain, as detailed below, which creates additional challenges for expansion of the existing developments in the area as well as for new development to occur. The Southwest Rock Island Plan identifies inadequate utilities as a significant constraint to development, citing the costs for extension of the utility network in this portion of the City to be compounded by the topography and drainage patterns of the Area. The Plan acknowledges that if resources are available to assist with the significant investment in infrastructure the improvements would be a tool to facilitate desirable types of development for future growth of the City. The Rock Island County Hazard Mitigation Plan adds to these aspects of the Southwest Plan, identifying the property in the Amended Area being part of the region of the City that is targeted for long-range growth but having unique challenges due to some of the physical characteristics that contribute to the aforementioned costs of extending utilities and infrastructure to some of these areas. Overall, infrastructure and utility improvements will be a priority for the Amended Redevelopment Plan.

- **Lack of Community Planning**

There are conditions indicative of a lack of community planning in the Area. One example of this factor would be the existing subdivision of some of the parcels in the Area. Parcels exhibiting these conditions could lead to limited building design options, as irregularly shaped parcels may restrict developers in efficiently utilizing space or meeting specific design requirements. This limitation can result in compromised building layouts, reduced functionality, or increased construction costs. These conditions also contribute to challenges in site planning, such as determining optimal building orientation, access points, parking arrangements, and landscaping, as well as creating difficulties complying with zoning regulations and other land use restrictions. Development of irregularly shaped parcels can strain existing infrastructure, such as roads, utilities, and drainage systems. Inadequate infrastructure capacity may require costly upgrades or modifications to support new development, impacting both public budgets and private development costs. These parcels can be difficult to market to potential buyers as well, due to limitations on development potential, access, or functionality. Additionally, the existing subdivision of the parcels in the Area limits future development in that the existing properties are unlikely to be fully utilized in their current configuration, and to maximize the development potential these properties would require splits and/or combinations in

accordance with an overall plan for the available acreage. Chapter two of the City's Comprehensive Plan details the planning legacy in the City, with some of the oldest plans documented dating back to the early 1980's. Given the age of the structures in the Area, much of this portion of the City was developed prior to a formal plan being in place to guide developmental decisions. In their current state the configuration of the parcels in the Area could impact property values and marketability, potentially leading to decreased property tax revenues for the City and other associated taxing districts. The physical characteristics of this portion of the City adds complications in planning future development as well, as floodplain and stormwater mitigation considerations will be a significant factor in where and how development can occur. Effective planning and proactive measures will be required to navigate the implications of the flood zone's impact on future development. Overall, the development impacts of land parcels being inadequate in shape or size highlight the importance of thoughtful land use planning, zoning regulations, and development principles to optimize land use efficiency.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Rock Island County Assessment and Tax Information System, it has been determined that there are 46 parcels of land found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Since portions of the Amended Area were found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in this portion of the Amended Area.

- **Obsolete Platting**

The vacant properties in the Area exhibit similar conditions to some of the developed parcels as it relates to platting and subdivision of land. Improper subdivision may result in irregularly shaped or undersized lots that do not comply with current zoning regulations or land use requirements. These parcels could require reconfiguration of the land, through parcel combinations and/or splits, in order to ensure the future development of the property to its highest and best use. Any reconfigurations should be made in accordance with an overall plan for the development of the property to ensure that considerations such as zoning standards, development guidelines, property access to right-of-way, utility and infrastructure provisions, and other land use issues are addressed. Without an overall redevelopment plan for the area as a whole, this type of development can be difficult.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Amended Area as well, as many of the undeveloped parcels are adjacent those developed parcels exhibiting deterioration in some form.

DETERMINATION OF STAND-ALONE FACTORS IN VACANT PORTIONS OF THE AREA

In addition to the above qualifications for vacant property, the Act finds that if an area is impaired by a factor that is present and reasonably distributed throughout the Amended Area it may qualify under an additional set of eligibility criteria. The following details those factors which were found in the Amended Area:

- **The Area is Subject to Chronic Flooding**

Exhibit D illustrates the floodplain throughout the Amended Redevelopment Project Area, per the Federal Emergency Management Agency Flood Insurance Rate Map data. Much of the Amended Boundary Area is located within the floodplain, with a significant portion of the vacant area in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Additionally, the use of flood-resistant materials and designs may be mandated. Property owners with federally backed mortgages are required to purchase flood insurance through the National Flood Insurance Program, which can increase the costs of property ownership and development, which may affect the desirability or viability of the properties in these areas. New developments in portions of the Area would require additional mitigation measures, which could include floodplain modeling, environmental impact assessments, and/or hydrology studies. In the western portion of the Area development will be limited or prohibited by the wetlands, which are critical for natural floodplain functions. In addition to the challenges associated with developing in these portions of the City, there are potential opportunities for implementing sustainable and adaptive planning measures such as designing resilient infrastructure, utilizing the natural features for recreation and conservation activities for community benefit, and leveraging grants and other funding programs for flood mitigation and resilience projects along with local economic development tools. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

E. Summary of Factors

It is found that the developed portion of the Amended Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 13 of the 25 structures (52%) being at least 35 years old; and the Amended Area contains an incidence of at least three factors present to a qualifying degree. The undeveloped portion of the Amended Area contains conditions that qualify it as a Blighted Area, with at least two factors present to a qualifying degree in addition to the stand-alone factors noted.

F. Conclusion

It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a “conservation area” and “blighted area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long-term interests of the City, and to the other taxing districts. The expansion of the existing tax increment program would serve to reduce or eliminate the factors which cause the Amended Area to qualify under the TIF Act, as well as provide a tool to stimulate investment and promote economic growth in this portion of the City.

SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The above study determined that the Area for inclusion in the Parkway/I-280 TIF District qualifies for tax increment financing as a combination of both a “blighted area” and “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting an Amended Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Parkway/I-280 TIF District Redevelopment Project Area as Amended encompasses 61 parcels of developed and undeveloped property, rights-of-way, and City property totaling approximately 1,703.01 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The Amended Parkway/I-280 TIF District Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Amended Area, on the Whole, is not Subject to Growth

From 2018-2023 the total equalized assessed value of the Amended Area has declined approximately 9%, with an average annual growth rate of -1%. These parcels cannot reasonably be anticipated to develop without the adoption of tax increment financing in order to encourage economic growth and increase the total assessed valuation, which in turn will increase the tax base for all of the associated taxing districts. Therefore, this requirement is met.

E. The Amended TIF Plan and Project Conform with the Comprehensive Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the City's comprehensive plan.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Amended Redevelopment Plan and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 1174.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Original Redevelopment Project Area was adopted. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

G. The Amended Area Would not be Developed But For Tax Increment Financing

The City finds that the Amended Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in both the public and private sector indicate that the activities outlined for the Amended Area cannot be expected to occur “but for” assistance from tax increment financing.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The City of Rock Island will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Amended Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the addition of properties to the existing TIF District Area is expected to be minimal since this Amended Plan does not include high

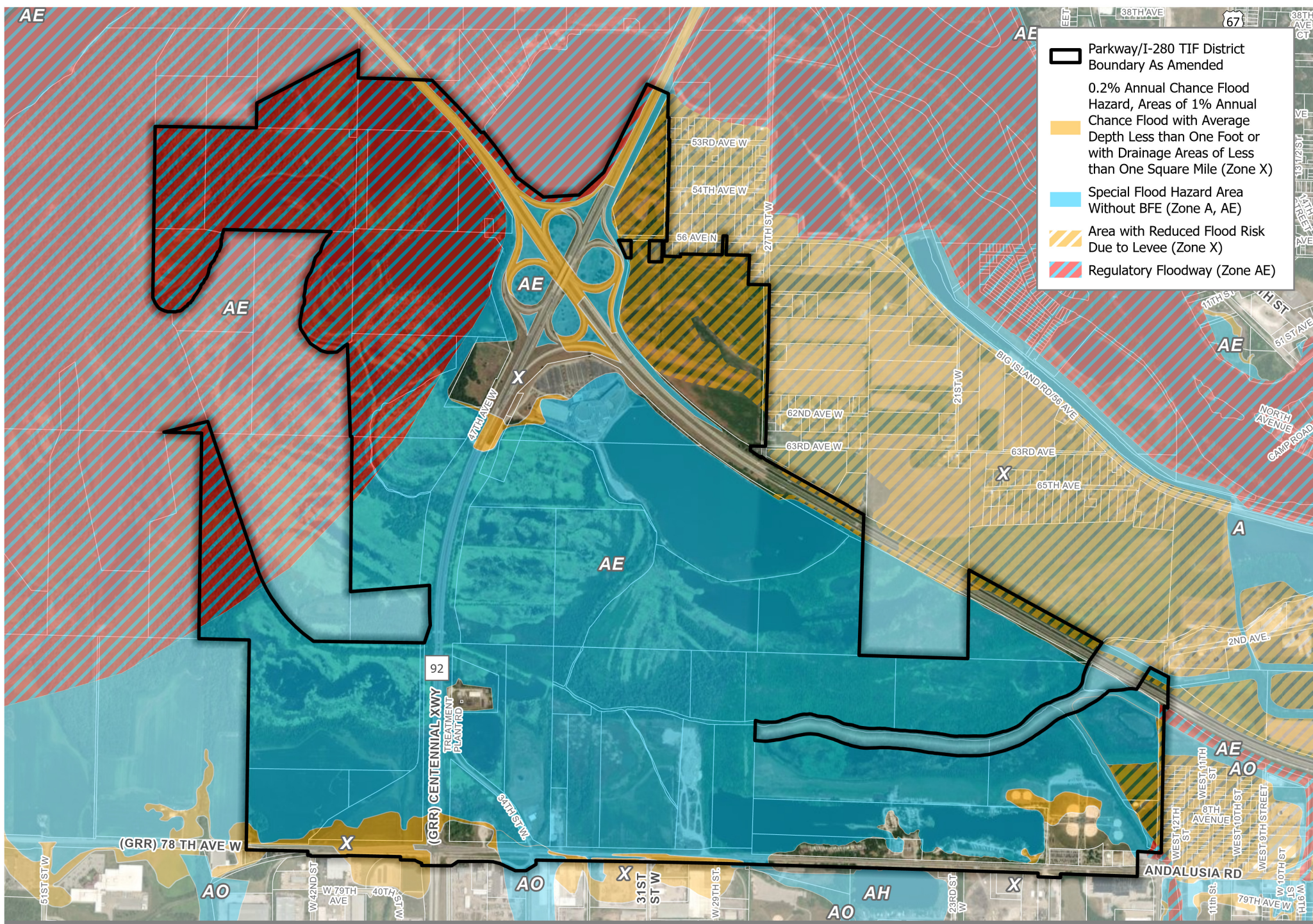


EXHIBIT D - FLOODPLAIN AREA
PARKWAY/I-280 TIF DISTRICT
 Rock Island, IL

service uses, and due to the fact that the Amended Area is not now creating significant incremental revenue compared to the City. Additionally, the majority of the parcels, and a larger percentage of the actual acreage, in the Area are municipally owned, meaning there will be no financial impact on the associated taxing districts for most of the Amended Area. Finally, the Redevelopment Project Area as a whole will expire on December 31, 2027, at which point the entire assessed value of the Redevelopment Project Area will return to the tax rolls for the respective taxing districts. Although the projected impact is minimal, the negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them. Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Amended Redevelopment Project Area. In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Amended Project Area. The City intends to monitor development in the Amended Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any development.

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SECTION IV. REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the Parkway/I-280 TIF District Amended Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

B. General Land Use Plan

The General Land Use Plan for the Amended Redevelopment Project Area is shown in Exhibit E. All Redevelopment Projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan for the Amended Area are to:

1. Reduce or eliminate those conditions that qualify the Amended Redevelopment Area as eligible for tax increment financing.
2. Enhance the real estate tax base for the City of Rock Island and all other taxing districts which extend into the Amended Area.
3. Encourage and assist private development within the Amended Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas.
4. Utilize Redevelopment Project resources to further the goals for this portion of the City as outlined in the Comprehensive and Southwest Plans, in addition to other past planning documents related to future developments in the region.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the City of Rock Island regarding this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Actively market the Amended Redevelopment Project Area to private side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete certain private actions and activities as outlined in this Plan.
5. Seek out additional sources of revenue to induce development and redevelopment activities in the Amended Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Amended Area; and,
7. Complete the specified actions and activities in an expeditious manner.

These policies may be additionally amended from time to time as determined by the City.

E. Redevelopment Project

To achieve the objectives of the Amended TIF Redevelopment Project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan for the Amended Area is a combination of private developments in conjunction with public investments and infrastructure improvements. The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken, with Redevelopment Project activities in the Amended Area beginning as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken in each phase.

1. Private Redevelopment Activities

The private activities proposed for the Parkway/I-280 TIF District Amended Project Area may include, but are not limited to:

- On-site infrastructure upgrades, including the extension of utilities and other associated site improvements.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- Structural and façade improvements to buildings within the District boundaries.
- Promotion of beautification efforts of area businesses, including streetscape design and façade improvements.

2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to economic development of the Area.
- Land assembly and site preparation.
- General utility improvements, including upgrading the existing systems and the extension of those systems to properties currently underserved.
- General street improvements, including resurfacing and repairing existing roadways and new construction to extend the existing street network.
- Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings.
- Development of municipal properties for recreational and conservation related uses.
- Marketing of properties within the TIF District Area for development opportunities.
- Financing costs, including those related to the issuance of obligations; Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project.
- Relocation costs, to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

SECTION V. IMPLEMENTATION STRATEGY

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Amended Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Amended Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Amended Redevelopment Plan. Once the Amended Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following, as defined by 65 ILCS 5/11-74.4-3 (q)(1):

- 1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.*
- 2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.*
- 3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.*
- 4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.*
- 5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.*
- 6. Cost of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.*
- 7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.*

8. *To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.*
9. *An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.*
10. *Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.*
11. *Payments in lieu of taxes.*
12. *Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.*
13. *Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:*
 - i. *Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;*
 - ii. *Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;*
 - iii. *If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and,*
 - iv. *The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.*
14. *Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.*
15. *None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10*

miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible redevelopment activities in the Amended Redevelopment Project Area as a whole are presented in Table A. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Amended Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change. Table A represents the Original Plan's Estimated Redevelopment Project Costs after adjusting for inflation and the statutorily permitted increase of up to 5%.

TABLE A - ESTIMATED REDEVELOPMENT COSTS

DESCRIPTION	ESTIMATED COST
Public Works or Improvements	\$10,522,000
Property Assembly Costs	\$7,891,000
Taxing District Capital Costs	\$350,000
Job Training	\$350,000
Interest Costs Incurred by Redeveloper	\$10,171,000
Financing Costs	\$11,398,000
Relocation Costs	\$350,000
Planning, Legal & Professional Services	\$350,000
Administration/Implementation	\$175,000
Contingency	\$4,208,000
TOTAL ESTIMATED BUDGET	\$45,770,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$45,770,000 plus any additional interest and financing costs as may be required.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Amended Redevelopment Project Area as a whole is approximately \$25,626,851. The most recent equalized assessed valuation for the properties which make up the Amended Area is approximately \$1,312,909. The County Clerk of Rock Island County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing for the properties added to the TIF District Area, creating the Amended Redevelopment Project Area, and approving the Parkway/I-280 TIF District Amended Redevelopment Plan and Project. A list of all parcels within the Amended Area is attached as Appendix B – Parcel ID Numbers.

E. Redevelopment Valuation

Contingent on the adoption of the Parkway/I-280 TIF District Amended Redevelopment Plan and Project, and commitment by the City to the Amended Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Amended Redevelopment Project Area. From the date of the establishment of the Original Plan the Original Area has increased in EAV by approximately \$25,400,000. Based on potential projects for the Amended Area it is estimated that private investment will increase the EAV by an additional \$3,500,000. This figure is in present-day dollars and considers only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$29,000,000.

F. Source of Funds

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Amended Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value EAV of property in the Amended Redevelopment Project Area, shall be allocated to the existing Parkway/I-280 TIF District Special Tax Allocation Fund (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Amended Area, and retire any obligations incurred to finance Redevelopment Project Costs. In order to expedite the implementation of the Amended Redevelopment Plan and construction of the public improvements, the City of Rock Island, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund. If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Amended Area. In order to expedite the implementation of the Amended Plan, the City of Rock Island, pursuant to the authority granted to it under the Act, may issue obligations to pay for Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instrument authorized by the Act. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices and Affirmative Action

The City of Rock Island will ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally ensure that all recipients of tax increment financing assistance adhere to these policies.

I. Certifications

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units, then a municipality shall prepare a separate housing impact study. If, however, the municipality certifies that the redevelopment plan will not result in displacement of residents from 10 or more residential units then no housing impact study is required. The Parkway/I-280 TIF District Redevelopment Project Area contains less than 75 inhabited residential units, and as such a separate housing impact study is not warranted. The City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

SECTION VI. AMENDING THE TIF PLAN

The Parkway/I-280 TIF District Redevelopment Plan and Project may be additionally amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

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SECTION VII. REPORTING AND MEETING

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST
(AMENDED AREA)

1617200006	1621400001
1617200007	1621300006
1617200009	1621400009
1616100002	1622300005
1616100005	1621400010
1617400001	1621400006
1621100002	1621300007
1621400003	1621400005
1621400007	1621401001
1621400004	1621300004
1617200008	1621300009
1616300002	1620200004
1617400005	1620400002
1622300003	1621300001
1621300005	1621300008
1622401002	1622403003
1622300004	1622401003
1616300001	1622401006
1621100001	1622402001
1616300004	1622402002
1616300003	1616100003
1621100004	1616100004
1622100001	1621200001
1622400001	1622200010
1621400008	1622403001
1622300001	1622403002
1621100005	1616400011
1621200002	1616200003
1621400002	

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APPENDIX B – PARCEL ID LIST
(EXISTING AREA)

1621100006
1616400010
1616300006
1616300007

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APPENDIX C

ORIGINAL TIF DISTRICT REDEVELOPMENT PLAN

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Tax Increment Financing Redevelopment Plan and Project

.....
PARKWAY/I-280 REDEVELOPMENT PROJECT AREA
.....

Prepared by
PGAVURBANCONSULTING

September 8, 2004

City of Rock Island, Illinois

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APPENDIX

Attachment A: Resolution 19-2004

Attachment B: Legal Description

Attachment C: PIN & Property Owner List

SECTION I

INTRODUCTION

On July 12, 2004, the Rock Island, Illinois City Council passed **Resolution 19-2004** indicating the City's intent to establish a tax increment financing (TIF) redevelopment project area (Area) under the provisions of the Illinois Tax Increment Allocation Redevelopment Act (the TIF Act), *65 ILCS 5/11-74.4-1 et seq* (see **Attachment A** in the **Appendix** for a copy of this Resolution). This Resolution refers the proposed TIF Area as the I-280/Rte. 92 Redevelopment Project Area, which is now referred to as the "Parkway/I-280 Redevelopment Project Area". This document represents the Redevelopment Plan and Redevelopment Project (the Plan) for the Parkway/I-280 Redevelopment Project Area (Area).

The proposed Area is comprised of approximately 177 acres inclusive of existing highway rights-of-way. Portions of highway rights-of-way (I-280 and Illinois Route 92) are included because of the highway and interchange improvements that are necessary and related to the Redevelopment Project. Excluding the highway rights-of-way, the Area consists of four *tax* parcels, totaling approximately 118 acres. These parcels are located at the southeast quadrant of the interchange between Interstate 280 and Illinois Route 92.

All four tax parcels are owned by the same entity and for all intents and purposes constitute one parcel. However, they exist as separate *tax* parcels because a school district boundary traverses the Area. The vast majority of the private real estate consists of a strip mine pond (a former sand and gravel quarry). The geographic location of this Area is illustrated on **Exhibit A, Redevelopment Project Area Boundary Map**, and a **boundary description** is located in the **Appendix as Attachment B**.

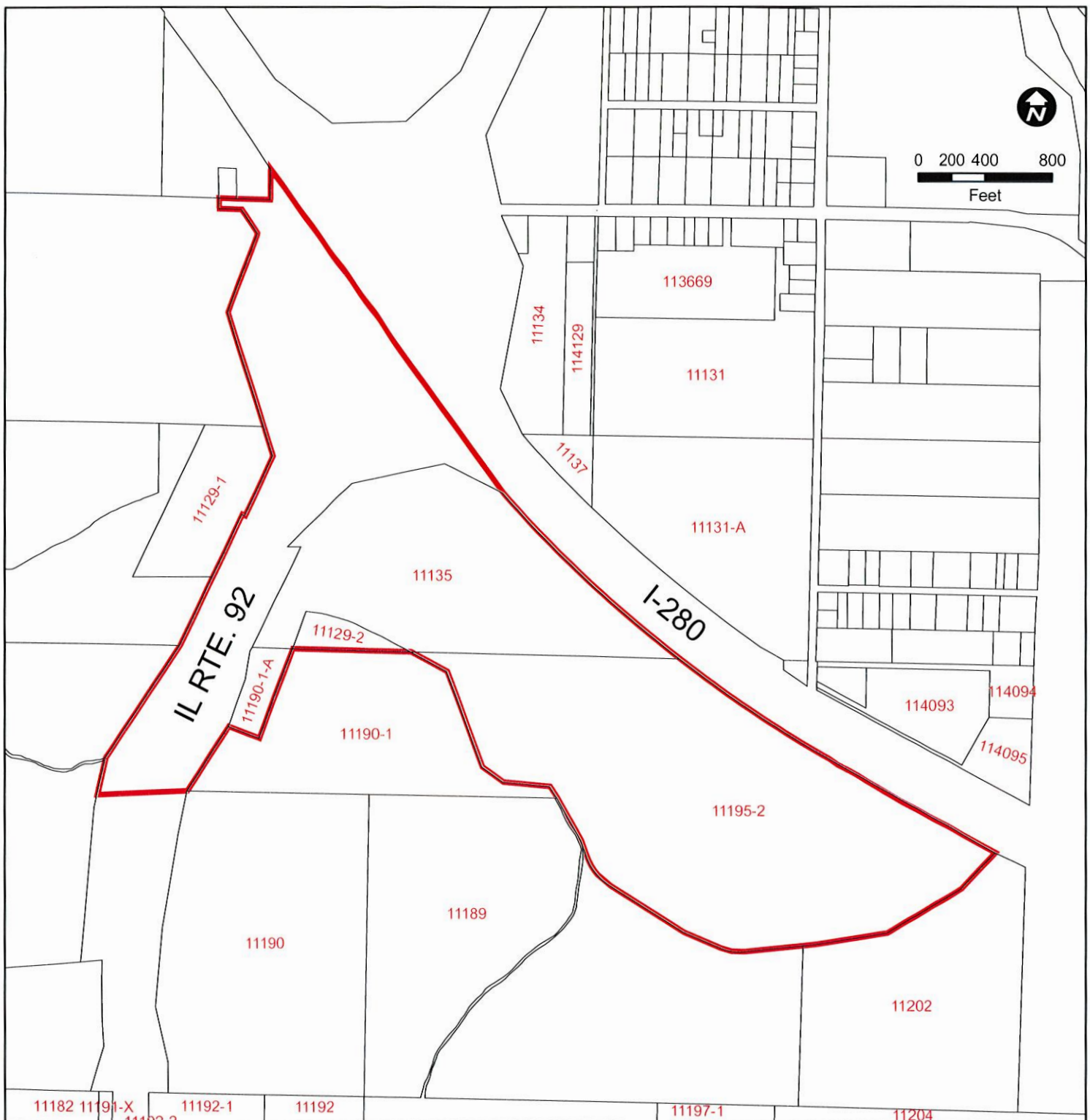
The City has been presented with a proposal to redevelop a significant portion of the Area into a riverboat gaming entertainment complex. The Illinois statutes regulating gaming operations have been revised to enable the development of such a gaming facility on inland water impoundments. The location of the Parkway/I-280 Redevelopment Project Area presents an excellent relocation and expansion opportunity for the existing Casino Rock Island facility, which faces

stiff competition from nearby gaming operations in Iowa. However, the unused quarry site presents significant development impediments.

This quarry operation was abandoned in late 2003. The various related sand and gravel processing equipment is being dismantled and removed (as of mid-August 2004). The cost to reclaim this Area into a productive use would be prohibitively expensive and such reclamation will not take place absent public assistance.

The City is proposing the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelopment of the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which may also induce spillover investment in nearby areas.

The aforementioned TIF Act permits the use of tax increment financing to address the presence of blight or conditions that lead to blight. The TIF Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. This report presents the findings of eligibility, the Redevelopment Plan and Project for the Area as well as other findings, evidence and documentation required by the TIF Act.



Legend

- Redevelopment Project Area Boundary
- 11192 Rock Island County Parcel ID Number

Exhibit A Redevelopment Project Area Boundary Map

Parkway / I-280 Redevelopment Project Area
Rock Island, Illinois

SEPTEMBER 2004

PGAV**URBAN**CONSULTING

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SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the TIF Act. It is designed to induce investment on the part of private enterprise in areas where such investment is lacking and will not likely occur absent TIF.

As used, herein, the term **redevelopment project** means any public and private development project in furtherance of the objectives of a redevelopment plan. The term **redevelopment project area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The concept behind the tax increment law is straightforward and allows a municipality to carryout redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure and other items as permitted by the TIF Act.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the TIF Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the TIF Act. With the definitions set forth in the TIF Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a **blighted area** as this term applied to vacant land. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.

2. The Redevelopment Project Area encompasses approximately 177 acres of land and, therefore, exceeds the statutory minimum size of 1-1/2 acres.
3. The Redevelopment Project Area contains contiguous parcels of real property.
4. If a Redevelopment Plan and Redevelopment Project is adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented herein.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A redevelopment project area, according to the TIF Act, is that area designated by a municipality in which the finding is made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the TIF Act.

This report documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The TIF Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area:

“Blighted area” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

1. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the TIF Act, and (ii) reasonably distributed throughout the improved part of the redevelopment project area:
 - a. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of

buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

- b. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- c. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- d. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- e. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- f. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- g. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust,

odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- h. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- i. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

- j. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- k. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- l. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- m. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less

than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

2. **If vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
 - a. Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.
 - b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - c. Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
 - d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - e. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independ-

ent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- f. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
3. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- a. The ***area consists of one or more unused quarries, mines, or strip mine ponds.***
 - b. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - c. The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as

certified by a registered professional engineer or appropriate regulatory agency.

- d. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area); and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- f. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Investigation and Analysis of Blighting Factors

To ensure that the exercise of these powers is proper and in the public interest, the TIF Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies.

In this situation, it is clear that the proposed Project Area consists principally of a quarry filled with water. According to a representative of the previous owner of the real estate in the Area (Riverstone), the quarry operations ceased in October 2003. A visit to the site by a PGAV staff member on August 28, 2004 confirmed

that the Area is no longer being used as a quarry. In fact, the equipment associated with the quarry was in the process of being dismantled on this date.

Exhibit B displays a recent **aerial photograph** of the Area, which shows the extent of quarry as reflected by the quarry pond as of the date of this photo (Summer 2002). As evident in the aerial photograph, the unused quarry is present to a meaningful extent and is distributed throughout the Area. According to a representative of The Rock Island Casino, the quarry was expanded further towards the highway interchange after this photograph was taken.

Further analysis indicates that the two largest parcels (PIN 135 and 195-2), which comprise of 96% of the private real estate in the Area consists of the large quarry pond as shown on the aerial photograph. The two smaller parcels, which constitute only 4% of the private real estate, are owned by the same entity (PIN 129-2 and 190-1-A). As explained earlier, the property is split into separate tax parcels because of a school district boundary traversing the Area. Furthermore, parcel 129-2 and 190-1-A are necessary for providing access to the Redevelopment Project.

The unused quarry factor, by itself, is sufficient to qualify the Area under the definition of a "blighted area" as this term is applied to vacant land in the TIF Act. The parcels of real property within Area can be considered vacant land pursuant to the definition of "vacant land" in the TIF Act, to wit:

"(v) As used in subsection (a) of Section 11-74.4-3 of this Act, "vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated

redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality."

The vast majority of the Area is not suited for commercial agricultural purposes and has not been used for commercial agricultural purposes within the last five years. Thus, the Area is considered vacant land under the TIF Act.

This statutory definition of "vacant land" is met and the statutory definition of a "blighted area" is satisfied with respect to how this definition is applied to vacant land. Section 11.74.4-4-3 (a) (3) of the TIF Act states that *"[i]f vacant, the sound growth of the redevelopment project area is impaired by **one of the following factors** that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:"* (emphasis added). The factor present in this case is that **the vacant land consists of "one or more unused quarries, mines, or strip mine ponds."**

In addition to the above findings, the Area also meets one of the other factors that apply to vacant land under Section 11.74.4-4-3 (a) (2) (F). In this regard, the total equalized assessed valuation (EAV) for the Area has increased at an annual rate that was less than the balance of the City for five (5) out of the last five (5) calendar years for which information is available. Comparisons of **annual EAV for the Area and the balance of the City** are shown in **Exhibit C**.



Exhibit B
Aerial View of Redevelopment Project Area
(Looking South)

Parkway / I-280 Redevelopment Project Area
Rock Island, Illinois

Photograph taken summer 2002

EXHIBIT C

Comparison of EAV Growth Rates (1998 - 2003) Parkway/I-280 Redevelopment Project Area and City of Rock Island

Assessment Year	EAV of Project Area ¹		Area Growth Rate Less Than Balance of City? ²
1998	\$	389,628	\$ 346,649,340
1999	\$	405,214	\$ 363,159,711
Annual Percent Change		4.0%	4.8% YES
2000	\$	417,371	\$ 384,651,656
Annual Percent Change		3.0%	5.9% YES
2001	\$	450,759	\$ 415,457,271
Annual Percent Change		8.00%	8.01% YES
2002	\$	473,298	\$ 445,161,378
Annual Percent Change		5.0%	7.1% YES
2003	\$	492,231	\$ 470,838,399
Annual Percent Change		4.0%	5.8% YES

¹ Equalized Assessed Valuation (EAV) for the tax parcels existing in 2003 which are fully or partially contained within the boundaries of the Parkway/I-280 Redevelopment Project Area. Source: Project Area figures based on Rock Island County property assessment data.

² EAV for the entire City less the EAV of the Project Area. Source: Total City EAV from City of Rock Island.

E. Conclusion of Investigation of Blighting Factors

It is found that the Redevelopment Project Area contains conditions that qualify it as a **blighted area** as this term is applied to vacant land in the TIF Act. The principal qualifying factor (unused quarries or strip mine ponds) is present to a meaningful extent and is distributed throughout the Area.

Although it may be concluded that the mere presence of the stated eligibility factors noted above might be sufficient to make a finding of qualification as a blighted area, this evaluation was made on the basis that the factors creates a situation that would lead reasonable persons to conclude that public intervention is appropriate or necessary. It can be concluded that in order for any significant real estate development to take place, it will be necessary for the developer to incur significant costs to fill the quarry pond, at least in part, and to extend public infrastructure. The City Council has been made aware of these development constraints during its deliberations with representatives of the developer.

SECTION IV

FINDINGS OF NEED FOR TIF AND OTHER REQUIREMENTS

It was determined that the Redevelopment Project Area, as a whole, qualifies as a blighted area as the term is applied to vacant land. This section examines other factors that need to be addressed in order to designate an area as a blighted area under the TIF Act. A municipality must provide evidence indicating that the redevelopment project area, on the whole, has not been subject to growth and development through investment by private enterprise.

In addition, this section provides estimates of future growth in equalized assessed valuation (EAV) of real property if redevelopment investment were to take place. The growth in EAV can then be translated into an estimate of future tax increment that could be used to help underwrite eligible redevelopment project costs.

A. Area, on The Whole, not Subject to Growth and Development

The only growth and development through investment by private enterprise in the Project Area was the construction of a relatively small tilt-up concrete building associated with the quarry operations. This building was constructed approximately 28 years ago according to Rock Island County building permit records. Other than this building, which is no longer in use, no other building or development activity has taken place. Thus, this evidence clearly shows that the Project Area has not been subject to growth and development through investment by private enterprise.

In order to create any significant increases in land value (and resulting property taxes), a substantial investment will be required to reclaim the quarry area. The total Project costs required for preparing the site and installing the necessary infrastructure quickly overcomes the advantage of the relatively low value of the land. The proposed Redevelopment Project provides a unique opportunity to create significant economic value of the Area that is currently of limited value.

B. Conformance with the City's Comprehensive Plan

The general land uses proposed in this Redevelopment Plan and Project are consistent with the Comprehensive Plan for the City, more specifically the Southwest Area Plan that was adopted by the City in 2000. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances as may be in effect at the time redevelopment occurs.

C. Estimated Dates for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.

D. Would Not be Developed But For Tax Increment Financing

The City has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. This was borne out during negotiations with the developer planning to develop this site with river-boat gaming and related facilities. The fact that the project would not go forward absent TIF is documented in the Development Agreement between the City and the developer (The Rock Island Boatworks, Inc.), as well as Resolution 19-2004 cited earlier in this Plan report.

It will be difficult, if not impossible, to secure private financing without public assistance to help overcome redevelopment project costs. The development of the Area requires that the City assist in paying for certain eligible redevelopment project costs in order to make the private development feasible. Therefore, the City of Rock Island will use TIF assistance to provide for public infrastructure, site preparation and other eligible costs as necessary to make the Project feasible.

Furthermore, the eligibility factors documented in this report contribute to the "but for" argument. These conditions discourage private investment as the potential return on investment is too small relative to the risk or simply does not make economic sense. The cost of reclaiming the quarry and construction of the necessary infrastructure, if to be incurred entirely by private enterprise, would cause the project to be infeasible.

It is the intent of this TIF Redevelopment Plan to help overcome these economic disincentives so that private development will occur and, as a result, cause a substantial increase in property taxes for the future benefit of area taxing bodies. Without financial incentives to overcome these barriers, investment by private enterprise will not take place.

E. Assessment of Financial Impact

The City Council finds that the financial impact of the Redevelopment Area on or increased demand for facilities or services from any taxing district affected by the Plan will be limited. Currently, community services (fire, police, and utility) and facilities appear to be adequate for the foreseeable future to support the proposed development.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that significantly increase demands for a particular taxing district service in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

To the extent that additional surplus revenues become available, the City will return these surplus revenues to the County for distribution on a pro-rata basis to local taxing bodies. Every effort will be made to reduce the time frame for completion of the TIF Plan and Project to a time frame less than the allowable 23-years.

It is the City's intent to pass-through to the taxing districts an annually declared surplus. Seventy five percent of the real property tax increment generated by the Project is expected to be used for TIF eligible redevelopment project costs incurred by the developer in Phase 1. After recovering the City's cost of preparing the TIF Plan and establishing the Project Area and accounting for annual implementation expenses (e.g., audit and related fees, annual notices, and annual reports to the Illinois Comptroller), the City anticipates that it will be able to return, as surplus, up to 25% of the tax increment proceeds to Rock Island County for distribution on a pro-rata basis back to the affected local taxing bodies. It is anticipated that the annual costs of implementation will be relatively small and, therefore, the annual declared surplus will be close to, if not equal to, 25% of the total property tax increment. Furthermore, it is anticipated that this annual pass-through will be sufficient to cover any additional costs that may be incurred by the various taxing districts as a result of the Project.

SECTION V

REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This section presents the Redevelopment Plan and Project for the Parkway/I-280 Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area". The term **Redevelopment Project** means "any public and private development project in furtherance of the objectives of a redevelopment plan." The term **Redevelopment Project Area** means "an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

B. General Land Uses to Apply

In general, the Plan proposes redeveloping the Area into a state-of-the-art riverboat gaming entertainment complex. This will include a casino and supporting facilities, a hotel and related amenities and possibly theater/conference facility. It is the objective of this Plan that the redevelopment activities will be accomplished in a well-planned manner. Furthermore, all redevelopment projects shall be subject to the provisions of the City of Rock Island's zoning ordi-

nance and other applicable codes as may be in existence and that may be amended from time-to-time.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan including installing the needed public improvements stated herein. These improvements may include other actions permitted by the TIF Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Enhance the real estate tax base for the City and all other taxing districts, which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.
3. Encourage and assist private investment within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the TIF Act.
4. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access to/from the Redevelopment Project Area.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Policies

The City of Rock Island proposes to undertake this Redevelopment Plan and Project, which consists of planned economic development activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropri-

ate policies have been or will be developed as required assuring the completion of the Redevelopment Plan and the activities specified.

The City of Rock Island has considered alternative means of financing the necessary public improvement program, as well as providing financial incentives for private investment within the Redevelopment Project Area. It was determined that tax increment financing constitutes a key component for enabling the development of the Redevelopment Project Area to proceed. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Project

To achieve the objectives and the overall project proposed in the Plan, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public investments and infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities & Phasing:

Private development of the Area will principally involve the construction of gaming entertainment complex in two phases. The first phase will include a casino, restaurant and supporting parking facilities. Anticipated development in phase two includes a hotel and related amenities and a theater/conference facility. Phase two may include other compatible development that is deemed appropriate and in compliance with the City's Zoning Ordinance.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to reimbursement of certain TIF eligible costs such as

street improvements, land assembly and site preparation, public utilities (water, sanitary and storm sewer facilities), traffic signalization, as well as other programs of financial assistance, as may be provided by the City.

3. **Land Assembly & Displacement Certificate:**

In carrying out the objectives of the Plan, the only land assembly anticipated to be undertaken by the City is the acquisition of some highway right-of-way from the Illinois Department of Transportation. Since there are no housing units located with the Project Area, any land assembly activity will not involve the displacement of inhabited housing units (see below).

Displacement Certification:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act the City hereby certifies that this Redevelopment Plan will not result in the displacement of any inhabited residential units.

The interest shown to date in the Project by private parties is dependent upon development incentives and public infrastructure and improvements being addressed by the City. The costs for these redevelopment activities cannot be addressed absent tax increment financing.

The estimated costs associated with the eligible public redevelopment activities are presented in attached **Exhibit D** entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

Exhibit D

ESTIMATED REDEVELOPMENT PROJECT COSTS
Parkway/I-280 Redevelopment Project Area
City of Rock Island, Illinois

Description	Estimated Cost
A. Public Works or Improvements	\$6,000,000
B. Property Assembly Costs <i>(Site preparation & acquisition of highway right-of-way)</i>	4,500,000
C. Taxing District Capital Costs	200,000
D. Job Training	200,000
E. Interest Costs Incurred by Redeveloper	5,800,000
F. Financing Costs <i>(Relating to issuance of obligations and related expenses)</i>	6,500,000
G. Relocation Costs	200,000
H. Planning, Legal & Professional Services	200,000
I. Administration/Implementation	100,000
J. Contingency	2,400,000
Total Estimated Redevelopment Project Costs	\$26,100,000

Notes:

1. All costs shown are in 2004 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Eligible project costs subject to the definition of "redevelopment project costs" as defined in the TIF Act and the "Contingency" line item may include any eligible cost under said definition. Adjustments may be made among line items within the budget.
3. Private redevelopment costs and investment are in addition to the above.
4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date the Plan adoption.

SECTION VI

IMPLEMENTATION STRATEGY

A. Introduction

The development and follow through of a well-devised implementation strategy is a key element in the success of this Redevelopment Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, the City will proceed in an expeditious manner.

A combination of private investments and public improvements is an essential element of the Redevelopment Plan. In order to achieve this end, the City has entered into an agreement with a private developer that includes tax increment financing assistance, to facilitate private development.

B. Project Costs

Costs that may be incurred by the City in implementing a redevelopment plan may include project costs and expenses as itemized in Exhibit D, subject to the definition of "redevelopment project cost" as contained in the Act, and the "Contingency" line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of "redevelopment project costs" currently permitted by the Act [bold typeface added for emphasis]:

1. **Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan** including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and en-

gineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5. After July 1, 1999, **annual administrative costs shall not include** general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- 1.6. The **cost of marketing sites** within the redevelopment project area to prospective businesses, developers, and investors;
2. **Property assembly costs**, including but not limited to **acquisition of land** and other property, **real or personal**, or rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and **the clearing and grading of land**;

3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
4. **Costs of the construction of public works or improvements**, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either:
 - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
 - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. **Costs of job training and retraining projects**, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. **Financing costs**, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may

include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.

- 7.5. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit **school district's increased costs attributable to assisted housing units** located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- (A) **for foundation districts**, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing

sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for **unit school districts** with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
- (B) For **alternate method districts, flat grant districts, and foundation districts** with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

Any school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
9. **Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the Act];
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs
 - (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
 - (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which

agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
- (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total
 - (i) cost paid or incurred by the redeveloper for the redevelopment project plus
 - (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and

- (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guide-

lines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property.

For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

12. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
13. After November 1, 1999 (the effective date of Public Act 91-478), **none of the redevelopment project costs** enumerated in this subsection **shall be eligible** redevelopment project costs **if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.**

For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean clos-

ing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

C. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated to be approximately \$254,400. A listing of the **parcels of real property located in the Project Area**, and the, is located in the **Appendix as Attachment C**. The County Clerk of Rock Island County will verify the base EAV amount of each property after adoption of the City ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

D. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase by \$16 to \$17 million (2004 dollars) upon completion of the redevelopment project.

E. Source of Funds

One of the sources of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue resulting from increases in the EAV of property, in the Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Rock Island, pursuant to the authority granted to it under the Tax Increment Allocation Redevelopment Act, may issue bonds or other obligations to pay for the eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include State and Federal Programs, local retail sales tax, applicable revenues from any adjoining Tax Increment Financing Areas, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

F. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

G. Fair Employment Practices and Affirmative Action

The City of Rock Island will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance.

H. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

RESOLUTION 19-2004

RESOLUTION NO 19-2004
CITY OF ROCK ISLAND, ILLINOIS
INDUCEMENT RESOLUTION
RELATING TO THE ADOPTION OF TAX INCREMENT FINANCING

WHEREAS, the City of Rock Island, Illinois (the "City") desires to redevelop an area referred to as the I-280 / Rte. 92 Redevelopment Project Area generally located at the southeast quadrant of the I-280 and Illinois Route 92 interchange; and

WHEREAS, it appears that the area cannot be redeveloped without the adoption of a tax increment financing plan pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74, 4-1, *et seq.* (the "TIF Act"); and

WHEREAS, pursuant to the TIF Act, to implement tax increment financing, it is necessary for the City to adopt a redevelopment plan and redevelopment project, and designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area 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, which plans contains a commitment to use public funds; and

WHEREAS, the exact boundaries of the redevelopment project area are not precisely defined at this time or the exact content of the redevelopment plan pursuant to the TIF Act are not finalized at this time but will be established in the near future; and

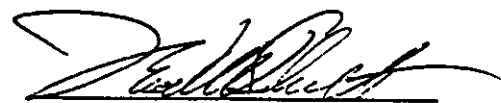
WHEREAS, time of the essence due to redevelopment interest and needs in the subject redevelopment area; and

WHEREAS, the City is incurring certain costs with respect to establishing this redevelopment plan pursuant to the TIF Act and in anticipation of the adoption of tax increment financing, and anticipates recovering these costs from the tax increment program when feasible to do so.

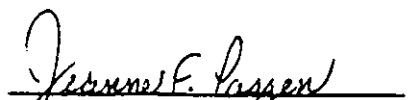
NOW, THEREFORE, BE IT RESOLVED by the City council of the City of Rock Island that the City Council has examined the proposed redevelopment area and circumstances and at this time believes that a reasonable tax increment financing plan can be adopted for said area and expenditures should be allowable project costs under the plan, provided this Resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

PASSED AND APPROVED THIS 12th DAY OF JULY, 2004

By:


Mark W. Schwiebert, Mayor

ATTEST:


Jeanne F. Paggen, City Clerk

ATTACHMENT B

LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARTS OF SECTION 16, 21 AND 22, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, BLACKHAWK TOWNSHIP, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE SOUTH 02° 05' 24" WEST 489.74 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO THE SOUTHERLY RIGHT-OF-WAY LINE F.A.I. 280, SAID POINT IS LOCATED 150 FEET SOUTHERLY OF AND NORMALLY DISTANCE FROM THE CENTER LINE OF SAID F.A.I. 280 ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 02° 05' 24" WEST 17.05 FEET ALONG THE EAST LINE OF SAID SECTION 21 TO A POINT LOCATED 165 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTER LINE OF SAID F.A.I. 280;

THENCE SOUTHEASTERLY ALONG THE SAID RIGHT-OF-WAY 144.61 FEET ALONG THE ARC OF A 7804.49 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 60° 03' 20" EAST 144.60 FEET);

THENCE CONTINUING ALONG THE SAID SOUTHERLY RIGHT-OF-WAY SOUTH 60° 34' 56" EAST 1147.37 FEET TO A POINT LOCATED 165 FEET SOUTHERLY OF AND NORMALLY DISTANT FROM THE CENTERLINE OF SAID F.A.I. 280;

THENCE SOUTH 43° 32' 48" WEST 296.87 FEET;

THENCE SOUTH 59° 14' 43" WEST 517.01 FEET;

THENCE SOUTH 81° 01' 44" WEST 430.24 FEET;

THENCE SOUTH 84° 11' 40" WEST 438.41 FEET;

THENCE 147.09 FEET ALONG THE ARC OF A 290.00 FOOT RADIUS CURVE CONCAVE NORHTERLY (THE CHORD OF SAID CURVE BEARS NORTH 81° 16' 30" WEST 145.52 FEET);

THENCE NORTH 66° 44' 40" WEST 237.87 FEET;

THENCE NORTH 57° 41' 28" WEST 518.34 FEET;

THENCE 231.97 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS NORTH 38° 42' 14" WEST 227.75 FEET);

THENCE NORTH 19° 43' 00" WEST 97.75 FEET;

THENCE NORTH 29° 12' 04" WEST 298.86 FEET;

THENCE 33° 33' 30" WEST 77.58 FEET;

THENCE NORTH 84° 30' 17" WEST 280.88 FEET;

THENCE NORTH 54° 32' 37" WEST 155.67 FEET;

THENCE NORTH 20° 22' 11" WEST 612.36 FEET;

THENCE NORTH 61° 45' 14" WEST 281.82 FEET;

THENCE NORTH 64° 09' 48" WEST 317.26 FEET;

THENCE 245.04 FEET ALONG THE ARC OF A 1015.37 FOOT RADIUS CURVE
CONCAVE SOUTHERLY (THE CHORD OF SAID CURVE BEARS NORTH 72° 11' 26"
WEST 244.44 FEET);

THENCE NORTH 82° 23' 13" WEST 92.73 FEET;

THENCE SOUTH 20° 45' 55" WEST 809.32 FEET;

THENCE NORTH 69° 39' 25" WEST 200.00 FEET TO THE EASTERLY RIGHT-OF-WAY
OF F.A. ROUTE 199, AND THE WEST LINE OF PARCEL B-190-1;

THENCE SOUTHERLY ALONG THE WEST LINE OF PARCEL B-190-1 AND THE
EASTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199 TO THE SOUTHWEST CORNER
OF PARCEL B-190-1, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF
PARCEL B-190;

THENCE WEST ON THE EXTENDED SOUTHLINE OF PARCEL B-190-1 TO THE WEST
RIGHT-OF-WAY LINE OF F.A. ROUTE 199;

THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.A.
ROUTE 199 TO THE SOUTH LINE OF SECTION 16

THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.A.
199, LOCATED 200 FEET WESTERLY OF AND NORMALLY DISTANCE FROM THE
CENTERLINE STATION 516+00 OF F.A. ROUTE 199,

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.A.
199 LOCATED 185 FEET WESTERLY OF AND NORMALLY DISTANCE FROM THE
CENTERLINE STATION 516+00 OF SAID F.A. ROUTE 199;

THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY OF F.A. ROUTE
199, LOCATED 185 FEET WESTERLY OF AND NORMALLY DISTANCE FROM THE
CENTERLINE STATION 512+00 OF SAID F.A. ROUTE 199;

THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY OF F.A.
ROUTE 199;

THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199, LOCATED 800 FEET WESTERLY OF AND NORMALLY DISTANCE FROM THE CENTERLINE STATION 505+50 OF SAID F.A. ROUTE 199;

THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF F.A. ROUTE 199 TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.A.I. 280, LOCATED 450 FEET SOUTHERLY OF AND NORMALLY DISTANCE FROM CENTERLINE STATION 98+00 IF SAID F.A.I. 280;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF F.A.I. 280 ON A LINE LOCATED 450 FEET SOUTHERLY OF AND NORMALLY DISTANCE FROM THE CENTERLINE OF F.A.I. 280 TO THE SOUTH LINE OF PARCEL B-126;

THENCE EAST ALONG THE SOUTH LINE OF PARCEL B-126 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF F.A.I. 280 TO THE SOUTHEAST CORNER OF PARCEL B-126;

THENCE NORTH ALONG THE EAST LINE OF PARCEL B-126 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF F.A.I. 280 TO A POINT LOCATED 165 FEET SOUTHERLY AND NORMALLY DISTANCE FROM THE CENTERLINE OF F.A.I. 280;

THENCE NORTHEASTERLY TO THE SOUTHERLY EDGE OF THE EAST BOUND LANE OF F.A.I. 280;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY EDGE OF THE EASTBOUND LANE OF F.A.I. 280 TO STATION 118+50;

THENCE SOUTHWESTERLY TO A POINT LOCATED 150 FEET SOUTHERLY AND NORMALLY DISTANCE FROM THE CENTERLINE STATION 118+50 F.A.I. 280;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY 2376.78 FEET ALONG THE ARC OF A 7789.49 RADIUS CURVE CONCAVE NORTHEASTERLY (THE CHORD OF SAID CURVE BEARS SOUTH 50° 42' 45" EAST 2367.58 FEET) TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 176.95 ACRES MORE OR LESS.

ATTACHMENT C

PIN & PROPERTY OWNER LIST

Attachment C

PIN & PROPERTY OWNER LIST
Parkway/I-280 Redevelopment Project Area

County PIN	New County PIN	Property Owner Name ¹	Mailing Address
11195-2	1621200004	LeClaire Investments, Inc.	1701 5TH Ave., Moline, IL 61265
11190-1-A	1621100006	Rock Island Casino Dev. Co., LLP	P.O. Box 7777, Rock Island, IL 61201
11135	1616400010	Rock Island Boatworks, c/o Gary Buettner	208 18th St., Rock Island, IL 61201
11129-2	1616300005	Rock Island Casino Dev. Co., LLP	P.O. Box 7777, Rock Island, IL 61201

¹ Person (entity) in whos name property taxes were paid. Source: Rock Island County. Note that Rock Island Casino Development Company, LLP is the current owner of all above parcels per Gary Buettner of Rock Island Casino.

PARKWAY I-280 TIF AMENDED DISTRICT FEASIBILITY STUDY & DRAFT REDEVELOPMENT PLAN SYNOPSIS

Municipalities are authorized to create and amend Tax Increment Financing (“TIF”) Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.4-1 et. seq. (“Act”). The Act sets forth the requirements and procedures for establishing and amending a TIF District Redevelopment Project Area and a TIF District Redevelopment Plan. On November 22, 2004, the City of Rock Island adopted the Parkway/I-280 TIF District Redevelopment Plan and Project Area. At present the City intends to amend the Original Redevelopment Project Area to include additional parcels of property to maximize the potential of the Redevelopment Project and to facilitate economic development in this portion of the City. The Feasibility Study for the area proposed for inclusion outlined the qualifying factors found in the Amended Area, and determined the Amended Area could benefit from inclusion in the existing Project Area. The Amended Redevelopment Project Area as a whole has not been subject to economic growth, and the properties which make up the Amended Area will not likely develop or redevelop without the implementation of a tax increment financing program. The Amended Plan reaffirms the anticipated projects for the Area as a whole, and includes the following activities:

- Assist with the costs of engineering, architectural, or professional studies related to economic development of the Area.
- Provide resources for utility improvements, including upgrading the existing systems and the extension of those systems to properties currently underserved.
- Facilitate street improvements, including resurfacing and repairing existing roadways and new construction to extend the existing street network.
- Develop municipal properties for recreational and conservation related uses.
- Market properties within the Area for development opportunities.
- Assist with financing costs related to the construction, renovation, or rehabilitation of a redevelopment project.

The Amended Area is shown in the attached Exhibit A, with the amended boundary map as a whole shown in Exhibit B.

FEASIBILITY STUDY

Per Madison County property tax information, approximately 63% of the structures have been determined to be at least 35 years of age. As such, the developed portion of the Area can be reviewed for its eligibility as a “conservation area.” The following is an overview of existing factors in the Area:

Deterioration - Deteriorated conditions were present in 16 of the 25 structures in the Amended Area (64%), and in 10 of the 11 developed parcels (91%). The survey of conditions in the Amended Area found buildings with defects in secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in buildings over the age of thirty-five, and many of the noted conditions which would be considered deteriorated could be attributed to general wear over time. Surface deterioration was also noted throughout the Amended Area, with unkempt gravel areas, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. Overall, a lack of regular maintenance contributes to both structural and surface deterioration on parcels.

Inadequate Utilities - One of the primary goals of the Amended Plan is to provide for infrastructure and utility improvements in the Area. Without these improvements the properties in the Area are unlikely to be utilized to their highest and best use, and the use of redevelopment project funds for these types of improvements will provide increased levels of service for those existing properties as well as create opportunities for additional future development.

Lack of Community Planning - There are conditions indicative of a lack of community planning in the Area. One example of this factor would be the existing subdivision of some of the parcels in the Area. Parcels exhibiting these conditions could lead to limited building design options, as irregularly shaped parcels may restrict developers in efficiently utilizing space or meeting specific design requirements. This limitation can result in compromised building layouts, reduced functionality, or increased construction costs. These conditions also contribute to challenges in site planning, such as determining optimal building orientation, access points, parking arrangements, and landscaping, as well as creating difficulties complying with zoning regulations and other land use restrictions. The physical characteristics of this portion of the City adds complications in planning future development as well, as floodplain and stormwater mitigation considerations will be a significant factor in where and how development can occur. Effective planning and proactive measures will be required to navigate the implications of the flood zone's impact on future development.

The following is a review of qualifying factors in the undeveloped portion of the Area.

Obsolete Platting of Vacant Land - The vacant properties in the Area exhibit similar conditions to some of the developed parcels as it relates to platting and subdivision of land. Improper subdivision may result in irregularly shaped or undersized lots that do not comply with current zoning regulations or land use requirements.

Deterioration of Structures or Site Improvements in Neighboring Areas - Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area.

The area, prior to its designation, is subject to chronic flooding as certified by a regulatory agency. Per the Federal Emergency Management Agency Flood Insurance Rate Map data, much of the Amended Boundary Area is located within the floodplain, with a significant portion of the vacant area in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Additionally, the use of flood-resistant materials and designs may be mandated. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

It is, therefore, found that the Area of Analysis contains conditions that would qualify it as a combination of "conservation area" and "blighted area," and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The use of TIF would be an appropriate tool for the economic development of the Amended Area, providing the ability to make requisite utility, site, surface, and infrastructure improvements to increase the viability of the properties, as well as to alleviate the conditions which cause the Area to qualify for tax increment financing. Both the City's Comprehensive Plan and the Southwest Plan identify the use of incentives, particularly tax increment financing, to overcome some of the challenges in this portion of the City and to achieve the economic development goals of each respective plan.

DRAFT REDEVELOPMENT PLAN

Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies for tax increment financing a Redevelopment Plan must be prepared. The draft Parkway/I-280 TIF District Redevelopment Plan – As Amended, outlines the potential redevelopment project and activities for the proposed Amended Area, as well as the other statutory requirements for a redevelopment plan. With input from City officials this plan will be refined prior to final adoption.

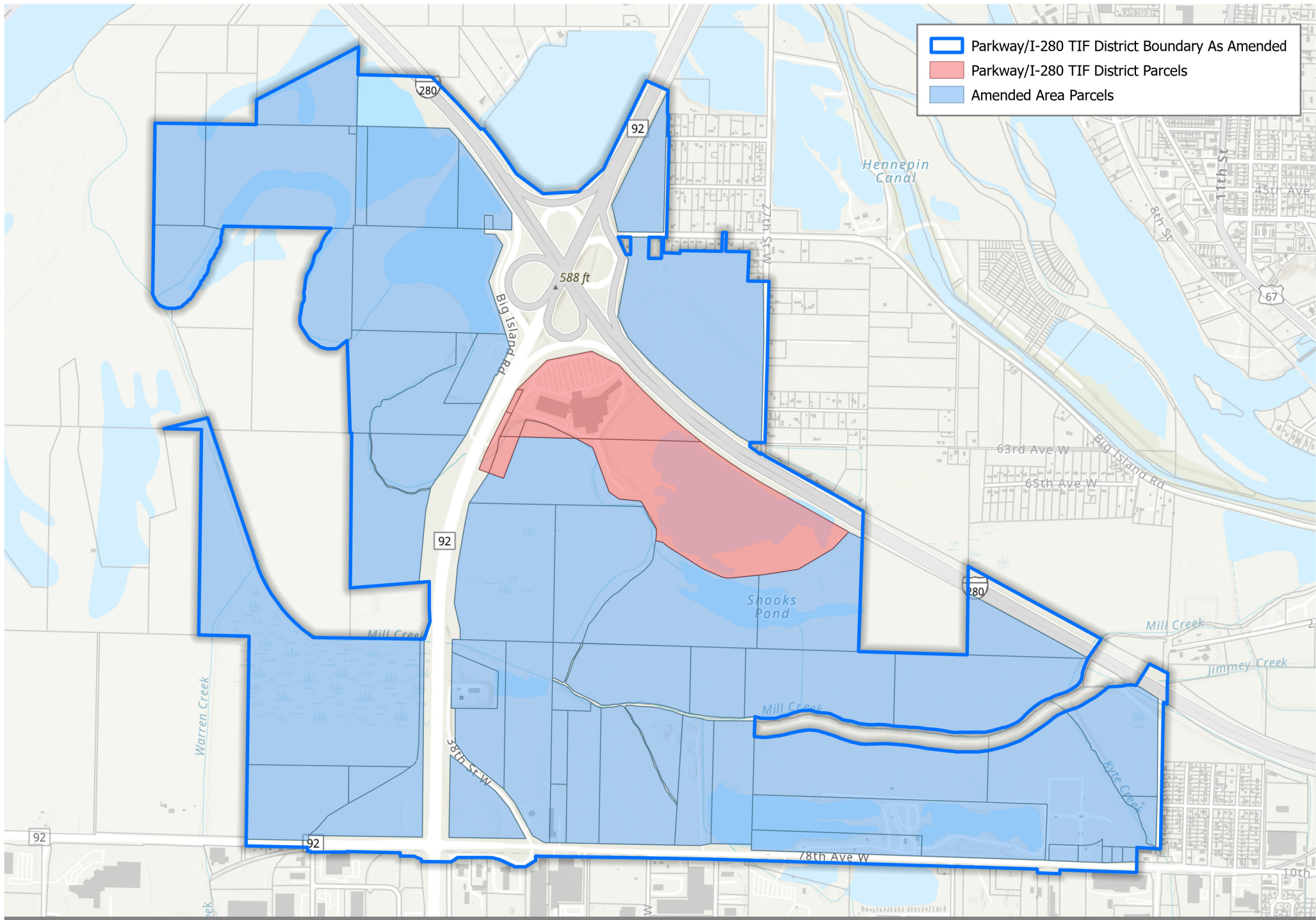
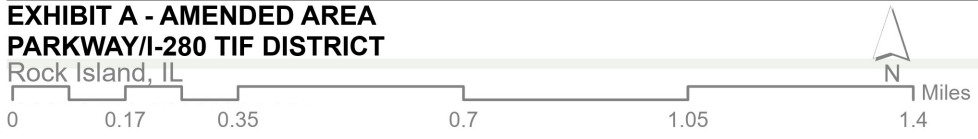


EXHIBIT A - AMENDED AREA
PARKWAY/I-280 TIF DISTRICT
 Rock Island, IL



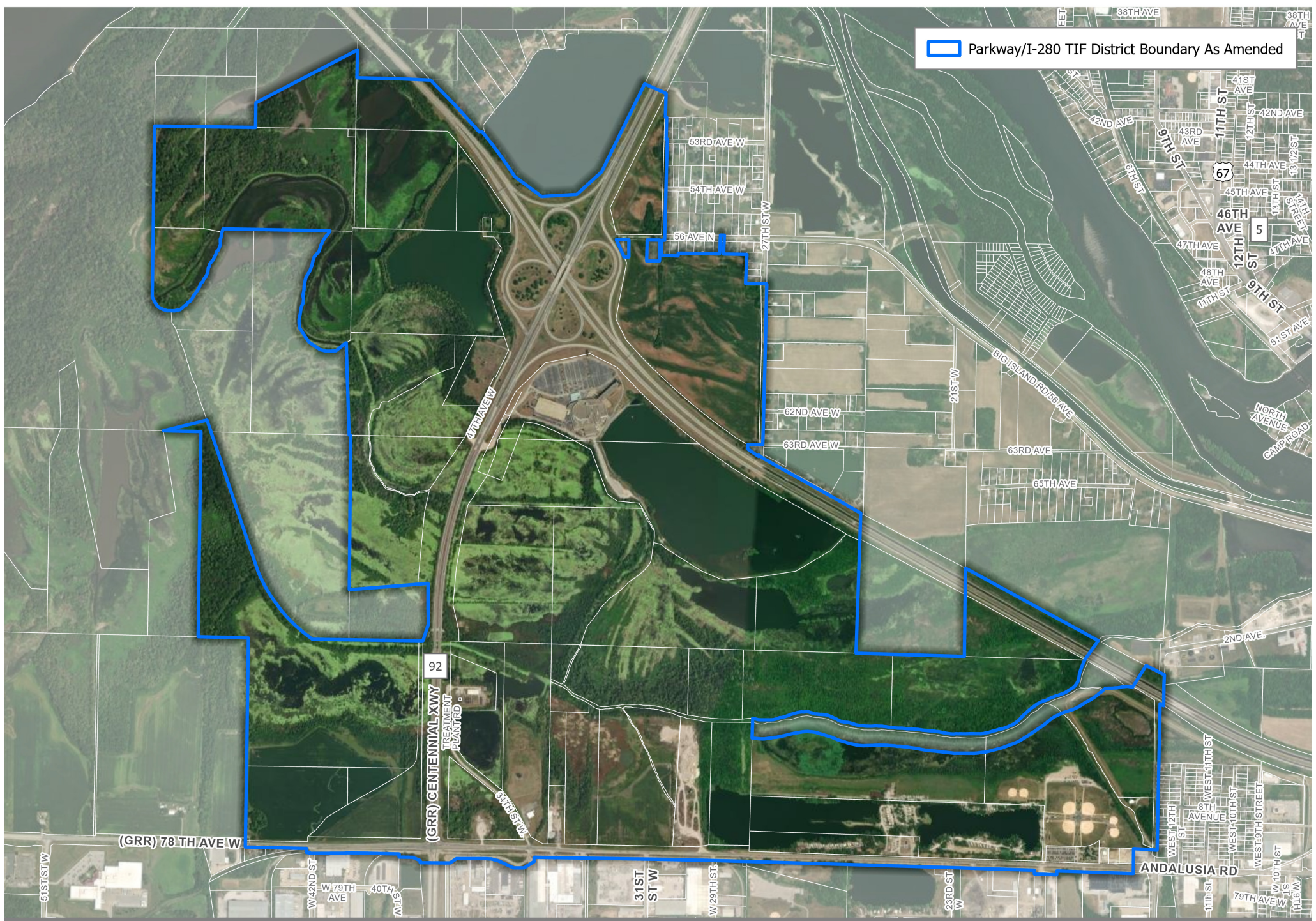


EXHIBIT B - AMENDED BOUNDARY MAP
PARKWAY/I-280 TIF DISTRICT
Rock Island, IL

PARKWAY/I-280 BUSINESS DISTRICT DRAFT REDEVELOPMENT PLAN SYNOPSIS

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District Redevelopment Project. The proposed Business District (the “District”) encompasses 63 parcels of property and rights-of-way in the City. Generally, the northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area. The boundary map for the Area is attached as Exhibit A.

ELIGIBILITY STUDY

In order to impose the retailers’ occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Project Area is a “Blighted Area”, as defined as follows: *“Blighted area” means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.*

It was found that there are conditions in the Area which contribute to the Area being an economic liability to the City, as well as being economically underutilized. Much of the Area exhibits deteriorated site improvements in some form, which can be generally classified as either structural or surface improvements. Approximately 64% of the 25 structures in the Area show some sort of defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The presence of these conditions can discourage new investment in an area as it creates a perception of economic decline. In terms of surface improvements, the Area showed signs of deterioration including unkempt gravel areas, cracked and deteriorated parking areas, and grass or weed growth in some of the surface improvements. Overall, a lack of regular maintenance contributes to structural and surface deterioration on parcels.

There are issues with improper subdivision and obsolete platting throughout the Area as well. Some of the existing platting does not meet the needs of contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. These parcels could prove to be a barrier to redevelopment of existing site improvements or development of some of the vacant parcels, as property assembly or reconfigurations (through splits and/or combinations) could be required in order for the parcels to be developed to their highest and best uses.

A portion of these parcels also exhibit inadequate or non-existent street layout. As noted, in order for the available acreage to be developed to its highest and best use property reconfiguration could be required. As part of this process provisions for adequate right-of-way will be required and should be done in accordance with an overall plan for the development of the property.

There are also conditions which could potentially endanger property, with almost all of the boundary within the floodplain, and a significant portion in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

The Area, because of a predominance of certain conditions noted in the area including deterioration of site improvements, improper subdivision or obsolete platting, inadequate or non-existent street layout, and

conditions which could endanger property, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of aged structures exhibiting deteriorated conditions can create a perception of localized economic decline, which in turn can deter future investment in the area. One metric used by state statutes to determine whether a Redevelopment Project Area is considered to be stagnant or in decline is if the Area is increasing at an annual rate that is less than the CPI for three of the last five calendar years prior to the year in which the Redevelopment Project Area is designated. Table A shows the comparison of the Project Area growth rates to CPI from 2018-2023. This analysis shows that the Project Area has lower annual growth rates than the CPI for four of the last five years. Additionally, the Area had a year where the total EAV declined over 9%. Thus, the Area meets the

TABLE A - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	GROWTH %	CPI ²
2023	\$25,622,569	5.49%	6.50%
2022	\$24,289,241	6.44%	7.00%
2021	\$22,820,464	2.64%	1.40%
2020	\$22,233,234	1.12%	2.30%
2019	\$21,987,372	-9.14%	1.90%
2018	\$24,200,434	-	-

¹Total EAV of the parcels in the Project Area. Source: Rock Island County property tax records.

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor.

statutory threshold for this factor.

The Area could also be considered to be economically underutilized. The boundary includes a stretch of I-280, which is one of the most heavily trafficked roadways in the City with a count of over 22,000 per IDOT AADT data. Additionally, the IL-92/I-280 interchange is included, with IL-92 having an AADT count of over 15,000 in the Area. Ideally these properties would capitalize on this visibility. Another indication of the economic underutilization of the Area is in the form of the Retail Opportunity Gap that exists for some of the retail sectors in the region. Retail Market Power (“RMP”) data from Claritas provides an analysis of the existing demand for certain retail store types within a geography, along with the existing expenditures in that geographical area for those same retail store types. One proposed development within the Area includes a retail store that would be classified as NAICS 447, Gasoline Stations. When looking at the region, this retail store type has an opportunity gap of \$2M in a five-minute drive of the intersection of I-280 and IL-92, \$5.8M in a ten-minute drive, and \$72M in a fifteen-minute drive. Other notable opportunity gaps within the fifteen-minute drive radius include a gap of \$52.5M for Clothing & Clothing Accessories Stores (NAICS 448), Restaurants & Other Eating Places (NAICS 7225) with a gap of \$86M, and a \$16.6M gap for Furniture & Home Furnishing Stores (NAICS 442). If the properties in the Area were being utilized to their highest and best uses through future development, these opportunity gaps could potentially be met, which would in turn keep expenditures local and create additional property tax revenues through the development of new retail and commercial properties.

REDEVELOPMENT PLAN

The primary goal of the plan is to provide a resource for economic development throughout the Area. Some of the objectives of the Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area.
- Extension of the existing utility and infrastructure network to facilitate new development.
- Extension of the existing street network to facilitate new development.
- Enhance the sales tax base of the District.
- Retain and assist existing businesses in the District.
- Enhance the property tax base of the District.
- Facilitate new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

NEXT STEPS – AMENDED PARKWAY/I-280 TIF DISTRICT IV, BUSINESS DISTRICT

Some of the next steps for the potential establishment of the Hartford TIF District IV Redevelopment Project Area and Amended Business District Redevelopment Project Area include:

- 2/13 JOINT REVIEW BOARD – Meeting of the Joint Review Board for the Parkway/I-280 TIF District, set for 1:00 PM.
- 3/17 PUBLIC HEARING – Public Hearing for TIF District Amendment and Business District Establishment.



Rock Island, IL

0 0.17 0.35 0.7 1.05 1.4 Miles

Memorandum



To: Rock Island City Council
From: Tanner Osing, Planning & Zoning Manager, Miles Brainard, Director
Subject: An Ordinance establishing a public hearing date for the establishment of the Parkway/I-280 Casino Business District. (Second Reading)

Motion: Motion to pass the ordinance.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Similar to TIF, a public hearing must be held regarding the establishment of the Parkway/I-280 Casino Business District. The hearing date must be set by an ordinance, herein attached. The hearing date needs to be Wednesday, March 5 at 5:45 PM in order to meet statutory requirements. The hearing will be conducted by Moran Economic Development and does not require a formal meeting of the City Council. Members of the Council may attend, however.

Previous Council Action (if any):

The City Council previously initiated the process for creating a Parkway/I-280 Casino Business District.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council consider the ordinance.

Submitted by: Amanda Torres, Deputy Clerk

Approved by:

CITY OF ROCK ISLAND, ILLINOIS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ROCK ISLAND THAT SETS THE PUBLIC HEARING DATE FOR THE ESTABLISHMENT OF A BUSINESS DISTRICT IN ROCK ISLAND

WHEREAS, the City of Rock Island, Rock Island County, Illinois (the “City”) has the authority to designate an area as a Business District pursuant to the Business District Development and Redevelopment Law, constituting Section 65 ILCS 5/11-74.3-1, et seq., as amended (the “Law”), to utilize business district sales tax revenues generated by a redevelopment project in the proposed Business District to induce a developer’s undertaking and performance of such project and to improve public infrastructure within the Business District area; and

WHEREAS, it is essential to the City’s economic and social welfare that its business districts be developed, maintained, and/or revitalized by assuring opportunities for development and attracting sound and stable commercial growth; and

WHEREAS, the City has received a plan from Moran Economic Development, LLC (the “Consultant”) titled “Rock Island Parkway/I-280 Casino Business District Redevelopment Plan and Project” (the “Plan”) dated January 13, 2025, providing for development of the proposed Business District which includes a number of blight factors, and said Plan contains the Basis for Finding as a Blighted Area regarding the parcels of real property proposed to be included in the Business District; and

WHEREAS, the Law requires that the City set, by ordinance, the time and place for a public hearing on the proposal to approve a business district plan and designate a business district.

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

1. **THAT** the preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (1) of this Ordinance; and
2. **THAT** the public hearing shall be held on March 17, 2025, beginning at 5:45 p.m., at the City Hall located at 1528 Third Avenue, Rock Island, IL.
3. **THAT** the Mayor, City Clerk, and City Attorney are hereby authorized to publish and mail notices of the public hearing as required under the Act.

4. **THAT** this Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this 27th day of January, 2025, at ____ p.m.

YEAS:

NAYS:

ABSENT:

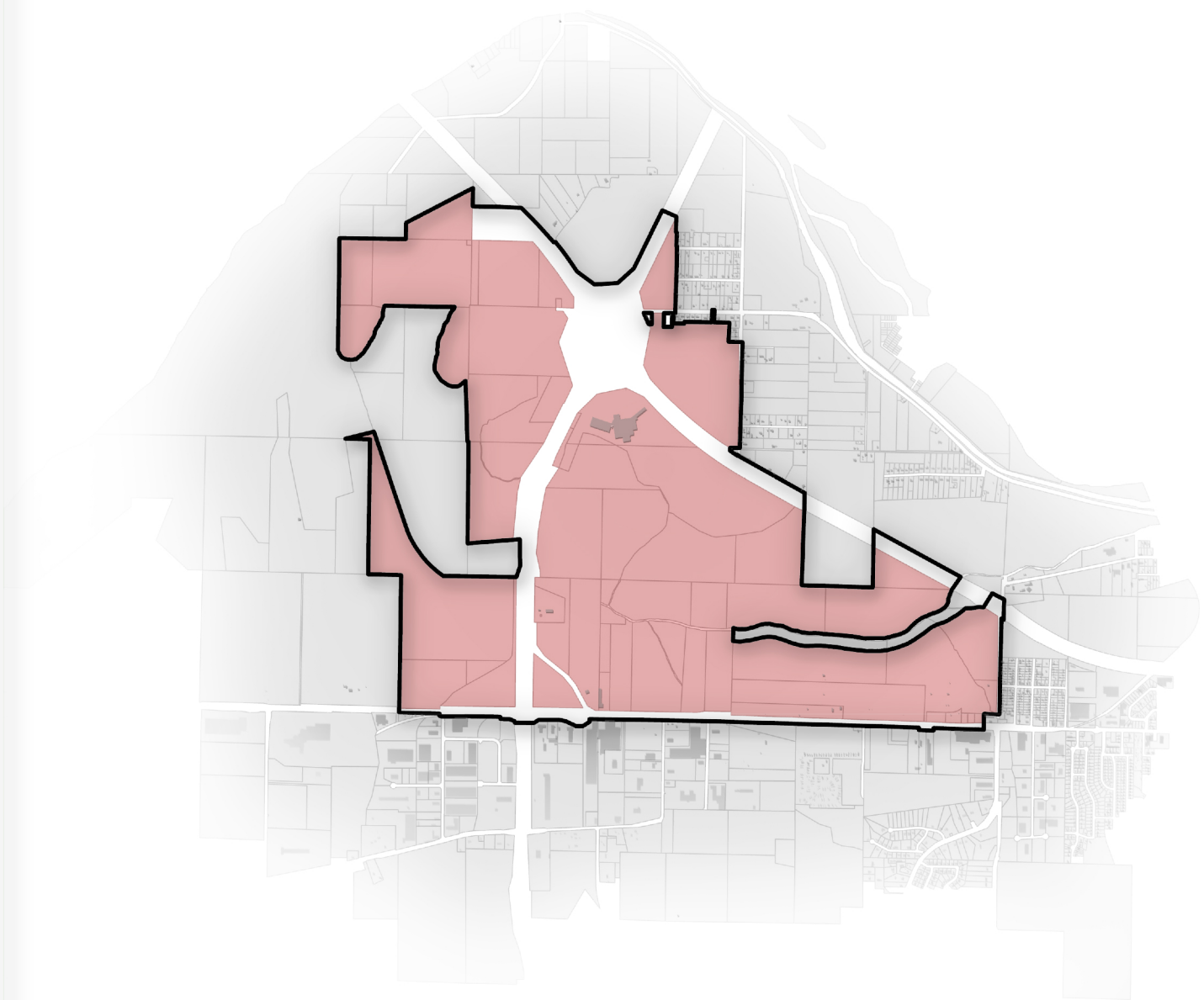
Mike Thoms, Mayor

ATTEST:

City Clerk

PARKWAY/I-280 BUSINESS DISTRICT

BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



THE CITY OF
ROCK ISLAND, ILLINOIS
January 13, 2025



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SECTION I. INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. ("Act"). The Act sets forth the requirements and procedures for establishing a Business District ("District") and a Business District Plan ("Plan"). The purpose of this Plan is to provide a document that demonstrates that the properties proposed for inclusion in the Business District qualify per the Act (as defined below), provide actions and activities to eradicate the conditions found in this portion of the City, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use of the sales taxes raised within the District to pay for certain eligible redevelopment project costs. The City of Rock Island ("City") desires to pursue the establishment of a Business District Redevelopment Project Area ("Area") to provide necessary infrastructure and utility improvements throughout the proposed Business District Boundary. Objectives of the Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area.
- Resurfacing, constructing curb and gutter, and other improvements to the street network.
- Extension of the existing utility and infrastructure network to facilitate new development.
- Redevelopment of those properties exhibiting deteriorated conditions and other general site improvements.
- Extension of the existing street network to facilitate new development.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain and assist existing businesses in the District.
- Enhance the property tax base of the District.
- Facilitate new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

These objectives and activities are in accordance with the City's Comprehensive Plan, which identifies the use of tools such as creating redevelopment project areas to achieve its economic development goals. Specifically, the Comprehensive Plan identifies the establishment of a Business District in Chapter 4: Planning Framework, under the Prosperous Economy Policies section, as a tool to stimulate economic activity, create and maintain jobs, increase tax revenues, and construct infrastructure and facilities. The proposed Parkway/I-280 Business District encompasses 63 parcels of property and rights-of-way in the City. Generally, the northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

[illegible]

SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*
- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*

- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map.
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district.
- The name of the proposed District.
- The estimated business district project costs.
- Anticipated source of funds to pay District project costs.
- Anticipated type and terms of any obligations to be issued.
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

SECTION III. BLIGHT ANALYSIS

A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The City has deemed such action desirable in order to facilitate requisite infrastructure and utility improvements in these portions of the City, as well as to generally promote economic development. The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district are outlined on the following pages.

B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- Examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with City officials and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, utility and infrastructure improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of Rock Island County property tax records and equalized assessed value ("EAV") information.
- Review of the City of Rock Island Comprehensive Plan (Comprehensive Plan"), prepared by Vandewalle & Associates, Inc.
- Research of Consumer Price Index ("CPI") for All Urban Consumers data published by the United States Department of Labor Bureau of Labor Statistics.
- Review of Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps ("FIRM") in determining floodplain areas.
- Review of the Rock Island County Hazard Mitigation Plan ("Hazard Plan"), prepared by Rock Island County and the Bi-State Regional Commission.
- Review of the Southwest Rock Island Plan ("Southwest Plan"), prepared by Wallace Roberts & Todd, LLC, along with Randall Arendt.
- Use of Illinois Department of Transportation ("IDOT") average annual daily traffic ("AADT") count data.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
 - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
 - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.

- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as "blighted," as that term is defined in the Act.

D. The Proposed District

The proposed District encompasses 63 parcels of property and rights-of-way in the City. Generally, the northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area.

E. Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B.

It was found that there are conditions in the Area which contribute to the Area being an economic liability to the City, as well as being economically underutilized. Additionally, there are conditions which potentially endanger property.

Much of the Area exhibits deteriorated site improvements in some form, which can be generally classified as either structural or surface improvements. Approximately 64% of the 25 structures in the Area show some sort of defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. Generally, much of the deteriorated conditions could be attributed to the age of the structures. Per Claritas data the median year of construction in the Area is 1962, and without upkeep and continued investment in these properties the deteriorating conditions only worsen over time. The presence of these conditions can discourage new investment in an area as it creates a perception of economic decline. In terms of surface improvements, the Area showed signs of deterioration including unkempt gravel areas, cracked and deteriorated parking areas, and grass or weed growth in some of the surface improvements. Surface deterioration often begins with the formation of cracks due to freeze-thaw cycles, settlement, or aging of materials. These cracks can widen over time, leading to the formation of potholes, which pose safety hazards for pedestrians and vehicles. These conditions can lead to uneven surfaces, characterized by dips, bumps, or depressions, and can result from poor drainage, soil erosion, or inadequate compaction during construction. Standing water or poor drainage on surfaces can further lead to deteriorated surface improvements, and indicate underlying issues with grading, slope, or drainage infrastructure. Pooled water accelerates surface deterioration by weakening the material and promoting erosion, leading to more extensive damage over time. Overall, a lack of regular maintenance, including sealing cracks, patching potholes, and repainting markings, contributes to surface deterioration on parcels. Neglected surfaces deteriorate more rapidly and require costly repairs or replacement eventually. These conditions, in some form, were noted in 91% of the properties.

There are issues with improper subdivision and obsolete platting throughout the Area as well. Some of the existing platting does not meet the needs of contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. Other parcels were divided in a way that seems to have occurred on an as needed basis but have left properties in dimensions that are unlikely to be properly utilized in their current configuration. These parcels could prove to be a barrier to redevelopment of existing site improvements or development of some of the vacant parcels, as property assembly or reconfigurations (through splits and/or combinations) could be required in order for the parcels to be developed to their highest and best uses.

A portion of these parcels also exhibit inadequate or non-existent street layout. As noted, in order for the available acreage to be developed to its highest and best use property reconfiguration could be required. As part of this process provisions for adequate right-of-way will be required and should be done in accordance with an overall plan for the development of the property. Should development occur on any properties in the Area exhibiting these conditions without an overall plan, it would be done in a piece meal manner which would leave large portions of the land undesirable for continued development, as it these areas would lack adequate frontage, access to right-of-way, and be left in shapes and sizes that do not conform to modern development standards.

There are also conditions which could potentially endanger property. Exhibit C illustrates the floodplain throughout the Area, according to the Federal Emergency Management Agency Flood Insurance Rate Map data. Nearly the entirety of the boundary is located within the floodplain, with a significant portion in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Additionally, the use of flood-resistant materials and designs may be mandated. Property owners with federally backed mortgages are required to purchase flood insurance through the National Flood Insurance Program, which can increase the costs of property ownership and development, which may affect the desirability or viability of the properties in these areas. New developments in portions of the Area would require additional mitigation measures, which could include floodplain modeling, environmental impact assessments, and/or hydrology studies. In the western portion of the Area development will be limited or prohibited by the wetlands, which are critical for natural floodplain functions. In addition to the challenges associated with developing in these portions of the City, there are potential opportunities for implementing sustainable and adaptive planning measures such designing resilient infrastructure, utilizing the natural features for recreation and conservation activities for community benefit, and leveraging grants and other funding programs for flood mitigation and resilience projects along with local economic development tools. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

The Area, because of a predominance of certain conditions noted in the area including deterioration of site improvements, improper subdivision or obsolete platting, inadequate or non-existent street layout, and conditions which could endanger property, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of aged structures exhibiting deteriorated conditions can create a perception of localized economic decline, which in turn can deter future investment in the area. When reinvestment does not occur then the structural and surface improvements decline and in turn property values remain stagnant or can decrease. Additionally, conditions such as obsolete platting can make coordinating development difficult. In order for these properties to be utilized to their highest and best uses some sort of reconfiguration of the land would be necessary, either through splits, combinations, or both. When multiple stakeholders and property owners are involved, the process becomes more difficult, resulting in the parcels remaining undeveloped or without any investment in redevelopment, and contribute to stagnant or declining property tax revenues.

One metric used by state statutes to determine whether a Redevelopment Project Area is considered to be stagnant or in decline is if the Area is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the Redevelopment Project Area is designated. Table A shows the comparison of the Project Area growth rates to CPI from 2018-2023.

TABLE A - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	GROWTH %	CPI ²
2023	\$25,622,569	5.49%	6.50%
2022	\$24,289,241	6.44%	7.00%
2021	\$22,820,464	2.64%	1.40%
2020	\$22,233,234	1.12%	2.30%
2019	\$21,987,372	-9.14%	1.90%
2018	\$24,200,434	-	-

¹Total EAV of the parcels in the Project Area. Source: Rock Island County property tax records.

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor.

This analysis shows that the Project Area has lower annual growth rates than the CPI for four of the last five years. Additionally, the Area had a year where the total EAV declined over 9%. Thus, the Area meets the statutory threshold for this factor.

The Area could also be considered to be economically underutilized. The boundary includes a stretch of I-280, which is one of the most heavily trafficked roadways in the City with a count of over 22,000 per IDOT AADT data. Additionally, the IL-92/I-280 interchange is included, with IL-92 having an AADT count of over 15,000 in the Area. The AADT counts in this portion of the City are shown in Exhibit D, which illustrates how the boundary incorporates these high visibility areas. Ideally these properties would capitalize on this visibility in terms of property value growth as well as sales tax revenue growth for future developments.

Another indication of the economic underutilization of the Area is in the form of the Retail Opportunity Gap that exists for some of the retail sectors in the region. Retail Market Power ("RMP") data from Claritas provides an analysis of the existing demand for certain retail store types within a geography, along with the existing expenditures in that geographical area for those same retail store types. One proposed development within the Area includes a retail store that would be classified as NAICS 447, Gasoline Stations. When looking at the region, this retail store type has an opportunity gap of \$2M in a five-minute drive of the intersection of I-280 and IL-92, \$5.8M in a ten-minute drive, and \$72M in a fifteen-minute drive. Other notable opportunity gaps within the fifteen-minute drive radius include a gap of \$52.5M for Clothing & Clothing Accessories Stores (NAICS 448), Restaurants & Other Eating Places (NAICS 7225) with a gap of \$86M, and a \$16.6M gap for Furniture & Home Furnishing Stores (NAICS 442). This data points to the City having an economic opportunity in the region, with the existing consumer base making expenditures that are not being captured by available supply in this portion of the City. If the properties in the Area were being utilized to their highest and best uses through future development, these opportunity gaps could potentially be met, which would in turn keep expenditures local and create additional property tax revenues through the development of new retail and commercial properties.

F. Qualification Summary & Findings

The Area is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act, including the deterioration of site improvements, improper subdivision and obsolete platting, inadequate or non-existent street layout, and conditions which could endanger property, among other conditions. These factors, in combination, contribute to the properties being an economic liability to the City, as well as the economic underutilization of the Area. Additional findings for the Proposed Business District Area include that the Proposed Business District, on the whole, has not been subject to growth and development through private enterprise; the Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan; and, the Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Rock Island is considering the approval of the Parkway/I-280 Business District Plan in order to provide an important tool for economic development in this portion of the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

A. Objectives

The objectives of the Plan are to:

- Upgrade the utilities and infrastructure throughout the Area.
- Resurfacing, constructing curb and gutter, and other improvements to the street network.
- Extension of the existing utility and infrastructure network to facilitate new development.
- Redevelopment of those properties exhibiting deteriorated conditions and other general site improvements.
- Extension of the existing street network to facilitate new development.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain and assist existing businesses in the Area.
- Enhance the property tax base of the District.
- Ameliorate the blighting conditions within the District.
- Facilitate new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

B. Policies

The City of Rock Island will follow certain policies to achieve the objectives outlined above. These policies include:

- Use Business District-derived revenues to implement the Plan.
- Use Business District-derived revenues to carry out public infrastructure and utility improvements.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan. The Council recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the City should consider aiding only after application to the City is made. The Council is to further develop policies regulating the type and form of development to support. Only then can the City consider assistance.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the City.

C. Components of the Business District Plan

1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan. Discussions with City officials and review of the physical conditions in the Area determined the proposed Business District Boundary. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, the location of requisite infrastructure and utility improvements, and the location of the blighting factors found, the boundaries of the District were determined. The proposed District encompasses 63 parcels of property and rights-of-way in the City. Generally, the northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the

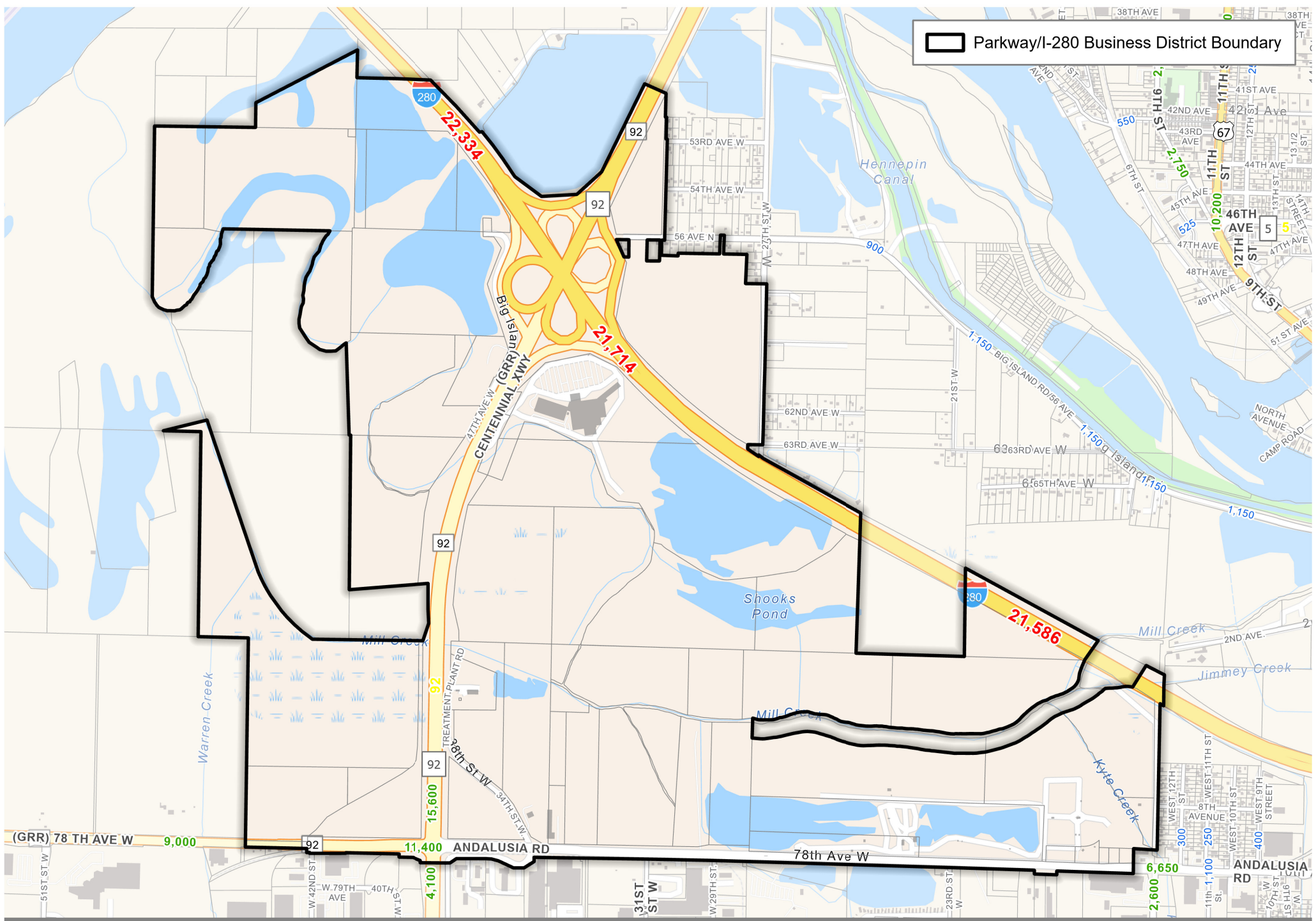
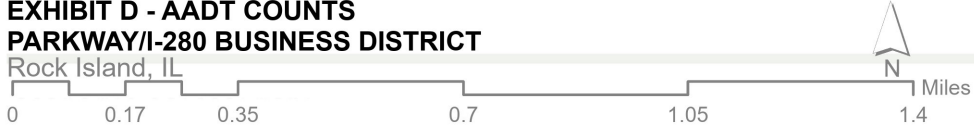


EXHIBIT D - AADT COUNTS
PARKWAY/I-280 BUSINESS DISTRICT
Rock Island, IL



northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area.

2. The Development Project

The development goals of the City of Rock Island for the Parkway/I-280 Business District envision a program resulting in the ability to provide for upgrades to the existing utility and infrastructure systems, and extension of the utility and infrastructure systems to areas currently underserved. The satisfaction of these needs will ultimately increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage economic growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the City itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, as Developers are attracted to redevelop the Area, these will be considered by the City. The City may provide economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table B on the following page. Table B should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

3. Name of Business District

The name of the District is the Parkway/I-280 Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City ("Pledged Revenues") as discussed below, is presented in Table B - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table B are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table B. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

TABLE B - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services.	\$1,875,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person.	\$8,250,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other non-governmental persons as reimbursement for costs incurred by those developers or non-governmental persons.	\$5,875,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures.	\$12,250,000
TOTAL ESTIMATED BUDGET	\$28,250,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$28,250,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District Redevelopment Area (collectively, the "Pledged Revenues").

6. Anticipated Type and Terms of Any Obligations to be Issued

In order to expedite the implementation of the Business District Plan, The City of Rock Island, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instrument authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs. When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A. Formal Findings

The City of Rock Island makes the following formal findings with respect to establishing the Business District Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the City limits of Rock Island, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Rock Island, Illinois.

The Business District is a blighted area; that, by reason of the presence of deterioration of site improvements, improper subdivision or obsolete platting, inadequate or non-existing street layout, and conditions which could endanger property, among other factors, in combination, constituting an economic liability to the City and contributing to the economic underutilization of the Area.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

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APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

1515 78TH AVE W	ROCK ISLAND	61201
1530 78TH AVE W	ROCK ISLAND	61201
1545 78TH AVE W	ROCK ISLAND	61201
1715 78TH AVE W	ROCK ISLAND	61201
1719 78TH AVE W	ROCK ISLAND	61201
2311 78TH AVE W	ROCK ISLAND	61201
3407 78TH AVE W	ROCK ISLAND	61201
3511 78TH AVE W	ROCK ISLAND	61201
3809 60TH AVE W	ROCK ISLAND	61201
7100 38TH ST W	ROCK ISLAND	61201
7750 38TH ST W	ROCK ISLAND	61201
777 BALLY BLVD	ROCK ISLAND	61201

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PARKWAY I-280 TIF AMENDED DISTRICT FEASIBILITY STUDY & DRAFT REDEVELOPMENT PLAN SYNOPSIS

Municipalities are authorized to create and amend Tax Increment Financing (“TIF”) Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.4-1 et. seq. (“Act”). The Act sets forth the requirements and procedures for establishing and amending a TIF District Redevelopment Project Area and a TIF District Redevelopment Plan. On November 22, 2004, the City of Rock Island adopted the Parkway/I-280 TIF District Redevelopment Plan and Project Area. At present the City intends to amend the Original Redevelopment Project Area to include additional parcels of property to maximize the potential of the Redevelopment Project and to facilitate economic development in this portion of the City. The Feasibility Study for the area proposed for inclusion outlined the qualifying factors found in the Amended Area, and determined the Amended Area could benefit from inclusion in the existing Project Area. The Amended Redevelopment Project Area as a whole has not been subject to economic growth, and the properties which make up the Amended Area will not likely develop or redevelop without the implementation of a tax increment financing program. The Amended Plan reaffirms the anticipated projects for the Area as a whole, and includes the following activities:

- Assist with the costs of engineering, architectural, or professional studies related to economic development of the Area.
- Provide resources for utility improvements, including upgrading the existing systems and the extension of those systems to properties currently underserved.
- Facilitate street improvements, including resurfacing and repairing existing roadways and new construction to extend the existing street network.
- Develop municipal properties for recreational and conservation related uses.
- Market properties within the Area for development opportunities.
- Assist with financing costs related to the construction, renovation, or rehabilitation of a redevelopment project.

The Amended Area is shown in the attached Exhibit A, with the amended boundary map as a whole shown in Exhibit B.

FEASIBILITY STUDY

Per Madison County property tax information, approximately 63% of the structures have been determined to be at least 35 years of age. As such, the developed portion of the Area can be reviewed for its eligibility as a “conservation area.” The following is an overview of existing factors in the Area:

Deterioration - Deteriorated conditions were present in 16 of the 25 structures in the Amended Area (64%), and in 10 of the 11 developed parcels (91%). The survey of conditions in the Amended Area found buildings with defects in secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in buildings over the age of thirty-five, and many of the noted conditions which would be considered deteriorated could be attributed to general wear over time. Surface deterioration was also noted throughout the Amended Area, with unkempt gravel areas, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. Overall, a lack of regular maintenance contributes to both structural and surface deterioration on parcels.

Inadequate Utilities - One of the primary goals of the Amended Plan is to provide for infrastructure and utility improvements in the Area. Without these improvements the properties in the Area are unlikely to be utilized to their highest and best use, and the use of redevelopment project funds for these types of improvements will provide increased levels of service for those existing properties as well as create opportunities for additional future development.

Lack of Community Planning - There are conditions indicative of a lack of community planning in the Area. One example of this factor would be the existing subdivision of some of the parcels in the Area. Parcels exhibiting these conditions could lead to limited building design options, as irregularly shaped parcels may restrict developers in efficiently utilizing space or meeting specific design requirements. This limitation can result in compromised building layouts, reduced functionality, or increased construction costs. These conditions also contribute to challenges in site planning, such as determining optimal building orientation, access points, parking arrangements, and landscaping, as well as creating difficulties complying with zoning regulations and other land use restrictions. The physical characteristics of this portion of the City adds complications in planning future development as well, as floodplain and stormwater mitigation considerations will be a significant factor in where and how development can occur. Effective planning and proactive measures will be required to navigate the implications of the flood zone's impact on future development.

The following is a review of qualifying factors in the undeveloped portion of the Area.

Obsolete Platting of Vacant Land - The vacant properties in the Area exhibit similar conditions to some of the developed parcels as it relates to platting and subdivision of land. Improper subdivision may result in irregularly shaped or undersized lots that do not comply with current zoning regulations or land use requirements.

Deterioration of Structures or Site Improvements in Neighboring Areas - Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area.

The area, prior to its designation, is subject to chronic flooding as certified by a regulatory agency. Per the Federal Emergency Management Agency Flood Insurance Rate Map data, much of the Amended Boundary Area is located within the floodplain, with a significant portion of the vacant area in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Additionally, the use of flood-resistant materials and designs may be mandated. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

It is, therefore, found that the Area of Analysis contains conditions that would qualify it as a combination of "conservation area" and "blighted area," and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The use of TIF would be an appropriate tool for the economic development of the Amended Area, providing the ability to make requisite utility, site, surface, and infrastructure improvements to increase the viability of the properties, as well as to alleviate the conditions which cause the Area to qualify for tax increment financing. Both the City's Comprehensive Plan and the Southwest Plan identify the use of incentives, particularly tax increment financing, to overcome some of the challenges in this portion of the City and to achieve the economic development goals of each respective plan.

DRAFT REDEVELOPMENT PLAN

Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies for tax increment financing a Redevelopment Plan must be prepared. The draft Parkway/I-280 TIF District Redevelopment Plan – As Amended, outlines the potential redevelopment project and activities for the proposed Amended Area, as well as the other statutory requirements for a redevelopment plan. With input from City officials this plan will be refined prior to final adoption.

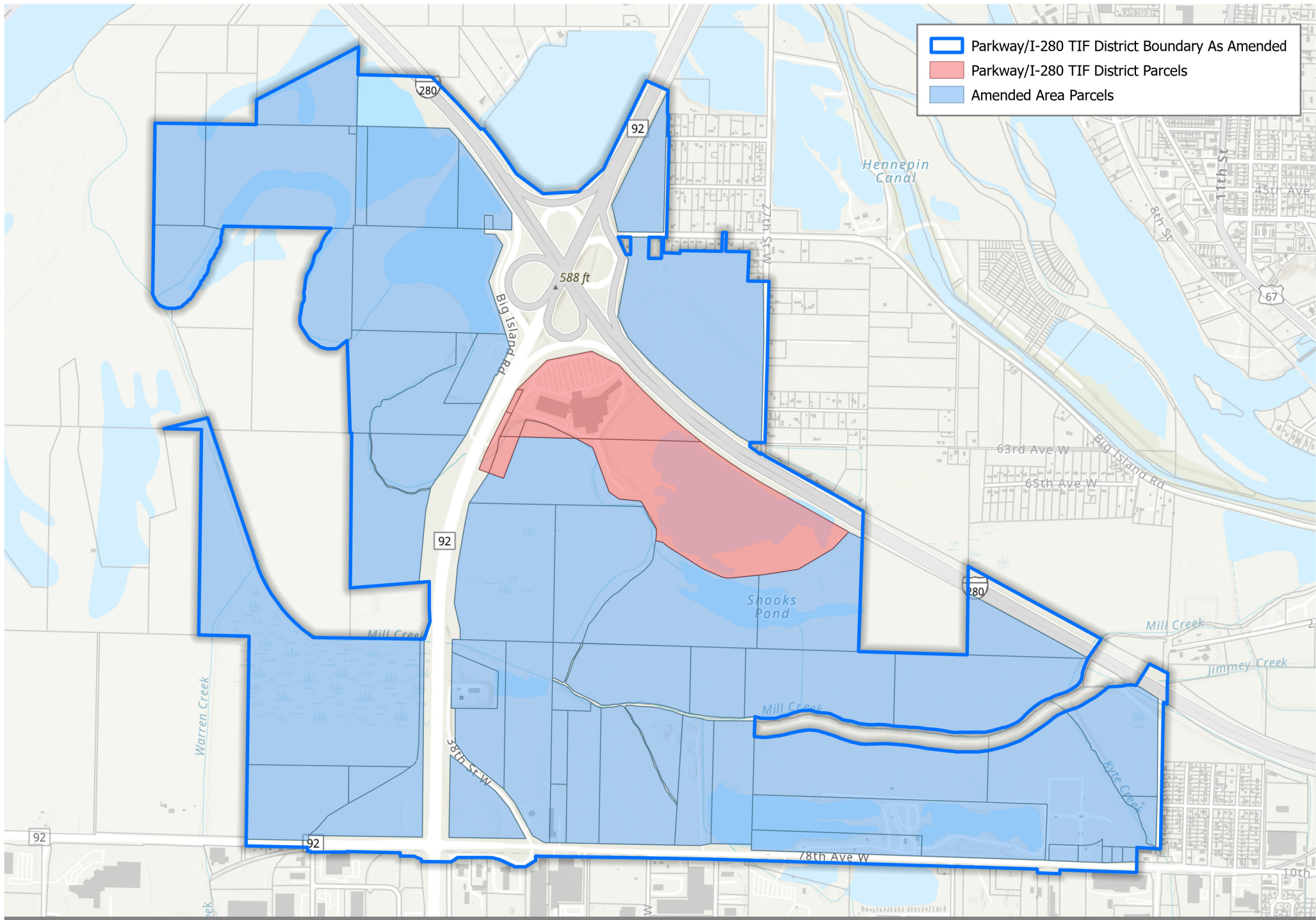
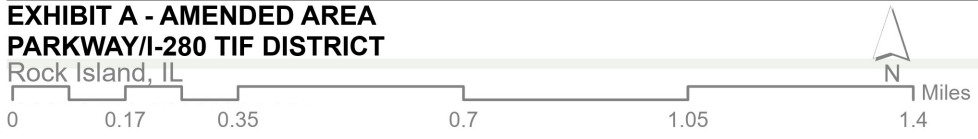


EXHIBIT A - AMENDED AREA
PARKWAY/I-280 TIF DISTRICT
Rock Island, IL



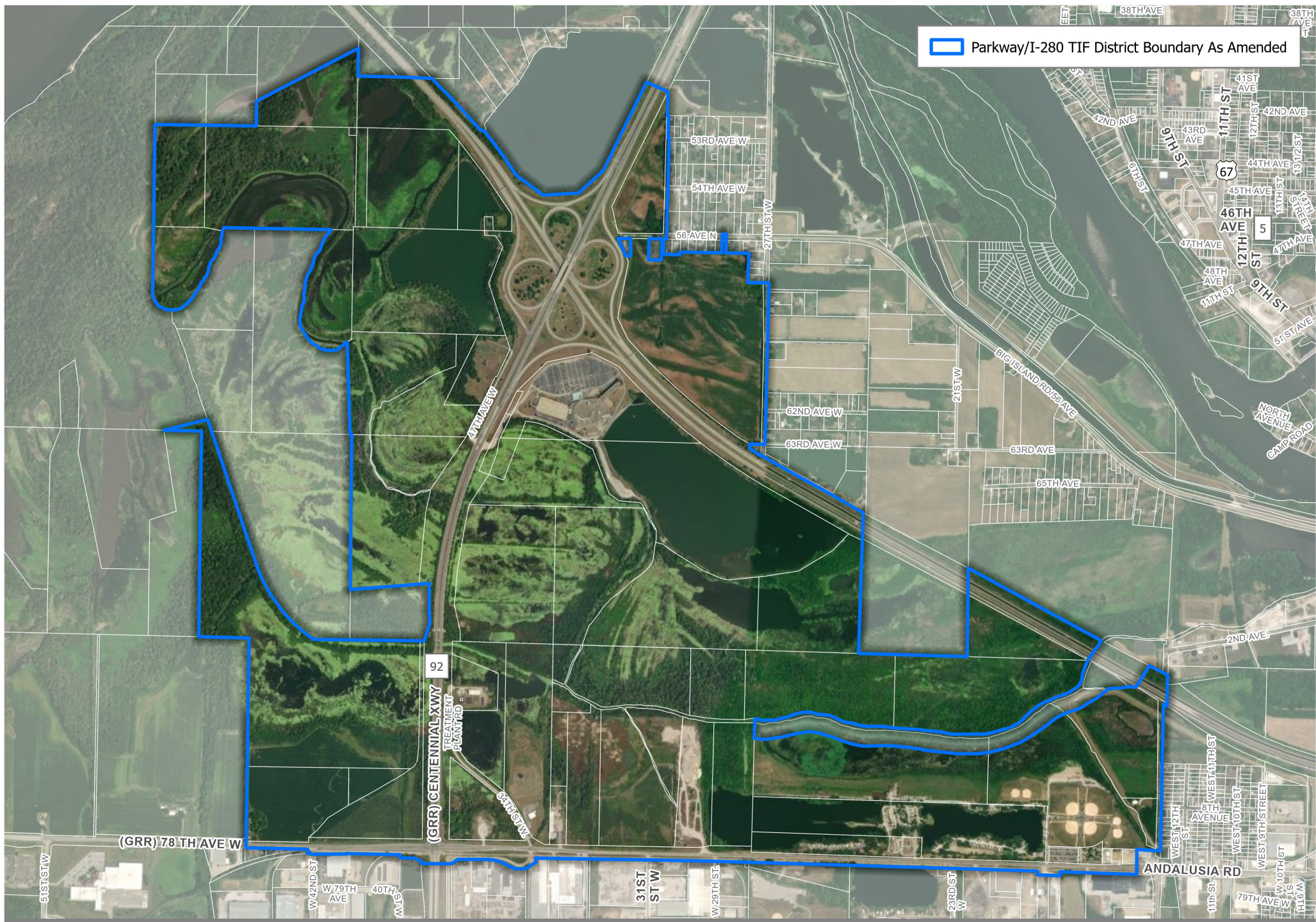


EXHIBIT B - AMENDED BOUNDARY MAP
PARKWAY/I-280 TIF DISTRICT
Rock Island, IL

PARKWAY/I-280 BUSINESS DISTRICT DRAFT REDEVELOPMENT PLAN SYNOPSIS

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District Redevelopment Project. The proposed Business District (the “District”) encompasses 63 parcels of property and rights-of-way in the City. Generally, the northern portion of the Area includes parcels on the northeast corner of the I-280/IL-92 interchange, and the northwest portion of the Area takes in property south of I-280 and west of IL-92. South of I-280 the Area extends south to IL-92/78th Ave West, which makes up the southern boundary of the Area. The boundary map for the Area is attached as Exhibit A.

ELIGIBILITY STUDY

In order to impose the retailers’ occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Project Area is a “Blighted Area”, as defined as follows: *“Blighted area” means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.*

It was found that there are conditions in the Area which contribute to the Area being an economic liability to the City, as well as being economically underutilized. Much of the Area exhibits deteriorated site improvements in some form, which can be generally classified as either structural or surface improvements. Approximately 64% of the 25 structures in the Area show some sort of defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The presence of these conditions can discourage new investment in an area as it creates a perception of economic decline. In terms of surface improvements, the Area showed signs of deterioration including unkempt gravel areas, cracked and deteriorated parking areas, and grass or weed growth in some of the surface improvements. Overall, a lack of regular maintenance contributes to structural and surface deterioration on parcels.

There are issues with improper subdivision and obsolete platting throughout the Area as well. Some of the existing platting does not meet the needs of contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. These parcels could prove to be a barrier to redevelopment of existing site improvements or development of some of the vacant parcels, as property assembly or reconfigurations (through splits and/or combinations) could be required in order for the parcels to be developed to their highest and best uses.

A portion of these parcels also exhibit inadequate or non-existent street layout. As noted, in order for the available acreage to be developed to its highest and best use property reconfiguration could be required. As part of this process provisions for adequate right-of-way will be required and should be done in accordance with an overall plan for the development of the property.

There are also conditions which could potentially endanger property, with almost all of the boundary within the floodplain, and a significant portion in Zone AE. These classifications are high risk areas per FEMA, with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Structures in Zone AE must meet specific FEMA and local floodplain management regulations, including elevation requirements, with buildings typically needing to be elevated to or above the base flood elevation to reduce flood damage risk. Overall, the presence of these conditions can add complexity to any development in the Area, which poses a barrier to future economic growth of the properties.

The Area, because of a predominance of certain conditions noted in the area including deterioration of site improvements, improper subdivision or obsolete platting, inadequate or non-existent street layout, and

conditions which could endanger property, constitutes an economic liability to the City. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of aged structures exhibiting deteriorated conditions can create a perception of localized economic decline, which in turn can deter future investment in the area. One metric used by state statutes to determine whether a Redevelopment Project Area is considered to be stagnant or in decline is if the Area is increasing at an annual rate that is less than the CPI for three of the last five calendar years prior to the year in which the Redevelopment Project Area is designated. Table A shows the comparison of the Project Area growth rates to CPI from 2018-2023. This analysis shows that the Project Area has lower annual growth rates than the CPI for four of the last five years. Additionally, the Area had a year where the total EAV declined over 9%. Thus, the Area meets the

TABLE A - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	GROWTH %	CPI ²
2023	\$25,622,569	5.49%	6.50%
2022	\$24,289,241	6.44%	7.00%
2021	\$22,820,464	2.64%	1.40%
2020	\$22,233,234	1.12%	2.30%
2019	\$21,987,372	-9.14%	1.90%
2018	\$24,200,434	-	-

¹Total EAV of the parcels in the Project Area. Source: Rock Island County property tax records.

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor.

statutory threshold for this factor.

The Area could also be considered to be economically underutilized. The boundary includes a stretch of I-280, which is one of the most heavily trafficked roadways in the City with a count of over 22,000 per IDOT AADT data. Additionally, the IL-92/I-280 interchange is included, with IL-92 having an AADT count of over 15,000 in the Area. Ideally these properties would capitalize on this visibility. Another indication of the economic underutilization of the Area is in the form of the Retail Opportunity Gap that exists for some of the retail sectors in the region. Retail Market Power (“RMP”) data from Claritas provides an analysis of the existing demand for certain retail store types within a geography, along with the existing expenditures in that geographical area for those same retail store types. One proposed development within the Area includes a retail store that would be classified as NAICS 447, Gasoline Stations. When looking at the region, this retail store type has an opportunity gap of \$2M in a five-minute drive of the intersection of I-280 and IL-92, \$5.8M in a ten-minute drive, and \$72M in a fifteen-minute drive. Other notable opportunity gaps within the fifteen-minute drive radius include a gap of \$52.5M for Clothing & Clothing Accessories Stores (NAICS 448), Restaurants & Other Eating Places (NAICS 7225) with a gap of \$86M, and a \$16.6M gap for Furniture & Home Furnishing Stores (NAICS 442). If the properties in the Area were being utilized to their highest and best uses through future development, these opportunity gaps could potentially be met, which would in turn keep expenditures local and create additional property tax revenues through the development of new retail and commercial properties.

REDEVELOPMENT PLAN

The primary goal of the plan is to provide a resource for economic development throughout the Area. Some of the objectives of the Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area.
- Extension of the existing utility and infrastructure network to facilitate new development.
- Extension of the existing street network to facilitate new development.
- Enhance the sales tax base of the District.
- Retain and assist existing businesses in the District.
- Enhance the property tax base of the District.
- Facilitate new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

NEXT STEPS – AMENDED PARKWAY/I-280 TIF DISTRICT IV, BUSINESS DISTRICT

Some of the next steps for the potential establishment of the Hartford TIF District IV Redevelopment Project Area and Amended Business District Redevelopment Project Area include:

- 2/13 JOINT REVIEW BOARD – Meeting of the Joint Review Board for the Parkway/I-280 TIF District, set for 1:00 PM.
- 3/17 PUBLIC HEARING – Public Hearing for TIF District Amendment and Business District Establishment.

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

December 13, 2024 through
December 19, 2024
TOTAL: \$2,269,187.55

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
247	Delacerda House Grant	413	Criminal Investigation Bureau
248	ARPA Fund	414	Administration/Technical Services Bureau
249	Downtown Infrastructure Pass Thru	415	Tactical Operations
251	Public Library	451	Fire Administration November 5, 2021 through
252	Volunteers of the RI Library	452	Fire Emergency Services
271	Honor Guard Contributions	453	Fire Protective Inspect
272	DARE	454	Ambulance
273	Police Contributions	611	Public Works Administration
274	Elderly Service Contributions	612	Motor Vehicle Parking System
275	RI Auxiliary Police	613	Water Meter Services
276	RI Labor Day Parade	615	Engineering
277	ESO Christmas Tour	616	Municipal Services
278	Adopt A School	617	Fleet Services
279	Fire Donations	618	Utilities Service
282	Lead Grant	619	Utilities Maintenance
301	Capital Improvements	711	Library Administration
302	Capital Improvements - Streets	712	Library Info Services
405	Debt Service	713	Library Circulation
501	Water Operation & Maintenance	714	Library Extension
502	Water Capital 2010A BAB'S	811	Park/Recreation Administration
506	Wastewater Operations & Maintenance	813	Recreation
507	Stormwater Utility	818	Whitewater Aquatic Center
508	Wastewater Capital 2010A BAB'S	819	Schwiebert Riverfront Park
510	Solid Waste	822	Parks
511	Centennial Bridge	834	Highland Golf Maintenance
541	Sunset Marina	835	Highland Clubhouse
555	Parks & Recreation	846	Golf Pro Shop
581	CDBG Loan Programs	854	Saukie Golf Maintenance
582	State Affordable Housing	855	Saukie Clubhouse
583	Community/Economic Development Loans	867	RIFAC
584	CIRLF Loan Fund	891	Donations P/R Admin
585	MPF Endowment Loans	892	Donations Parks
586	Brownfield Revolving Loan Fund	893	Donations Recreation Programs
595	Public Housing	894	Donations Golf Maintenance
601	Fleet Services	895	Donations Highland/Saukie Clubhouse
602	Fleet Amortization	896	Donations Golf Pro Shop
606	Engineering	897	Donations RIFAC
609	Hydroelectric Plant	898	Donations Longview Aquatic Center
621	Self-Insurance	899	Donations Riverfront Park
626	Employee Health Plan	910	Police Fire Commission
701	Fire Pension	920	Fire Pension
706	Police Pension	930	Police Pension
711	Cafeteria Plan	940	Cafeteria Plan
712	Loan Escrow		
831	GASB 34		
901	MLK Activity		
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	12/19/24
ENDING CHECK DATE	:	12/19/24
ORG NAME FOR EXTRACT FILE	:	APPP121924
FILE NAME	:	SAV\BANKCHECK_121924_155923

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 12/19/24 - 12/19/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	50776	\$1920.11 1920.11	12/19/24 555-854701-52301-00000000	00046		0 ADEL WHOLESALERS INC saukie heater		T	CLEARED
1	50777	\$650425.00 650425.00	12/19/24 248-617365-56406-8114686	00056		0 ALEXIS FIRE EQUIPMENT CO 2024 Alexis Fire Pumper		T	CLEARED
1	180424	\$2389.54 2389.54	12/19/24 207-313811-53112-0000862	18946		0 ALTUSWORKS INC Historic Resources Survey		S	OUTSTANDING
1	180431	\$9990.00 9990.00	12/19/24 501-618352-53822-00000000	18223		1 AQUATIC INFORMATICS INC wims premier upgrade		S	OUTSTANDING
1	50778	\$610.70 12.22 12.22 3.66 63.12 92.88 426.60	12/19/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617362-52401-00000000 555-834751-52204-00000000 555-834751-52305-00000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2024-0002967 FLEET-2024-0003003 FLEET-2024-0003006 FLEET-2024-0003014 highland windshield deicer, en highland filters, spark plugs		T	CLEARED
1	180432	\$3641.00 600.00 3041.00	12/19/24 626-157141-53112-00000000 626-157141-53112-00000000	18167		0 ASSUREDPARTNERS CAPITAL INC Milliman Contract 25/26 December Consulting Fees		S	OUTSTANDING
1	180433	\$57.00 57.00	12/19/24 101-414226-53207-00000000	00010		1 AT & T CORP NOVEMBER BILL		S	OUTSTANDING
1	50779	\$9125.29 1916.07 3266.41 1451.11 420.29 2071.41	12/19/24 101-617111-53702-00000000 101-617120-53702-00000000 501-618352-53702-00000000 501-618352-53702-00000000 506-618341-53702-00000000	17608		1 ATHENA ENERGY SERVICES HOLDINGS LLC 11/24 City Hall 11/24 PD 11/24 WTP 1 11/24 WTP 2 11/24 WWTP		T	CLEARED
1	50780	\$4317.03 4217.03 100.00	12/19/24 555-867564-53702-00000000 555-811041-53702-00000000	17608		2 ATHENA ENERGY SERVICES HOLDINGS LLC rifac gas admin gas		T	CLEARED
1	180434	\$50.98 25.99 24.99	12/19/24 601-617364-52305-00000000 601-617364-52305-00000000	00109		0 AUTOZONE STORES LLC FLEET-2024-0002958 FLEET-2024-0002958		S	OUTSTANDING
1	50781	\$6679.68 6679.68	12/19/24 101-256081-53822-00000000	16842		1 BACKUPIFY INC BACKUPIFY ANNUAL RENEWAL		T	CLEARED
1	50782	\$110.00 25.00 25.00 60.00	12/19/24 555-822601-53801-00000000 555-813511-53801-00000000 555-813511-53801-00000000	18067		0 BCRGEHN INC chalet bug spray hauberg bug spray carriage house bug spray		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 12/19/24 - 12/19/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	180435	\$67099.50 67099.50	12/19/24 251-711401-56203-6541000	10260		0 BI-STATE MASONRY RIP MASONRY PROJECT		S	OUTSTANDING
1	180436	\$23.98 23.98	12/19/24 101-118041-54401-0000000	00288		0 BI-STATE REGIONAL COMMISSION CEO/CAO meeting		S	OUTSTANDING
1	50783	\$922.00 922.00	12/19/24 555-834751-52204-0000000	00297		0 BLICK & BLICK OIL INC highland drums		T	CLEARED
1	50784	\$1992.18 425.00 272.93 1294.25	12/19/24 601-617364-53804-0000000 601-617364-52305-0000000 601-617364-52305-0000000	00301		0 BONNELL INDUSTRIES INC FLEET-2024-0002995 FLEET-2024-0003017 FLEET-2024-0003018		T	CLEARED
1	50785	\$2515.89 199.85 2316.04	12/19/24 101-454273-52214-0000000 101-454273-52214-0000000	10989		0 BOUND TREE MEDICAL LLC Medical Supplies Medical Supplies		T	CLEARED
1	180437	\$15562.00 7781.00 7781.00	12/19/24 501-618352-52217-0000000 501-618352-52217-0000000	10250		0 BRENNTAG MID-SOUTH INC. chlorine chlorine		S	OUTSTANDING
1	50786	\$200.00 200.00	12/19/24 101-122041-52216-0000000	04514		0 BRIDGES INC Food for Rededication		T	CLEARED
1	50787	\$44.84 44.84	12/19/24 251-712421-54305-0000000	01602		0 BTAC ACQUISITION CORP RIP REFERENCE		T	CLEARED
1	180438	\$663.75 663.75	12/19/24 507-619892-55602-0000000	19016		0 CALEB ARRINGDALE RIDAP reimbursement 3519 21 ST		S	OUTSTANDING
1	180439	\$1860.00 1860.00	12/19/24 101-910041-53105-0000000	17697		0 CAMPION BARROW AND ASSOCIATES INC MICHNA-ROSE-RAMOS-WALLS TESTIN		S	OUTSTANDING
1	180440	\$4725.46 1301.06 3424.40	12/19/24 101-617375-53804-0000000 101-617375-53804-0000000	17489		0 CDL ELECTRIC CO INC Oct 2024 RR Maint. Nov 2024 RR Maint		S	OUTSTANDING
1	180441	\$6740.00 6740.00	12/19/24 101-413215-52406-0000000	15742		0 CELLEBRITE INC CELLEBRITE SUBSCRIPTION		S	OUTSTANDING
1	180442	\$3439.45 2496.00 943.45	12/19/24 555-822601-53806-5288000 555-834751-52219-0000000	01141		0 CHC DBA D & K PRODUCTS douglas mound clay highland regulator		S	OUTSTANDING
1	50788	\$12144.00 6072.00 6072.00	12/19/24 501-618352-52217-0000000 501-618352-52217-0000000	17328		0 CHEMWATER INC polymer polymer		T	CLEARED
1	50789	\$3012.00	12/19/24	09029		1 CITYBLUE TECHNOLOGIES LLC		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		2200.00	101-256091-53804-00000000			PW PLOTTER ANNUAL MAINTENANCE			
		812.00	101-256081-53804-00000000			PW PLOTTER ANNUAL MAINTENANCE			
1	180443	\$963.69	12/19/24	13866		1 CORE & MAIN LP		S	OUTSTANDING
		493.79	501-619356-52303-00000000			hydro hitch			
		469.90	501-619356-52303-00000000			hydro hitch economy elbow			
1	180444	\$58272.50	12/19/24	15529		0 CORRECTIVE ASPHALT MATERIALS, LLC		S	OUTSTANDING
		58272.50	101-616301-53805-6503000			Asphalt based rejuvenator			
1	180445	\$900.00	12/19/24	11454		0 CORRPRO COMPANIES INC		S	OUTSTANDING
		900.00	501-618121-53804-00000000			insp serv tank/aviat light rep			
1	180446	\$144.00	12/19/24	16290		0 CREATIVE CONFECTIONS LLC		S	OUTSTANDING
		144.00	101-122041-52216-00000000			Cookies for Rededication			
1	180447	\$9000.00	12/19/24	18671		0 CROSS CREEK CONDO ASSOCIATION		S	OUTSTANDING
		3000.00	507-619892-55602-00000000			RIDAP reimbursement 2804 24 St			
		3000.00	507-619892-55602-00000000			RIDAP reimb. 2804 24 ST			
		3000.00	507-619892-55602-00000000			RIDAP reimb. 2804 24 ST			
1	50790	\$28516.91	12/19/24	14239		0 CVS PHARMACY INC		T	CLEARED
		28516.91	626-157141-53602-00000000			CVS 11/16/24 to 11/23/24			
1	50791	\$58.00	12/19/24	00570		0 DULTMEIER SALES LLC		T	CLEARED
		58.00	601-617364-52305-00000000			FLEET-2024-0002961			
1	50792	\$475.00	12/19/24	00949		0 ELECTRICAL ENGINEERING & EQUIPMENT CO		T	CLEARED
		475.00	506-618341-53804-00000000			generator repair			
1	50793	\$547.15	12/19/24	00602		0 ELLIOTT EQUIPMENT CO		T	CLEARED
		547.15	601-617364-52305-00000000			FLEET-2024-0003016			
1	50794	\$708.00	12/19/24	14735		1 EXTEND HEALTH		T	CLEARED
		708.00	626-157141-53104-00000000			HRA Service - Dec. 2024			
1	50795	\$129.12	12/19/24	02528		1 FASTENAL COMPANY		T	CLEARED
		30.99	601-617364-52305-00000000			Fasteners			
		98.13	601-617364-52305-00000000			Fasteners			
1	180425	\$2000.00	12/19/24	18056		0 GARY L PETERSEN		S	OUTSTANDING
		2000.00	207-312801-55109-00000000			CY24 Tax Rebate			
1	180448	\$9778.92	12/19/24	14740		0 GENERAL PUMP & MACHINERY INC		S	OUTSTANDING
		7259.54	555-867564-53806-00000000			rifac aurora pump			
		2519.38	555-867564-53804-00000000			rifac aurora pump			
1	50796	\$42551.37	12/19/24	15343		0 GENESIS HEALTH SYSTEM		T	CLEARED
		14135.31	626-157141-53112-05200000			EE75 December			
		4711.77	621-157131-53602-05200000			WC25 December			

010 CITY OF ROCK ISLAND
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BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		5926.07 17778.22	621-157131-53602-0520000 626-157141-53112-0520000			25 WC 75 EE			
1	180449	\$398.65 257.94 140.71	12/19/24 501-619356-52103-0000000 601-617364-52305-0000000	00199		0 GIBSON LTD 18whitachi emb 1830/ etc FLEET-2024-0002948		S	OUTSTANDING
1	180450	\$150.00 150.00	12/19/24 601-617364-52305-0000000	15269		0 GILLESPIE AUTO ELECTRIC INC FLEET-2024-0002956		S	OUTSTANDING
1	50797	\$70.00 70.00	12/19/24 555-867564-53801-0000000	18091		0 GLOBAL SECURITY SERVICES-IA rifac security monitor		T	CLEARED
1	50798	\$701.93 197.64 129.29 375.00	12/19/24 501-619356-52301-0000000 510-616041-51402-0000000 606-615091-51405-0000000	00365		0 GRAINGER urinal -deodorant rain suite gloves		T	CLEARED
1	180451	\$302.17 302.17	12/19/24 101-452271-51502-0000000	18808		0 GRANT JORGENSEN IFSI Wk 8 Academy		S	OUTSTANDING
1	50799	\$106.88 106.88	12/19/24 601-617364-52207-0000000	01257		0 GREENWOOD CLEANING SYSTEMS INC 2 Cases paper towel rolls		T	CLEARED
1	50800	\$1971.48 151.43 1310.03 510.02	12/19/24 501-618352-52205-0000000 501-619356-52303-0000000 501-618121-52205-0000000	04970		0 HD SUPPLY FACILITIES MAINTENANCE incubator thermometer hydrant extension kits supplies		T	CLEARED
1	50801	\$373003.57 346320.70 26682.87	12/19/24 626-157141-53602-0000000 626-157141-53104-0000000	10204		1 HEALTH CARE SERVICE CORPORATION Total Claims Charges/ Credits Total Admin Fees and Adjustmen		T	CLEARED
1	50802	\$390.75 390.75	12/19/24 506-618341-52303-0000000	00153		0 HEMPEL PIPE & SUPPLY INC joint/gasket		T	CLEARED
1	180452	\$8750.00 8750.00	12/19/24 101-122041-53112-0000000	18763		0 HIGHSTAKES 35 LLC Prof Services for December		S	OUTSTANDING
1	180453	\$21259.22 4060.97 10113.25 1560.00 5525.00	12/19/24 506-619346-53102-2869000 506-619346-53102-2831000 506-619359-53102-2564000 506-619359-53102-2564000	16977		0 HUTCHISON ENGINEERING INC Prof serv thru 11/30/24 Engineering design svc 30 St 5 Prof services thru 11/30/24 Prof services thru 11/15/24		S	OUTSTANDING
1	180454	\$450.00 450.00	12/19/24 101-451041-54402-0000000	02403		0 ILLINOIS FIRE CHIEFS ASSOC Membership renewal		S	OUTSTANDING
1	180455	\$44.40 44.40	12/19/24 506-618041-51502-0000000	12972		0 ILLINOIS TOLLWAY Lic plate M241010 (IL)		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 12/19/24 - 12/19/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	50803	\$4010.00 860.00 3150.00	12/19/24 501-618041-53112-0000000 507-619041-53102-0000000	16556		0 IMEG CORP Prof services thru 11/24/24 Prof services thru 11/17/24		T	CLEARED
1	50804	\$5123.31 117.69 288.99 272.81 117.00 151.57 19.95 1147.83 970.34 824.61 510.91 19.14 16.17 50.13 616.17	12/19/24 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-713451-54305-0000330 251-714403-54305-5645330 251-712431-52210-0000000 251-712431-52210-0000000 251-713451-54305-0000330 251-714403-54305-5645330	01518		0 INGRAM INDUSTRIES INC RIP RIS RIZ BOOK RIP RIS RIZ BOOK RIP RIS RIZ BOOK RIP RIS RIT RIZ BOOK RIP CR RIS BOOK RIP BOOK RIP BOOK RIP BOOK RIP CR RIS RIZ BOOK RIP CR RIS RIT RIZ BOOK TS PROCESSING TS PROCESSING RIP BOOK & AV RIP CR RIS RIZ BOOK		T	CLEARED
1	180426	\$7150.00 3481.46 3668.54	12/19/24 242-313851-55220-6215310 242-313851-55220-6215230	04769		0 IOWA ILLINOIS TAYLOR INSULATION INC Boiler Piping Boiler Piping		S	OUTSTANDING
1	180456	\$120.00 55.00 65.00	12/19/24 101-451293-53801-0000000 101-451295-53801-0000000	15672		0 KENNEYS PEST CONTROL INC Pest control Pest control		S	OUTSTANDING
1	50805	\$132.65 132.65	12/19/24 601-617364-52305-0000000	00240		0 KEYSTONE AUTOMOTIVE INDUSTRIES INC FLEET-2024-0003007		T	CLEARED
1	50806	\$17400.00 17400.00	12/19/24 242-313851-55220-6215310	00309		0 LANDEROS & SONS CONSTRUCTION INC L.Nesbit 1227 Glenhurst Court		T	CLEARED
1	50807	\$87144.29 87144.29	12/19/24 221-616311-53806-2849000	00411		0 LANGMAN CONSTRUCTION INC 28 ST and 32 AVE CT reconstruc		T	CLEARED
1	50808	\$217.44 217.44	12/19/24 601-617364-51402-0000000	00423		0 LAWSON PRODUCTS INC Blended gloves		T	CLEARED
1	180457	\$600.00 600.00	12/19/24 101-412206-51401-6455000	19002		0 LEANNE ZAZZETTI TRAF CRASH INV II		S	OUTSTANDING
1	180458	\$350.45 350.45	12/19/24 101-213061-53402-5128000	16401		1 LEE ENTERPRISES INCORPORATED Truth in Taxation		S	OUTSTANDING
1	50809	\$84.92 84.92	12/19/24 506-618341-53902-0000000	00795		1 LINDE GAS & EQUIPMENT INC acetylene		T	CLEARED

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1	50810	\$2890.20 2890.20	12/19/24	02217		0 LOVEWELL FENCING INC douglas rails, line posts, ter		T	CLEARED
1	180459	\$39.91 39.91	12/19/24	18982		0 LUCAS PATSCH TRAVEL REIMBURSE INTO TO FINGE		S	OUTSTANDING
1	50811	\$110.94 110.94	12/19/24	17388		0 MACQUEEN EQUIPMENT LLC FLEET-2024-0003021		T	CLEARED
1	50812	\$2402.09 1760.06 1760.06- 2402.09	12/19/24	00482		0 MARTIN EQUIPMENT OF ILLINOIS INC Hyd cylinder rod Credit/returned hyd cyl rod Hoses, swivels, etc. #8936		T	CLEARED
1	50813	\$6267.98 150.00 1294.06 73.99 50.00 434.68 150.00 1294.06 170.94 439.68 77.00 1007.71 154.00 50.00 434.68 50.00 437.18	12/19/24	18840		0 MAUPIN ENTERPRISES LLC FLEET-2024-0002987 FLEET-2024-0002987 FLEET-2024-0002984 FLEET-2024-0002991 FLEET-2024-0002991 FLEET-2024-0002989 FLEET-2024-0002989 FLEET-2024-0002978 FLEET-2024-0002993 FLEET-2024-0002993 FLEET-2024-0002971 FLEET-2024-0002971 FLEET-2024-0003009 FLEET-2024-0003009 FLEET-2024-0003011 FLEET-2024-0003011		T	CLEARED
1	50814	\$5655.47 5655.47	12/19/24	17063		0 MCCLINTOCK TRUCKING & EXCAVATING INC Hillside repair		T	CLEARED
1	50815	\$31860.80 31.52 30.56 141.89 2404.96 414.26 99.57 20.83 76.70 143.39 21.55 105.45 186.55 15984.60 1130.19	12/19/24	00560		0 MIDAMERICAN ENERGY CO 560756473 - 2300 3rd ave Sign 560648997 - 451 44th St Sign RIS ELECTRIC BILL DEC 24 Clarification Bldg elec WWTP nat gas RW Road Water Tower elec Dechlorination Bldg Dechlorination Bldg 17 St Parking Lot elec Chlorination Bldg Chlorination Bldg 1110 Mill St elec 11/24 Street Lights electricit gas/hauberg		T	CLEARED

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		406.00	555-818551-53702-00000000			gas/wwj			
		136.16	555-854701-53702-00000000			gas/saukie			
		125.37	555-834751-53702-00000000			gas/highland			
		894.54	555-822601-53702-00000000			gas/parks			
		493.02	555-819614-53703-00000000			elec/schwiebert			
		507.98	555-813511-53703-00000000			elec/hauberg			
		208.78	555-813521-53703-00000000			elec/plex			
		1078.30	555-834751-53703-00000000			elec/highland			
		186.15	555-854701-53703-00000000			elec/saukie			
		2756.81	555-822601-53703-00000000			elec/parks			
		4000.42	555-867564-53703-00000000			rifac elec			
		146.00	555-811041-53703-00000000			admin elec			
		129.25	555-854701-53703-00000000			saukie elec			
1	180460	\$5156.00	12/19/24	18219		0 MIDWEST ALARM SERVICES		S	OUTSTANDING
		5156.00	101-256081-53822-00000000			SOFTWARE LICENSE SALE			
1	50816	\$436.85	12/19/24	17748		0 MIDWEST DOORS LLC		T	CLEARED
		436.85	101-451291-53801-00000000			Door repair			
1	50817	\$285.37	12/19/24	17981		0 MIDWEST TAPE LLC		T	CLEARED
		110.19	251-714403-54305-5645330			CR RIS RIZ AV			
		155.19	251-714403-54305-5645330			CR RIS RIZ AV			
		19.99	251-713451-54305-0000330			RIP AV			
1	50818	\$192.87	12/19/24	00574		0 MIDWEST WHEEL COMPANIES INC		T	CLEARED
		67.96	601-617364-52305-00000000			FLEET-2024-0003002			
		124.91	601-617364-52305-00000000			FLEET-2024-0003002			
1	180461	\$22383.50	12/19/24	01781		0 MILLENNIUM WASTE INC		S	OUTSTANDING
		22383.50	510-616331-53704-00000000			Nov 2024 landfill charges			
1	180462	\$1078.44	12/19/24	01781		1 MILLENNIUM WASTE INC		S	OUTSTANDING
		266.10	555-867564-53704-00000000			rifac garbage			
		389.95	555-835753-53704-00000000			highland garbage			
		178.59	555-855702-53704-00000000			saukie garbage			
		159.94	555-813511-53704-00000000			hauberg garbage			
		83.86	555-822601-53704-00000000			parks garbage			
1	50819	\$840.00	12/19/24	00319		0 MOBOTREX INC		T	CLEARED
		840.00	101-617372-52304-00000000			r/r-yunex			
1	50820	\$320.08	12/19/24	15816		0 MOTOR PARTS AND EQUIPMENT CORPORATION		T	CLEARED
		111.92	601-617364-52305-00000000			FLEET-2024-0002955			
		149.80	601-617364-52204-00000000			FLEET-2024-0002965			
		6.22	601-617364-52305-00000000			FLEET-2024-0003004			
		10.66	601-617364-52305-00000000			FLEET-2024-0003004			
		8.87	601-617364-52305-00000000			FLEET-2024-0003005			
		5.07	601-617364-52305-00000000			FLEET-2024-0003005			
		21.32	601-617364-52305-00000000			FLEET-2024-0003019			

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		6.22	601-617364-52305-00000000			FLEET-2024-0003019			
1	50821	\$155.66 77.83 77.83	12/19/24 555-854701-52305-00000000 555-834751-52305-00000000	12083		0 MTI DISTRIBUTING INC saukie screw-bedknife highland screw bedknife		T	CLEARED
1	180463	\$486.70 486.70	12/19/24 101-155101-53109-00000000	00668		0 MULKEYS RESTAURANT Mulkey's Restaurant Payment		S	OUTSTANDING
1	50822	\$332.49 249.75 22.32 60.42	12/19/24 601-617362-52401-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00669		0 MUTUAL WHEEL COMPANY INC 5 work benches FLEET-2024-0002996 FLEET-2024-0002997		T	CLEARED
1	180427	\$8395.00 1679.00 1679.00 1679.00 1679.00 1679.00	12/19/24 242-312801-54101-6396244 242-312801-54101-6396244 242-312801-54101-6396244 242-312801-54101-6396244 242-312801-54101-6396244	18907		0 NARRATIVES QC INC Nov24 Staff Costs September 2024 Staff Costs October 2024 Staff Costs July 2024 Staff Costs Staff Costs		S	OUTSTANDING
1	50823	\$196.03 6.59- 220.71 5.29 50.00- 5.82 5.82 14.98	12/19/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617362-52401-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52204-00000000	04242		0 OREILLY AUTOMOTIVE STORES INC Credit/pump cap Starter for #117 Air tool Core credit FLEET-2024-0002966 FLEET-2024-0002985 FLEET-2024-0003020		T	CLEARED
1	50824	\$2270.26 1961.61 35.99 75.00 62.50 118.16 17.00	12/19/24 251-713451-54305-00000000 251-713451-54305-00000000 251-713451-54305-00000000 251-713451-54305-00000000 251-713451-54305-00000000 251-713451-54305-00000000	12871		0 OVERDRIVE INC OVERDRIVE E-CONTENT OVERDRIVE E-CONTENT OVERDRIVE E-CONTENT OVERDRIVE E-CONTENT OVERDRIVE E-CONTENT OVERDRIVE E-CONTENT		T	CLEARED
1	50825	\$1599.98 96.00 65.00 277.00 132.00 305.00 34.00 395.98 295.00	12/19/24 606-615041-51401-00000000 101-414223-51405-00000000 101-414223-51405-00000000 101-413227-51404-00000000 101-413216-51405-00000000 101-411041-51401-00000000 101-413216-51405-00000000 101-413215-51405-00000000	00753		0 PANTHER UNIFORMS INC shirts/Brokaw PAULEY MUEHLER CLOTHING PATSCHE BOOTS PATSCHE CLOTHING MCCLOUD BELT MENDOZA CLOTHING SERRA CLOTHING		T	CLEARED
1	50826	\$459.58 213.09	12/19/24 601-617364-52305-00000000	18027		0 PARTS AUTHORITY LLC FLEET-2024-0002882		T	CLEARED

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		67.84	601-617364-52305-00000000			FLEET-2024-0002959			
		12.18	601-617364-52305-00000000			FLEET-2024-0002950			
		57.09	601-617364-52305-00000000			FLEET-2024-0002949			
		11.37	601-617364-52305-00000000			FLEET-2024-0002951			
		34.78	601-617364-52305-00000000			FLEET-2024-0003026			
		28.45	601-617364-52305-00000000			FLEET-2024-0002998			
		34.78	601-617364-52305-00000000			FLEET-2024-0003025			
1	180428	\$15000.00	12/19/24	07817		0 PECKHAM GUYTON ALBERS & VIETS INC.			S OUTSTANDING
		15000.00	101-313851-53112-0000297			Services ended November 30,202			
1	50827	\$867.76	12/19/24	04257		0 PHELPS UNIFORM SPECIALISTS INC			T CLEARED
		10.04	501-618121-53822-00000000			mats/etc			
		18.59	501-618121-53901-00000000			uniforms			
		10.04	501-618121-53822-00000000			mats/etc			
		18.59	501-618121-53901-00000000			uniforms			
		10.04	501-618121-53822-00000000			mats/etc			
		18.59	501-618121-53901-00000000			uniforms			
		10.04	501-618121-53822-00000000			mats/etc			
		18.59	501-618121-53901-00000000			uniforms			
		38.85	501-618352-53822-00000000			mats/etc			
		68.16	501-618352-53901-00000000			uniforms			
		38.85	501-618352-53822-00000000			mats/etc			
		68.16	501-618352-53901-00000000			uniforms			
		38.85	501-618352-53822-00000000			mats/etc			
		68.16	501-618352-53901-00000000			uniforms			
		38.85	501-618352-53822-00000000			mats/etc			
		68.16	501-618352-53901-00000000			uniforms			
		43.42	251-711401-53801-00000000			RIP WEEKLY MAT SERVICE			
		43.42	251-711401-53801-00000000			RIP WEEKLY MAT SERVICE			
		43.42	251-711401-53801-00000000			RIP WEEKLY MAT SERVICE			
		43.42	251-711401-53801-00000000			RIP WEEKLY MAT SERVICE			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
		9.61	555-834751-53901-00000000			highland laundry			
		28.27	555-834751-53822-00000000			highland mats & towels			
1	180464	\$499.00	12/19/24	07893		0 PRAIRIECAT			S OUTSTANDING
		499.00	251-712421-53823-6149000			PC MOBILE APP ANNL 11/24-10/25			
1	50828	\$5742.00	12/19/24	01400		0 QC ANALYTICAL SERVICES LLC			T CLEARED
		262.00	506-618341-53112-00000000			Lab testing			
		368.00	506-618341-53112-00000000			lab testing			
		1704.00	506-618121-53112-00000000			lab testing			
		1704.00	506-618121-53112-00000000			lab testing			
		1704.00	506-618121-53112-00000000			lab testing			

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1	50829	\$13390.00 6695.00 6695.00	12/19/24 207-312801-54101-6521000 207-312801-54101-6521000	18657		0 QUAD CITIES CHAMBER OF COMMERCE INC December Overhead Expense November Overhead Expense		T	CLEARED
1	50830	\$150.00 150.00	12/19/24 101-414222-53822-00000000	08272		0 QUAD CITY TOWING 24-5766 16 CHEV IMPALA		T	CLEARED
1	180465	\$363.36 363.36	12/19/24 501-619041-52103-00000000	01114		0 QUILL CORPORATION roll file organizer 2 pk		S	OUTSTANDING
1	50831	\$165.75 165.75	12/19/24 101-414226-52403-00000000	06729		0 RACOM CORPORATION SPEAKER MICROPHONE BUTTON		T	CLEARED
1	50832	\$3125.44 3125.44	12/19/24 501-618352-53822-00000000	03063		0 RAGAN MECHANICAL repair leak on pipe wtp sub pl		T	CLEARED
1	50833	\$1254.44 116.98 256.47 35.99 275.00 570.00	12/19/24 101-412206-51401-00000000 101-412206-51401-00000000 101-414223-52402-00000000 601-617364-52305-00000000 601-617364-52305-00000000	00728		0 RAY OHERRON COMPANY INC D. ROBINSON SHIRTS LEACH PANTS PATSCHE LIGHT CASE FLEET-2024-0002954 FLEET-2024-0002957		T	CLEARED
1	50834	\$16373.69 16373.69	12/19/24 510-616333-53704-00000000	15208		1 REPUBLIC SERVICES Nov. 2024 - Recycling Services		T	CLEARED
1	50835	\$352.35 352.35	12/19/24 501-619356-52306-00000000	00607		0 RIVERSTONE GROUP INC upm cold mix		T	CLEARED
1	180466	\$1585.00 1585.00	12/19/24 251-711401-53804-00000000	15340		0 RMC IMAGING INC S/C ANNUAL VIEWSCAN + SCANNER		S	OUTSTANDING
1	180429	\$625.00 125.00 125.00 125.00 125.00 125.00	12/19/24 207-313851-55305-0000428 207-313851-55305-0000428 207-313851-55305-0000428 207-313851-55305-0000428 207-313851-55305-0000428	01405		0 ROCK ISLAND COUNTY ABSTRACT & TITLE Stokes 2038 35th Street Clough 1403 17th Street Bey Buie 329 10th Street Rose 1020 13th Avenue Atwater 1509 6th Avenue		S	OUTSTANDING
1	180467	\$8889.16 8889.16	12/19/24 101-256081-54101-5392000	14856		0 ROCK ISLAND COUNTY ETSB PROSUITE SHARE-Y4, Q4		S	OUTSTANDING
1	180468	\$2826.24 2826.24	12/19/24 101-256081-54101-5392000	00957		0 ROCK ISLAND COUNTY SHERIFF'S OFFICE WANS/LEADS-DECEMBER 2024		S	OUTSTANDING
1	50836	\$159.74 38.64 51.30 69.80	12/19/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	01034		0 SEXTON FORD FLEET-2024-0003001 FLEET-2024-0003001 FLEET-2024-0003001		T	CLEARED

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1	50837	\$1260.00 1260.00	12/19/24 507-616322-53822-00000000	18388		1 SHAWNEE MISSION TREE SERVICE INC 847 22 ST tree removal		T	CLEARED
1	180469	\$43.77 109.20 84.27- 18.84	12/19/24 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	15634		0 SHOTTENKIRK INC Sensor for #134 Credit/returned end part FLEET-2024-0003024		S	OUTSTANDING
1	180470	\$2002.80 620.00 1382.80	12/19/24 507-619348-52303-00000000 507-619348-52303-00000000	15287		0 SLAVISH INC catch basin inlet double		S	OUTSTANDING
1	180471	\$440.99 153.79 8.49- 287.20 8.49	12/19/24 101-611041-52101-00000000 101-411041-52101-00000000 101-411041-52101-00000000 101-411041-52101-00000000	13702		0 STAPLES ADVANTAGE INK CARTRIDGES REFUND CALENDAR 2025 CALENDARS CALENDAR		S	OUTSTANDING
1	50838	\$56896.54 56896.54	12/19/24 626-157141-53601-00000000	17792		0 STEALTH PARTNER GROUP LLC November Stealth Invoice		T	CLEARED
1	50839	\$4484.73 1613.40 2688.15 183.18	12/19/24 101-122041-52101-00000000 101-311041-52101-00000000 501-613358-53502-00000000	01119		0 STECKER GRAPHICS INC Vinyl Graphics City Hall Inspections Tickets, Door Hang water service termination hang		T	CLEARED
1	180472	\$311.00 311.00	12/19/24 101-617112-53801-00000000	08129		0 STERLING COMMERCIAL ROOFING repaired leaks on metal roof		S	OUTSTANDING
1	180473	\$299.95 299.95	12/19/24 101-413215-51405-00000000	18817		0 SYNCHRONY BANK ACCT # 056000007710		S	OUTSTANDING
1	180474	\$45.22 45.22	12/19/24 251-711401-53205-00000000	17308		0 T-MOBILE USA INC CELL SERV ML DEC 2024		S	OUTSTANDING
1	180475	\$790.00 790.00	12/19/24 101-155101-53109-00000000	00089		0 THE ORIGINAL HUCKLEBERRY'S GREAT PIZZA City Holiday Party		S	OUTSTANDING
1	50840	\$246.13 59.70 48.88 137.55	12/19/24 601-617364-52209-00000000 601-617364-52302-00000000 601-617364-52302-00000000	01057		0 THE SHERWIN WILLIAMS COMPANY FLEET-2024-0003012 FLEET-2024-0003012 FLEET-2024-0003012		T	CLEARED
1	180476	\$120.00 120.00	12/19/24 506-619041-51404-00000000	16531		1 THEISENS INC boots Bausch		S	OUTSTANDING
1	180477	\$247.50 247.50	12/19/24 601-617364-53804-00000000	17054		0 THOMPSON TIRE & RETREAD FLEET-2024-0002980		S	OUTSTANDING

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1	50841	\$2092.16 2092.16	12/19/24 555-822611-53801-00000000	00629		0 TOTAL MAINTENANCE INC hort repair boiler		T	CLEARED
1	50842	\$70.00 70.00	12/19/24 555-835753-52212-00000000	05600		0 TRANSITIONS NFP highland pass holder signs		T	CLEARED
1	50843	\$7920.00 6300.00 1620.00	12/19/24 101-256081-56405-0000297 101-256081-56405-0000297	18838		1 TYLER TECHNOLOGIES INC IMPLEMENTATION SERVICES IMPLEMENTATION SERVICES		T	CLEARED
1	180478	\$135.00 135.00	12/19/24 506-619359-53806-2564000	08283		0 TYRONE P WOODRUM 1703 24 ST camera/locate		S	OUTSTANDING
1	50844	\$7773.00 1206.50 1095.20 1141.50 1073.90 1093.00 1067.70 1095.20	12/19/24 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000 101-412206-51403-6455000	00651		0 UNIFORM DEN INC TAYLOR HONOR GUARD MAY HONOR GUARD DIMANNO HONOR GUARD SCHROEDER HONOR GUARD MCMANUS HONOR GUARD MOE HONOR GUARD SAMUELSON HONOR GUARD		T	CLEARED
1	180479	\$16.90 16.90	12/19/24 101-411041-53301-00000000	00792		0 UNITED PARCEL SERVICE ups weekly charges		S	OUTSTANDING
1	50845	\$4781.72 1844.42 1037.30 1900.00	12/19/24 501-619356-52303-00000000 501-619356-52303-00000000 501-619356-52303-00000000	00832		0 UTILITY EQUIPMENT COMPANY supplies supplies two bolt top bolt		T	CLEARED
1	50846	\$483294.53 30276.00 16935.65 119856.35 80567.35 235659.18	12/19/24 248-314881-53801-8223673 248-314881-53801-8223673 203-312801-53801-6547000 101-122041-56203-6536297 101-122041-56203-6536297	00838		0 VALLEY CONSTRUCTION CO Fancy Clock Building Demo Fancy Clock Demolition Fancy Clock Demolition City Hall Remodel #8 City Hall Remodel #7R2		T	CLEARED
1	50847	\$288.00 30.99 26.50 230.51	12/19/24 555-834751-52305-00000000 555-834751-52204-00000000 555-854701-52305-00000000	12965		0 VAN WALL EQUIPMENT INC highland saw chain highland bar oil saukie kit valve		T	CLEARED
1	180480	\$11133.01 1733.46 9399.55	12/19/24 507-619041-53112-00000000 507-616322-53102-2873000	16181		0 VEENSTRA & KIMM, INC prof serv 10/20 to 11/16/24 prof serv 10/20 to 11/16/24		S	OUTSTANDING
1	50848	\$149.15 20.77 46.97 38.44	12/19/24 501-619121-52303-00000000 506-619346-52401-00000000 501-618352-52206-00000000	00146		0 VOTUBEK INVESTMENTS couplings/hex bushing, etc installer bits supplies cleaning		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 12/19/24 - 12/19/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		2.99	601-617362-52401-00000000			Paper towel holder			
		39.98	601-617364-52305-00000000			Filter cartridges			
1	180481	\$4700.00	12/19/24	06568		0 W.F. SCOTT PAINTING & DECORATING INC		S	OUTSTANDING
		4700.00	501-618352-53801-00000000			prep and paint hallway walls			
1	50849	\$16392.99	12/19/24	09333		1 WOLSELEY INVESTMENTS INC-FERGUSON WATERWORKS		T	CLEARED
		9998.00	501-613358-52303-00000000			5/8 t 10 mtr p/c cf			
		2033.15	501-619121-52303-00000000			nox 5 1/2 and 6" bury			
		4361.84	501-613358-52303-00000000			4 mach 10, 20" length c/f			
1	180430	\$3297.00	12/19/24	00940		0 Y W C A OF THE QUAD CITIES		S	OUTSTANDING
		3297.00	242-312801-54101-6365244			Staff Costs			
1	50850	\$276.84	12/19/24	00945		0 ZIMMER & FRANCESCON INC		T	CLEARED
		276.84	506-619346-52303-00000000			supplies			
1	50851	\$255.34	12/19/24	16947		0 ZURCHER TIRE INC		T	CLEARED
		12.33-	601-617364-52305-00000000			FET Credit			
		267.67	601-617364-52305-00000000			Tire for #8922			

TOTAL # OF ISSUED CHECKS: 58 TOTAL AMOUNT: 327,787.11

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

TOTAL # OF ACH CHECKS: 76 TOTAL AMOUNT: 1,941,400.44

TOTAL # OF UNISSUED CHECKS: 0

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
101	GENERAL FUND	490,159.63	0.00
203	TIF #3 NORTH 11TH STREET	119,856.35	0.00
207	COMMUNITY/ECONOMIC DEVELOPMENT	18,404.54	0.00
221	MOTOR FUEL TAX	87,144.29	0.00
242	COMMDEVBLOCKGRANT CFDA 14.218	36,242.00	0.00
248	AMERICAN RESCUE PLAN ACT (ARPA	697,636.65	0.00
251	PUBLIC LIBRARY	77,268.07	0.00
501	WATER OPERATIONS/MAINTENANCE	77,723.49	0.00
506	WASTEWATER OPER & MAINTENANCE	31,471.85	0.00
507	STORMWATER UTILITY	32,865.03	0.00
510	SOLID WASTE	38,886.48	0.00
555	PARK & RECREATION	40,001.94	0.00
601	FLEET SERVICES	15,738.84	0.00
606	ENGINEERING	471.00	0.00
621	SELF-INSURANCE	10,637.84	0.00
626	EMPLOYEE HEALTH PLAN	494,679.55	0.00
		=====	=====
TOTAL -		2,269,187.55	0.00

Tameka L. Toney

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

December 20, 2024 through
December 25, 2024
TOTAL: \$277,553.79

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
247	Delacerda House Grant	413	Criminal Investigation Bureau
248	ARPA Fund	414	Administration/Technical Services Bureau
249	Downtown Infrastructure Pass Thru	415	Tactical Operations
251	Public Library	451	Fire Administration November 5, 2021 through
252	Volunteers of the RI Library	452	Fire Emergency Services
271	Honor Guard Contributions	453	Fire Protective Inspect
272	DARE	454	Ambulance
273	Police Contributions	611	Public Works Administration
274	Elderly Service Contributions	612	Motor Vehicle Parking System
275	RI Auxiliary Police	613	Water Meter Services
276	RI Labor Day Parade	615	Engineering
277	ESO Christmas Tour	616	Municipal Services
278	Adopt A School	617	Fleet Services
279	Fire Donations	618	Utilities Service
282	Lead Grant	619	Utilities Maintenance
301	Capital Improvements	711	Library Administration
302	Capital Improvements - Streets	712	Library Info Services
405	Debt Service	713	Library Circulation
501	Water Operation & Maintenance	714	Library Extension
502	Water Capital 2010A BAB'S	811	Park/Recreation Administration
506	Wastewater Operations & Maintenance	813	Recreation
507	Stormwater Utility	818	Whitewater Aquatic Center
508	Wastewater Capital 2010A BAB'S	819	Schwiebert Riverfront Park
510	Solid Waste	822	Parks
511	Centennial Bridge	834	Highland Golf Maintenance
541	Sunset Marina	835	Highland Clubhouse
555	Parks & Recreation	846	Golf Pro Shop
581	CDBG Loan Programs	854	Saukie Golf Maintenance
582	State Affordable Housing	855	Saukie Clubhouse
583	Community/Economic Development Loans	867	RIFAC
584	CIRLF Loan Fund	891	Donations P/R Admin
585	MPF Endowment Loans	892	Donations Parks
586	Brownfield Revolving Loan Fund	893	Donations Recreation Programs
595	Public Housing	894	Donations Golf Maintenance
601	Fleet Services	895	Donations Highland/Saukie Clubhouse
602	Fleet Amortization	896	Donations Golf Pro Shop
606	Engineering	897	Donations RIFAC
609	Hydroelectric Plant	898	Donations Longview Aquatic Center
621	Self-Insurance	899	Donations Riverfront Park
626	Employee Health Plan	910	Police Fire Commission
701	Fire Pension	920	Fire Pension
706	Police Pension	930	Police Pension
711	Cafeteria Plan	940	Cafeteria Plan
712	Loan Escrow		
831	GASB 34		
901	MLK Activity		
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	12/26/24
ENDING CHECK DATE	:	12/26/24
ORG NAME FOR EXTRACT FILE	:	ap12262024
FILE NAME	:	SAV\BANKCHECK_122624_140413

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 12/26/24 - 12/26/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	50852	\$18956.65 18956.65	12/26/24 701-000000-10303-0000000	18099		0 BMO HARRIS - FIRE PENSION PAYROLL FOR - 122724		T	CLEARED
1	50853	\$22179.31 22179.31	12/26/24 706-000000-10303-0000000	18100		0 BMO HARRIS - POLICE PENSION PAYROLL FOR - 122724		T	CLEARED
1	50854	\$157.84 157.84	12/26/24 051-000000-21403-0000000	17262		0 FIRE UNION SUPPORT FUND PAYROLL FOR - 122724		T	CLEARED
1	50855	\$15775.01 15775.01	12/26/24 051-000000-21403-0000000	05125		0 GAS & ELECTRIC CREDIT UNION PAYROLL FOR - 122724		T	CLEARED
1	180482	\$1755.00 1755.00	12/26/24 051-000000-21403-0000000	01839		0 ILLINOIS FOP LABOR COUNCIL PAYROLL FOR - 122724		S	OUTSTANDING
1	180483	\$169.43 169.43	12/26/24 051-000000-21403-0000000	15243		0 LEGAL SHIELD PAYROLL FOR - 122724		S	OUTSTANDING
1	180484	\$1529.38 1529.38	12/26/24 051-000000-21403-0000000	01834		0 POLICE & FIREMENS INSURANCE ASSN PAYROLL FOR - 122724		S	OUTSTANDING
1	50856	\$192.00 192.00	12/26/24 051-000000-21403-0000000	08643		0 POLICE BENEVOLENT PAYROLL FOR - 122724		T	CLEARED
1	50857	\$16.00 16.00	12/26/24 051-000000-21403-0000000	15528		0 RIPD COMMAND OFFICERS ASSOC PAYROLL FOR - 122724		T	CLEARED
1	180485	\$714.10 714.10	12/26/24 051-000000-21403-0000000	02275		0 ROCK ISLAND FITNESS AND ACTIVITY CENTER PAYROLL FOR - 122724		S	OUTSTANDING
1	180486	\$215562.48 209210.79 6351.69	12/26/24 248-454273-56406-8114680 248-454273-56406-8114680	08054		2 STRYKER SALES CORP Ambulance Cots Ambulance Cots		S	OUTSTANDING
1	50858	\$353.59 353.59	12/26/24 051-000000-21403-0000000	02347		0 U A W LOCAL 2282 PAYROLL FOR - 122724		T	CLEARED
1	50859	\$193.00 193.00	12/26/24 051-000000-21403-0000000	00802		0 UNITED WAY OF THE QUAD CITIES PAYROLL FOR - 122724		T	CLEARED

TOTAL # OF ISSUED CHECKS: 5 TOTAL AMOUNT: 219,730.39

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

TOTAL # OF ACH CHECKS: 8 TOTAL AMOUNT: 57,823.40

TOTAL # OF UNISSUED CHECKS: 0

kerri bessee

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	20,855.35	0.00
248	AMERICAN RESCUE PLAN ACT (ARPA	215,562.48	0.00
701	FIRE PENSION	18,956.65	0.00
706	POLICE PENSION	22,179.31	0.00
		=====	=====
	TOTAL -	277,553.79	0.00

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
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206	TIF #6 NE I280/Parkway	117	7th Ward
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209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
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221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
247	Delacerda House Grant	413	Criminal Investigation Bureau
248	ARPA Fund	414	Administration/Technical Services Bureau
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273	Police Contributions	611	Public Works Administration
274	Elderly Service Contributions	612	Motor Vehicle Parking System
275	RI Auxiliary Police	613	Water Meter Services
276	RI Labor Day Parade	615	Engineering
277	ESO Christmas Tour	616	Municipal Services
278	Adopt A School	617	Fleet Services
279	Fire Donations	618	Utilities Service
282	Lead Grant	619	Utilities Maintenance
301	Capital Improvements	711	Library Administration
302	Capital Improvements - Streets	712	Library Info Services
405	Debt Service	713	Library Circulation
501	Water Operation & Maintenance	714	Library Extension
502	Water Capital 2010A BAB'S	811	Park/Recreation Administration
506	Wastewater Operations & Maintenance	813	Recreation
507	Stormwater Utility	818	Whitewater Aquatic Center
508	Wastewater Capital 2010A BAB'S	819	Schwiebert Riverfront Park
510	Solid Waste	822	Parks
511	Centennial Bridge	834	Highland Golf Maintenance
541	Sunset Marina	835	Highland Clubhouse
555	Parks & Recreation	846	Golf Pro Shop
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585	MPF Endowment Loans	892	Donations Parks
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601	Fleet Services	895	Donations Highland/Saukie Clubhouse
602	Fleet Amortization	896	Donations Golf Pro Shop
606	Engineering	897	Donations RIFAC
609	Hydroelectric Plant	898	Donations Longview Aquatic Center
621	Self-Insurance	899	Donations Riverfront Park
626	Employee Health Plan	910	Police Fire Commission
701	Fire Pension	920	Fire Pension
706	Police Pension	930	Police Pension
711	Cafeteria Plan	940	Cafeteria Plan
712	Loan Escrow		
831	GASB 34		
901	MLK Activity		
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	01/02/25
ENDING CHECK DATE	:	01/02/25
ORG NAME FOR EXTRACT FILE	:	APPP010225
FILE NAME	:	SAV\BANKCHECK_010225_165438

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	50860	\$52.00 52.00	01/02/25 101-616601-52303-0000000	00046		0 ADEL WHOLESALERS INC sensor replacement/switch		T	CLEARED
1	50861	\$1545.55 858.35 495.30 95.95 95.95	01/02/25 101-213064-53107-6138000 405-616316-53107-6138000 581-313851-53107-6217000 584-312801-53107-6221000	04665		0 AMERICAN BANK & TRUST CO maintenance/ servuce fees special assessment service fee lon servicing loan servicing		T	CLEARED
1	180487	\$169.49 169.49	01/02/25 506-618341-52304-0000000	18057		0 APGN INC dc power supply edr		S	OUTSTANDING
1	50862	\$7547.40 7547.40	01/02/25 101-256081-53822-0000000	12612		3 ARCHIVESOCIAL SOCIAL MEDIA ARCHIVING SUBSCRI		T	CLEARED
1	50863	\$305.07 25.00 63.52 148.50- 5.81- 31.62- 148.50 31.62 11.62 5.81 37.62 12.13 2.97 54.67 47.43 50.11	01/02/25 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617362-52401-0000000 601-617362-52401-0000000 601-617364-52305-0000000 601-617362-52401-0000000 601-617362-52401-0000000 601-617362-52401-0000000 601-617364-52305-0000000 601-617362-52401-0000000 601-617362-52401-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52302-0000000 601-617364-52302-0000000	15725		0 ARNOLD MOTOR SUPPLY LLP FLEET-2024-0003028 FLEET-2024-0003028 Credit/EGR Valve Credit/valve core tool Credit/valve insertion tool EGR Valve Valve insertion tools Valve core tools Valve core tool FLEET-2024-0003094 FLEET-2024-0003105 FLEET-2024-0003105 FLEET-2024-0003112 FLEET-2024-0003093 FLEET-2024-0003093		T	CLEARED
1	180488	\$186.99 186.99	01/02/25 601-617364-52305-0000000	00109		0 AUTOZONE STORES LLC FLEET-2024-0003096		S	OUTSTANDING
1	180489	\$1111.81 1111.81	01/02/25 251-713451-54305-0000000	02537		2 BLACKSTONE AUDIO INC RIP AV		S	OUTSTANDING
1	180490	\$114.99 114.99	01/02/25 601-617041-51404-0000000	16808		0 BLAIN SUPPLY INC Boots/Chad Mottet		S	OUTSTANDING
1	50864	\$21093.01 9719.85 11373.16	01/02/25 601-617364-52203-0000000 601-617364-52203-0000000	00297		0 BLICK & BLICK OIL INC 3999 Gals Gasohol 4000 Gals Diesel Fuel		T	CLEARED
1	50865	\$3420.90 824.38 62.41 273.03 212.10	01/02/25 601-617364-53804-0000000 601-617364-52305-0000000 601-617364-52305-0000000 601-617364-52305-0000000	00301		0 BONNELL INDUSTRIES INC FLEET-2024-0003037 FLEET-2024-0003081 FLEET-2024-0003085 FLEET-2024-0003068		T	CLEARED

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		322.32	601-617364-52305-0000000			FLEET-2024-0003068			
		1726.66	601-617364-52305-0000000			FLEET-2024-0003068			
1	50866	\$6031.11	01/02/25	10989		0 BOUND TREE MEDICAL LLC		T	CLEARED
		2588.35	101-454273-52214-0000000			Medical supplies			
		314.00	101-454273-52214-0000000			Medical Supplies			
		3128.76	101-454273-52214-0000000			Medical supplies			
1	50867	\$2106.41	01/02/25	01923		1 BRODART COMPANY		T	CLEARED
		2106.41	251-712431-52210-0000000			TS PROCESSING			
1	180491	\$261.97	01/02/25	18807		0 CARTER DOUGLAS LENNING		S	OUTSTANDING
		261.97	101-452271-51502-0000000			IFSI Academy wk 8			
1	50868	\$28996.25	01/02/25	14329		1 CDM SMITH		T	CLEARED
		28996.25	506-618341-53112-0000000			Phosphorus removal study			
1	50869	\$6138.00	01/02/25	05065		1 CDS OFFICE TECHNOLOGIES INC		T	CLEARED
		6138.00	101-256081-52406-0000000			2 FIRE TABLETS, BARCODE SCAN,H			
1	50870	\$5402.04	01/02/25	12612		0 CIVICPLUS LLC		T	CLEARED
		5402.04	101-256081-53822-0000000			CIVIC CLERK COMPONENT			
1	180492	\$232.80	01/02/25	13765		0 CLEAN SWEEP OF I & I LLC		S	OUTSTANDING
		232.80	601-617364-53822-0000000			Vehicle Washes PD #9982			
1	50871	\$445.48	01/02/25	00468		0 CRAWFORD HEATING & COOLING INC		T	CLEARED
		445.48	506-618341-53801-0000000			naubt cibtract			
1	180493	\$4.24	01/02/25	02438		0 DARREN LEBEAU		S	OUTSTANDING
		4.24	101-452271-52305-0000000			reimbursement glass fuse			
1	180494	\$8757.77	01/02/25	18175		0 DE NORA HOLDINGS US INC		S	OUTSTANDING
		8757.77	501-618352-52305-0000000			lamp assy,			
1	50872	\$939.85	01/02/25	01511		0 DEMCO INC		T	CLEARED
		939.85	251-712431-52210-0000000			TS PROCESSING			
1	180495	\$9800.00	01/02/25	18447		0 DS EXCAVATING LTD		S	OUTSTANDING
		9800.00	507-616322-53822-0000000			hydroseed material and labor			
1	50873	\$701.00	01/02/25	16974		0 ED M FELD EQUIPMENT COMPANY INC		T	CLEARED
		701.00	101-452271-52401-0000000			Hose asy replaced			
1	180496	\$7315.00	01/02/25	18434		0 EDGEWATER RESOURCES LLC		S	OUTSTANDING
		7315.00	541-617041-53112-0000297			Engineer/Design			
1	50874	\$1903.07	01/02/25	08759		2 ELECTRIC PUMP INC		T	CLEARED
		1903.07	506-618341-53804-0000000			apg pressure transducer			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	180497	\$1687.25	01/02/25	05221		0 FORCE AMERICA DISTRIBUTING LLC		S	OUTSTANDING
		116.71	601-617364-52305-00000000			FLEET-2024-0003070			
		66.15	601-617364-52305-00000000			FLEET-2024-0003077			
		535.50	601-617364-52305-00000000			FLEET-2024-0003077			
		121.59	601-617364-52305-00000000			FLEET-2024-0003077			
		124.06	601-617364-52305-00000000			FLEET-2024-0003114			
		66.15	601-617364-52305-00000000			FLEET-2024-0003114			
		121.59	601-617364-52305-00000000			FLEET-2024-0003114			
		535.50	601-617364-52305-00000000			FLEET-2024-0003114			
1	50875	\$151.19	01/02/25	00034		0 FOSTER COACH SALES INC		T	CLEARED
		151.19	601-617364-52305-00000000			FLEET-2024-0003109			
1	180498	\$50.00	01/02/25	17790		0 FRANCIS A PROCHASKA		S	OUTSTANDING
		50.00	101-452271-51402-00000000			Accountability tags			
1	180499	\$652.89	01/02/25	00199		0 GIBSON LTD		S	OUTSTANDING
		90.05	601-617364-52305-00000000			FLEET-2024-0003065			
		562.84	601-617364-52305-00000000			FLEET-2024-0003065			
1	50876	\$61.91	01/02/25	00365		0 GRAINGER		T	CLEARED
		61.91	506-618341-52305-00000000			circular paper chart			
1	180500	\$295.47	01/02/25	18808		0 GRANT JORGENSEN		S	OUTSTANDING
		295.47	101-452271-51502-00000000			IFSI Academy Wk 9			
1	50877	\$7738.25	01/02/25	00390		0 HACH COMPANY		T	CLEARED
		7738.25	501-618352-52404-00000000			kto, ph sensor silicone wiper			
1	180501	\$170.00	01/02/25	15246		0 HANSON INDUSTRIAL INC		S	OUTSTANDING
		170.00	101-616601-52301-00000000			wand			
1	50878	\$10319.94	01/02/25	04970		0 HD SUPPLY FACILITIES MAINTENANCE		T	CLEARED
		67.65	501-618352-51402-00000000			proseries yeti havis gloves			
		4065.50	501-618352-52404-00000000			prog jar tester			
		4264.00	501-618352-52305-00000000			brita pacifica water ptcher			
		1922.79	501-618121-52205-00000000			supplies			
1	50879	\$447.24	01/02/25	00153		0 HEMPEL PIPE & SUPPLY INC		T	CLEARED
		424.64	506-618341-52303-00000000			supplies			
		22.60	506-618341-52303-00000000			xpando pipe joint compound			
1	180502	\$690.80	01/02/25	15517		0 HI-LINE ELECTRIC CO., INC.		S	OUTSTANDING
		20.85	601-617364-52305-00000000			FLEET-2024-0003050			
		37.25	601-617364-52305-00000000			FLEET-2024-0003050			
		41.00	601-617364-52305-00000000			FLEET-2024-0003050			
		77.80	601-617364-52305-00000000			FLEET-2024-0003050			
		41.00	601-617364-52305-00000000			FLEET-2024-0003050			
		21.00	601-617364-52305-00000000			FLEET-2024-0003050			
		36.00	601-617364-52305-00000000			FLEET-2024-0003050			

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		37.50	601-617364-52305-00000000			FLEET-2024-0003050			
		23.00	601-617364-52305-00000000			FLEET-2024-0003050			
		15.50	601-617364-52305-00000000			FLEET-2024-0003050			
		45.76	601-617364-52305-00000000			FLEET-2024-0003050			
		21.00	601-617364-52305-00000000			FLEET-2024-0002929			
		14.40	601-617364-52305-00000000			FLEET-2024-0002929			
		8.25	601-617364-52305-00000000			FLEET-2024-0002929			
		33.50	601-617364-52305-00000000			FLEET-2024-0002929			
		11.50	601-617364-52305-00000000			FLEET-2024-0002929			
		8.25	601-617364-52305-00000000			FLEET-2024-0002929			
		15.75	601-617364-52305-00000000			FLEET-2024-0002929			
		10.05	601-617364-52305-00000000			FLEET-2024-0002929			
		24.80	601-617364-52305-00000000			FLEET-2024-0002929			
		49.74	601-617364-52305-00000000			FLEET-2024-0002929			
		23.00	601-617364-52305-00000000			FLEET-2024-0002929			
		15.00	601-617364-52305-00000000			FLEET-2024-0002929			
		11.40	601-617364-52305-00000000			FLEET-2024-0002929			
		27.50	601-617364-52305-00000000			FLEET-2024-0002929			
		20.00	601-617364-52305-00000000			FLEET-2024-0003049			
1	180503	\$234.00	01/02/25	02308		0 IA IL TERMITE & PEST CTL INC		S	OUTSTANDING
		69.00	506-618341-53804-00000000			pest control services			
		86.00	101-617112-53801-00000000			pest control service			
		79.00	101-617111-53801-65060000			pest control services			
1	180504	\$4006.80	01/02/25	15184		0 IMAGE TREND INC		S	OUTSTANDING
		4006.80	101-452271-53803-00000000			Slate Annual Fee			
1	50880	\$335.00	01/02/25	02263		1 INFO USA MARKETING INC		T	CLEARED
		335.00	251-712421-54305-00000000			RIP REFERENCE			
1	50881	\$9865.10	01/02/25	01518		0 INGRAM INDUSTRIES INC		T	CLEARED
		4360.39	251-713471-54305-00000000			CR RIP RIS RIT RIZ BOOK			
		109.56	251-712431-52210-00000000			TS PROCESSING			
		1070.67	251-713471-54305-00000000			CR RIP RIS RIZ BOOK			
		452.73	251-714404-54305-00000000			RIP CR RIZ BOOK			
		840.01	251-713451-54305-00000000			RIP BOOK			
		613.75	251-713451-54305-00000000			RIP RIS BOOK			
		2141.87	251-713451-54305-00000000			RIP + RIP YA BOOK			
		5.61	251-712431-52210-00000000			TS PROCESSING			
		270.51	251-713471-54305-00000000			RIP CR RIZ BOOK			
1	180505	\$319.35	01/02/25	10783		0 INQUIREHIRE INC		S	OUTSTANDING
		319.35	101-155102-53112-00000000			Inquirehire Early DEC			
1	50882	\$45.75	01/02/25	13512		0 INTERNATIONAL TECHNOLOGY & SECURITY LTD		T	CLEARED
		45.75	101-616601-52301-00000000			keys			
1	180506	\$5457.72	01/02/25	13426		1 IOWA HEALTH SYSTEM		S	OUTSTANDING
		5165.50	101-256081-53822-52290000			IMAGE TREND FEES YEAR 2024			

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1	50891	\$335.28	01/02/25	00528		0 MENARD INC		T	CLEARED
		29.87	101-616601-52301-00000000			parts oranizer/weldable plate			
		39.99	101-616601-52303-00000000			gas pressure kit			
		79.99	101-617111-52301-00000000			keyless knob a brass			
		47.52	101-616601-52301-00000000			supplies			
		94.95	101-616601-52301-00000000			supplies			
		42.96	101-616601-52301-00000000			1/4 mini air regulator/etc			
1	50892	\$231.22	01/02/25	01355		0 MICHAEL J KANE		T	CLEARED
		231.22	606-615391-53303-00000000			Mile reimb 12/13/24			
1	50893	\$17579.39	01/02/25	00560		0 MIDAMERICAN ENERGY CO		T	CLEARED
		442.99	101-451291-53702-00000000			St 1 Electric			
		436.22	101-451291-53702-00000000			St 1 Gas			
		167.36	101-451292-53703-00000000			St 2 Eletric			
		269.01	101-451292-53702-00000000			St 2 Gas			
		142.75	101-451295-53703-00000000			St 4 Electric			
		234.80	101-451295-53702-00000000			St 4 Gas			
		617.30	101-451292-53702-00000000			St 2 Library			
		188.53	101-451293-53703-00000000			St 3 Electric			
		259.45	101-451293-53702-00000000			St 3 Gas			
		10.33	101-451293-53703-00000000			St 3 Lighting charge			
		56.05	101-452271-53703-00000000			31 Av Siren			
		33.55	101-452271-53703-00000000			15 Av Siren			
		33.80	101-452271-53703-00000000			31 st W Siren			
		33.34	101-452271-53703-00000000			14 st W Siren			
		32.49	101-452271-53703-00000000			31 ave siren			
		32.76	101-452271-53703-00000000			12 St Siren			
		948.79	101-617371-53703-00000000			11/24 IDOT energy charges			
		3035.81	101-617120-53703-00000000			Police Dept elec			
		30.95	506-619346-53703-00000000			31 Ave lift station			
		49.54	506-618341-53703-00000000			Farmall tank site			
		69.41	506-619346-53703-00000000			1708 Mill St rear			
		26.14	101-617114-53703-00000000			MSD security light			
		36.96	506-619346-53703-00000000			TPC Road lift station			
		302.46	101-617120-53703-00000000			PD support building			
		583.65	501-619356-53703-00000000			RW Road pump station			
		43.01	501-619356-53703-00000000			3620 14 Ave			
		1421.36	101-617111-53703-00000000			City Hall			
		1391.63	506-619346-53703-00000000			Blackhawk lift station			
		46.66	101-617114-53703-00000000			1407 Mill St flood storage			
		10.58	501-619356-53703-00000000			3101 38 St security light			
		256.06	501-618352-53702-00000000			2321 16 Ave pump station			
		149.39	501-618352-53703-00000000			2321 16 Ave pump station			
		535.35	501-618352-53702-00000000			24 St Resv tower			
		29.79	501-618352-53703-00000000			16 Ave Resv tower			
		363.71	501-618352-53702-00000000			200 24 St			
		120.46	506-619346-53703-00000000			30 St lift station			
		56.90	506-618343-53703-00000000			10 St W lift station			

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		3497.02	506-618343-53703-00000000			SWTP			
		58.13	506-619346-53703-00000000			44 St lift station			
		681.90	101-617112-53702-00000000			Public Works			
		582.06	101-617112-53703-00000000			Public Works			
		260.94	506-619346-53703-00000000			17 St and 30 Ave basins			
1	50894	\$1392.68	01/02/25	06990		0 MIDWEST BREATHING AIR LLC		T	CLEARED
		1392.68	101-452271-52305-00000000			Qtrly air test			
1	50895	\$176.85	01/02/25	17748		1 MIDWEST DOORS LLC		T	CLEARED
		176.85	101-451291-53801-00000000			North Alley door CH			
1	50896	\$3692.58	01/02/25	02440		0 MIDWEST MAILWORKS INC		T	CLEARED
		1451.15	101-155041-53203-00000000			Midwest Mailworks 11/25-11/29			
		713.87	101-155041-53203-00000000			Midwest Mailworks 12/09-12/13			
		1527.56	101-155041-53203-00000000			Midwest Mailworks 12/02-12/06			
1	50897	\$21876.21	01/02/25	17981		0 MIDWEST TAPE LLC		T	CLEARED
		9800.00	251-713451-54305-00000000			HOOPLA E-CONTENT			
		9600.00	251-712421-53823-00000000			HOOPLA E-CONTENT			
		1017.34	251-713451-54305-00000000			RIP AV			
		575.72	251-714404-54305-00000000			RIS RIT RIZ AV			
		680.76	251-713451-54305-00000000			RIP AV			
		202.39	251-714404-54305-00000000			RIS RIT RIZ AV			
1	50898	\$108.60	01/02/25	14928		0 MILL CREEK MINING INC		T	CLEARED
		108.60	101-616301-52306-00000000			ca 6			
1	180510	\$680.15	01/02/25	18428		0 MODERN PIPING INC		S	OUTSTANDING
		680.15	101-616601-53801-00000000			2nd floor boiler			
1	180511	\$480.00	01/02/25	18442		0 MONTANA HOGAN-BRANDT		S	OUTSTANDING
		480.00	555-867565-53112-00000000			lifeguard class			
1	180512	\$2672.94	01/02/25	01109		0 MOTION INDUSTRIES INC		S	OUTSTANDING
		2672.94	601-617364-53804-00000000			FLEET-2024-0003041			
1	50899	\$743.20	01/02/25	15816		0 MOTOR PARTS AND EQUIPMENT CORPORATION		T	CLEARED
		9.77	601-617364-52305-00000000			FLEET-2024-0003029			
		8.00	601-617364-52305-00000000			FLEET-2024-0003029			
		27.16	601-617364-52305-00000000			FLEET-2024-0003057			
		5.69	601-617362-52401-00000000			Tool for shop			
		392.36	601-617364-52305-00000000			FLEET-2024-0003092			
		237.58	601-617364-52305-00000000			FLEET-2024-0003092			
		62.64	601-617364-52305-00000000			FLEET-2024-0003113			
1	50900	\$147.00	01/02/25	00669		0 MUTUAL WHEEL COMPANY INC		T	CLEARED
		147.00	601-617364-52305-00000000			FLEET-2024-0003089			
1	50901	\$632.03	01/02/25	00364		0 NCH CORPORATION		T	CLEARED

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		400.49	601-617364-52204-00000000			FLEET-2024-0003061			
		231.54	601-617364-52204-00000000			FLEET-2024-0003061			
1	180513	\$587.59	01/02/25	18809		0 NOLAN OSSMAN		S	OUTSTANDING
		309.54	101-452271-51502-00000000			IFSI Academy Wk 8			
		278.05	101-452271-51502-00000000			IFSI Academy Wk 9			
1	180514	\$207.72	01/02/25	00152		0 NOTT COMPANY		S	OUTSTANDING
		152.30	601-617364-52305-00000000			FLEET-2024-0003107			
		55.42	601-617364-52305-00000000			FLEET-2024-0003108			
1	180515	\$342.11	01/02/25	18201		0 ODP BUSINESS SOLUTIONS LLC		S	OUTSTANDING
		51.96	101-611041-52101-00000000			calendars/memo book			
		157.62	101-611041-52101-00000000			calendars/planners			
		7.71	101-611041-52101-00000000			index, lgl			
		140.97	101-611041-52101-00000000			wall calendar/desk pad			
		16.15-	101-611041-52101-00000000			credit to inv 401310156001			
1	50902	\$336.61	01/02/25	04242		0 OREILLY AUTOMOTIVE STORES INC		T	CLEARED
		155.26	601-617364-52305-00000000			FLEET-2024-0003030			
		29.02	601-617364-52305-00000000			FLEET-2024-0003048			
		12.11	601-617364-52305-00000000			FLEET-2024-0003031			
		40.74	601-617364-52305-00000000			FLEET-2024-0003058			
		9.99	601-617364-52209-00000000			FLEET-2024-0003086			
		9.99	601-617364-52209-00000000			FLEET-2024-0003086			
		15.05	601-617364-52305-00000000			FLEET-2024-0003088			
		19.46	601-617364-52305-00000000			P/S Cap			
		19.46-	601-617364-52305-00000000			Credit/PS Cap			
		3.86	601-617364-52209-00000000			Super Glue			
		9.28	601-617364-52305-00000000			FLEET-2024-0003101			
		9.28	601-617364-52305-00000000			FLEET-2024-0003102			
		30.26	601-617364-52305-00000000			FLEET-2024-0003106			
		11.77	601-617364-52305-00000000			FLEET-2024-0003111			
1	50903	\$21676.39	01/02/25	12871		0 OVERDRIVE INC		T	CLEARED
		9750.00	251-712421-53823-00000000			OVERDRIVE E-CONTENT			
		9750.00	251-714403-54305-00000000			OVERDRIVE E-CONTENT			
		758.04	251-713451-54305-00000000			OVERDRIVE E-CONTENT			
		1418.35	251-713451-54305-00000000			OVERDRIVE E-CONTENT			
1	50904	\$1600.15	01/02/25	18027		0 PARTS AUTHORITY LLC		T	CLEARED
		31.23	601-617364-52305-00000000			FLEET-2024-0003052			
		54.32	601-617364-52305-00000000			FLEET-2024-0003062			
		186.89	601-617364-52305-00000000			FLEET-2024-0003062			
		280.32	601-617364-52305-00000000			FLEET-2024-0003062			
		284.12	601-617364-52305-00000000			FLEET-2024-0003073			
		168.96	601-617364-52305-00000000			FLEET-2024-0003072			
		56.32	601-617364-52305-00000000			FLEET-2024-0003071			
		115.97	601-617364-52305-00000000			FLEET-2024-0003099			
		53.68	601-617364-52305-00000000			FLEET-2024-0003095			

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		13.19	601-617364-52305-00000000			FLEET-2024-0003095			
		355.15	601-617364-52305-00000000			FLEET-2024-0003100			
1	50905	\$319.50	01/02/25	17397		0 PEISCH INC		T	CLEARED
		319.50	555-867564-53801-00000000			rifac detergent			
1	50906	\$414.75	01/02/25	04257		0 PHELPS UNIFORM SPECIALISTS INC		T	CLEARED
		9.30	601-617041-53822-00000000			Shop towel svc			
		74.70	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		74.70	601-617041-53901-00000000			Uniform svc			
		5.25-	601-617041-53901-00000000			Uniform Svc credit			
		9.30	601-617041-53822-00000000			Shop towel svc			
		74.70	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		74.70	601-617041-53901-00000000			Uniform svc			
		9.30	601-617041-53822-00000000			Shop towel svc			
		74.70	601-617041-53901-00000000			Uniform svc			
1	180516	\$85.59	01/02/25	17786		0 PHIL BRECKLING		S	OUTSTANDING
		85.59	601-617041-51404-00000000			Workboots			
1	180517	\$769.36	01/02/25	10460		0 PLAYAWAY PRODUCTS LLC		S	OUTSTANDING
		769.36	251-713471-54305-00000000			CR RIS J AV			
1	180518	\$493.00	01/02/25	12084		1 PLEASANT VALLEY REDI-MIX INC		S	OUTSTANDING
		493.00	101-616601-52306-00000000			30 ST - 21 AVE			
1	180519	\$16.97	01/02/25	04120		0 POOLS WELDING INC		S	OUTSTANDING
		16.97	601-617364-52305-00000000			FLEET-2024-0003067			
1	50907	\$302.30	01/02/25	01400		0 QC ANALYTICAL SERVICES LLC		T	CLEARED
		148.00	506-618341-53112-00000000			lab testing			
		154.30	506-618341-53112-00000000			lab testing			
1	180520	\$400.00	01/02/25	18429		0 QUAD CITY PRESS INC		S	OUTSTANDING
		400.00	601-617364-52305-00000000			FLEET-2024-0003056			
1	50908	\$493.27	01/02/25	09892		0 QUALITY CONTROLLED STAFFING		T	CLEARED
		493.27	101-616601-53111-00000000			11/24 to 11/30/24/Gripp			
1	180521	\$360.19	01/02/25	18036		1 RDO TRUCK CENTER CO		S	OUTSTANDING
		97.26	601-617364-52305-00000000			Mirrors			
		9.82	601-617364-52305-00000000			Sealing ring for #6630			
		248.97	601-617364-52305-00000000			Valve			
		4.14	601-617364-52305-00000000			Clevis Pin for #6623			
1	50909	\$456.16	01/02/25	01409		0 RILCO INC		T	CLEARED
		456.16	101-616307-52209-00000000			salt/rock salt winter melt			

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		136.50	101-412206-53205-00000000			309-798-1811			
		135.63	101-412206-53205-00000000			309-798-1819			
		135.79	101-412206-53205-00000000			309-798-1845			
		135.63	101-412206-53205-00000000			309-798-1853			
		139.04	101-412206-53205-00000000			309-798-1857			
		136.98	101-412206-53205-00000000			309-798-1893			
		135.63	101-412206-53205-00000000			309-798-1910			
		135.65	101-412206-53205-00000000			309-798-1912			
		135.63	101-412206-53205-00000000			309-798-1932			
		135.74	101-412206-53205-00000000			309-798-1944			
		135.74	101-412206-53205-00000000			309-798-3568			
		135.63	101-452271-53205-00000000			309-798-6857			
		135.63	101-452271-53205-00000000			309-798-7450			
1	180523	\$5494.00	01/02/25	17337		0 SCHEBLER COMPANY		S	OUTSTANDING
		2025.00	501-618121-53822-00000000			rpz testing			
		310.00	501-618121-53801-00000000			run water line/new fridge			
		1944.00	501-618121-53822-00000000			rpz testing (aug 24)			
		1215.00	501-618121-53822-00000000			rpz testing			
1	50912	\$60.00	01/02/25	15482		0 SHAWN M MAZZAROLLO		T	CLEARED
		60.00	601-617364-53804-00000000			FLEET-2024-0003043			
1	180524	\$994.79	01/02/25	15634		0 SHOTTENKIRK INC		S	OUTSTANDING
		109.20	601-617364-52305-00000000			FLEET-2024-0003079			
		229.35	601-617364-52305-00000000			FLEET-2024-0003060			
		91.00	601-617364-52305-00000000			FLEET-2024-0003078			
		147.56	601-617364-52305-00000000			FLEET-2024-0003074			
		2.20	601-617364-52305-00000000			FLEET-2024-0003091			
		237.50	601-617364-52305-00000000			FLEET-2024-0003097			
		177.98	601-617364-52305-00000000			FLEET-2024-0003098			
1	180525	\$1450.00	01/02/25	18791		0 SMARTSIGHTS TECHNOLOGIES LLC		S	OUTSTANDING
		1450.00	501-618352-53804-00000000			win-911 pro subscription			
1	50913	\$3780.00	01/02/25	15120		0 SOLENIS LLC		T	CLEARED
		3780.00	506-618341-52217-00000000			praestol k 144 3 na drum			
1	180526	\$631.68	01/02/25	08054		2 STRYKER SALES CORP		S	OUTSTANDING
		631.68	101-454273-52305-00000000			Supplies for cot			
1	180527	\$1100.00	01/02/25	18731		0 TAG COMMUNICATIONS INC		S	OUTSTANDING
		1100.00	101-451041-53403-00000000			Recruitment Ad Nov 2024			
1	50914	\$5549.23	01/02/25	14432		0 THE LIBRARY STORE, INC.		T	CLEARED
		3831.18	251-712431-52210-00000000			TS PROCESSING			
		300.00	251-711401-52409-00000000			MATERIALS HNDLNG DISPLAY RACK			
		300.00	251-714403-52409-00000000			MATERIALS HNDLNG DISPLAY RACK			
		300.00	251-714404-52409-00000000			MATERIALS HNDLNG DISPLAY RACK			
		818.05	251-711401-52405-00000000			EQUIPMENT DISPLAY RACK			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
1	180528	\$79.00 79.00	01/02/25 101-155101-53109-00000000	00089		0 THE ORIGINAL HUCKLEBERRY'S GREAT PIZZA City Holiday Luncheon		S	OUTSTANDING
1	50915	\$48.95 48.95	01/02/25 601-617364-52302-00000000	01057		0 THE SHERWIN WILLIAMS COMPANY FLEET-2024-0003027		T	CLEARED
1	180529	\$982.01 982.01	01/02/25 506-618343-52217-00000000	12958		0 TLC PRODUCTS, INC llmo-s-1 4x1		S	OUTSTANDING
1	50916	\$446.37 105.18 48.41 51.06 49.86 51.06 70.40 70.40	01/02/25 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000 601-617364-52305-00000000	02631		0 TRUCK COUNTRY OF IOWA INC FLEET-2024-0003047 FLEET-2024-0003047 FLEET-2024-0003051 FLEET-2024-0003059 FLEET-2024-0003059 FLEET-2024-0003080 FLEET-2024-0003082		T	CLEARED
1	50917	\$4320.00 4320.00	01/02/25 101-256081-56405-0000297	18838		1 TYLER TECHNOLOGIES INC DECEMBER REMOTE SUPPORT		T	CLEARED
1	180530	\$1005.71 224.77 55.47 55.47 55.47 49.47 55.47 28.67 55.47 55.47 55.47 49.47 39.08 49.47 49.47 6.60 16.95 15.10 19.18 34.49 34.70	01/02/25 101-113041-53205-00000000 101-118041-53205-00000000 101-111041-53205-00000000 224-413216-53205-00000000 506-618041-53205-00000000 101-112041-53205-00000000 501-618041-53205-00000000 101-116041-53205-00000000 224-413216-53205-00000000 224-413216-53205-00000000 501-619041-53205-00000000 101-413215-53205-00000000 101-616041-53205-00000000 501-619041-53205-00000000 555-855702-53204-00000000 541-617041-53205-00000000 101-452271-53205-00000000 101-454273-53205-00000000 101-454273-53205-00000000 101-454273-53205-00000000	00649		0 U S CELLULAR 309-373-9323 309-644-1570 309-737-1081 309-737-2547 309-737-2709 309-737-3178 309-737-7575 309-737-9883 309-738-8379 309-738-8741 309-912-4468 309-912-4497 309-912-5541 309-912-6458 309-373-5641 309-738-9734 309-912-4504 309-912-4507 309-912-4508 309-912-4509		S	OUTSTANDING
1	180531	\$16.90 16.90	01/02/25 506-618041-53301-00000000	00792		0 UNITED PARCEL SERVICE Weekly ups service charge		S	OUTSTANDING
1	180532	\$882.56 36.01 36.01	01/02/25 101-616041-53205-00000000 224-413216-53205-00000000	11026		0 VERIZON WIRELESS 309-230-0176 309-428-0104		S	OUTSTANDING

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		36.01	101-616041-53205-00000000			309-428-4839			
		36.01	101-616041-53205-00000000			309-428-5150			
		36.01	101-256081-53205-00000000			309-429-0086			
		36.05	101-411041-53205-00000000			309-429-0299			
		36.01	101-616041-53205-00000000			309-429-0616			
		35.01	555-813501-53205-00000000			309-520-4520			
		36.01	606-615091-53205-00000000			309-781-0540			
		36.01	501-613358-53205-00000000			309-781-1773			
		36.01	501-613358-53205-00000000			309-781-5976			
		36.01	101-256081-53205-00000000			309-798-0286			
		36.01	101-411201-53205-00000000			309-798-0291			
		36.01	101-411041-53205-00000000			309-798-0298			
		36.01	101-414223-53205-00000000			309-798-0308			
		11.88	501-619041-53205-00000000			309-428-5946 (33%)			
		11.88	506-619041-53205-00000000			309-428-5946 (33%)			
		12.25	507-619041-53205-00000000			309-428-5946 (34%)			
		11.88	501-619041-53205-00000000			309-429-8116 (33%)			
		11.88	506-619041-53205-00000000			309-429-8116 (33%)			
		12.25	507-619041-53205-00000000			309-429-8116 (34%)			
		11.88	501-619041-53205-00000000			309-592-0150 (33%)			
		11.88	506-619041-53205-00000000			309-592-0150 (33%)			
		12.25	507-619041-53205-00000000			309-592-0150 (34%)			
		11.88	501-619041-53205-00000000			309-592-0189 (33%)			
		11.88	506-619041-53205-00000000			309-592-0189 (33%)			
		12.25	507-619041-53205-00000000			309-592-0189 (34%)			
		11.88	501-619041-53205-00000000			309-592-0245 (33%)			
		11.88	506-619041-53205-00000000			309-592-0245 (33%)			
		12.25	507-619041-53205-00000000			309-592-0245 (34%)			
		40.83	101-452271-53205-00000000			309-903-1047			
		40.83	101-452271-53205-00000000			309-903-1089			
		40.83	101-452271-53205-00000000			309-903-1139			
		40.83	101-452271-53205-00000000			309-903-1161			
1	50918	\$476.03	01/02/25 00146			0 VOTUBEK INVESTMENTS		T	CLEARED
		27.45	506-618341-52303-00000000			supplies			
		22.13	506-618341-52305-00000000			parts for valve plug			
		29.99	101-616601-52303-00000000			galv pipe			
		0.62	101-616601-52301-00000000			nuts/bolts/etc			
		9.98	101-616601-52301-00000000			skel/logo/ovrsz			
		10.99	101-616601-52303-00000000			pipe insul kit			
		10.99	101-616601-52401-00000000			pry bar			
		11.48	101-616601-52401-00000000			adaptors			
		21.25	101-616601-52301-00000000			duopower kit/nuts/bolts etc			
		43.99	101-616601-52301-00000000			supplies			
		9.99	101-616601-52301-00000000			restroom sign			
		0.50	101-616601-52301-00000000			nuts/bolts etc			
		23.98	101-616601-52304-00000000			plug fuse			
		47.76	101-616601-52301-00000000			supplies			
		27.45	101-616601-52303-00000000			insul mnt tape			
		10.98-	101-616601-52303-00000000			return insul tape			

010 CITY OF ROCK ISLAND
CHECK REGISTER
DATE RANGE: 01/02/25 - 01/02/25

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV VEND	CHECK STATUS
		3.29	101-616601-52301-00000000			sponge			
		10.13	101-616601-52303-00000000			supplies			
		18.98	101-616601-52301-00000000			pen/ink remover/scouring pad			
		76.97	501-618121-52305-00000000			lp gas etc			
		32.96	501-618352-52206-00000000			lysol/aerosol			
		14.39	501-618352-52305-00000000			nuts/bolts/screws etc			
		31.74	101-616301-52306-00000000			ball valve			
1	180533	\$87.98	01/02/25	17703		0 WHITE CAP LP			S OUTSTANDING
		87.98	101-616601-52401-00000000			supplies			
1	50919	\$185.16	01/02/25	17008		1 WP BEVERAGE LLC			T CLEARED
		90.00	555-867564-52502-62250000			rifac drinks			
		95.16	555-867566-52502-61500000			rifac drinks			
1	50920	\$542.40	01/02/25	03067		0 ZARNOTH BRUSH WORKS INC			T CLEARED
		542.40	601-617364-52305-00000000			FLEET-2024-0003110			
1	180534	\$3596.41	01/02/25	14419		1 ZOLL MEDICAL CORP			S OUTSTANDING
		561.75	101-454273-52214-00000000			CPR Pads / Medical Supplies			
		2453.28	101-454273-52305-00000000			Sensors			
		581.38	101-454273-52214-00000000			Medical supplies			
1	50921	\$12.33	01/02/25	16947		0 ZURCHER TIRE INC			T CLEARED
		12.33	601-617364-52305-00000000			Owed for previous credit used			

TOTAL # OF ISSUED CHECKS: 48 TOTAL AMOUNT: 72,784.94

TOTAL # OF WIRES: 0 TOTAL AMOUNT: 0.00

TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS: 0 TOTAL AMOUNT: 0.00

TOTAL # OF ACH CHECKS: 62 TOTAL AMOUNT: 215,570.21

TOTAL # OF UNISSUED CHECKS: 0

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
101	GENERAL FUND	74,832.97	0.00
224	STATE DRUG PREVENTION	202.42	0.00
251	PUBLIC LIBRARY	64,229.36	0.00
405	DEBT SERVICE	495.30	0.00
501	WATER OPERATIONS/MAINTENANCE	38,026.20	0.00
506	WASTEWATER OPER & MAINTENANCE	45,345.02	0.00
507	STORMWATER UTILITY	9,861.25	0.00
510	SOLID WASTE	1,684.44	0.00
541	SUNSET MARINA	7,331.95	0.00
555	PARK & RECREATION	1,979.63	0.00
581	CDBG LOAN PROGRAMS	95.95	0.00
584	CIRLF LOAN FUND	95.95	0.00
601	FLEET SERVICES	41,730.34	0.00
606	ENGINEERING	553.55	0.00
626	EMPLOYEE HEALTH PLAN	1,890.82	0.00
TOTAL -		=====	=====
		288,355.15	0.00

Tameka L. Toney

Payroll Expense Posting Report
Period Covering: 12/23/24-1/5/25
Pay Date: 1/10/25

FUND	Fund Name	AMOUNT
101	General Fund	\$1,307,619.16
203	TIF District #3 N 11 St	\$2,275.67
204	TIF Jumers Casino RI	\$1,210.39
205	TIF Columbia Park	\$1,390.14
211	ML King Center	\$4,406.74
224	State Drug Prevention	\$0.00
242	Comm Dev Block Grant	\$12,001.83
248	ARPA Program	\$63,232.23
251	Library	\$73,124.65
501	Water	\$91,791.31
506	Wastewater	\$72,240.52
507	Stormwater	\$23,002.93
510	Refuse	\$30,133.60
541	Sunset Marina	\$3,589.69
555	Park & Recreation	\$84,333.80
601	Fleet Services	\$43,246.30
606	Engineering	\$34,667.23
621	Self-Insurance	\$3,969.70
626	Employee Health Ins	\$2,444.57
901	MLK Activity Fund	\$22,832.11
904	MLK Youth Srv	\$2,180.27
905	MLK DCFS Fund	\$5,380.80
906	MLK DHS Fund	\$16,226.14
		\$1,901,299.78

Memorandum

To: Rock Island City Council
From:
Subject: Minutes from the January 13, 2025 Study Session and City Council meeting.
Date: January 27, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1/13/2025 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 6:45 p.m. and welcomed everyone.

2. Roll Call

Mayor Thoms asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Moses Robinson, Randy Hurt, Randy Tweet, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy and Mayor Mike Thoms.

Absent: None.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Pledge of Allegiance

Mayor Thoms led in the reciting of the Pledge of Allegiance.

4. Moment of Silence

Mayor Thoms requested a moment of silence. A moment of silence was observed.

5. Public Comment

Kelly Kruse, a resident of Rock Island, addressed Council about the recent officer-involved police shooting and said changes are needed in the City.

James Blue discussed the recent officer-involved shooting and said the community and its representatives should think about how events like this impact the future.

Rock Island County NAACP President Bonnie Ballard read a statement from the organization expressing sincere condolences to the family of Jakarta Jackson. She said the organization is collaborating with law enforcement; when the investigations are complete and the reports and body cam footage are released, they will review and analyze the facts as they relate to the Ten Shared Principles and identify any principles that were not followed. She added that the NAACP will continue to work with law enforcement to create a safe environment for all citizens of Rock Island County.

Rachel Welker, resident of Rock Island, voiced concern with the recent officer-involved shooting. She asked the City to take the event seriously and find solutions.

Ken Jacoby, husband of the owner of Spellbound, expressed his dissatisfaction with the City's level of communication and assistance after bricks fell from 217 17th Street's façade and also during the Rebuild Downtown project.

6. Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations

- a. Signing Ceremony for the Intergovernmental Service Agreement between the City of Rock Island and Rock Island Arsenal for fire extinguishers.

A signing ceremony for the fire extinguishers was held with officials from the Rock Island Arsenal. Mayor Thoms and Colonel Joe Parker said a few words. City Manager Todd Thompson signed the agreement. A photo was taken.

Clerk Gange read a proclamation declaring January 20, 2025 as MLK Jr. Day in the City of Rock Island. Mayor Thoms read his declaration. Martin Luther King Center Director Jerry Jones said a few words. A photo was taken.

7. Update Rock Island

MLK Memorial Service

The Martin Luther King Jr. Community Center will host the 42nd Annual MLK Memorial Service and Awards next Monday, January 20th starting at 10:30 am. The public is welcome to join in person at 630 9th Street, Rock Island. The event will also be live-streamed on Facebook and YouTube.

This year's service is extra special, as it kicks off the MLK Center's 50th anniversary year. The featured speaker will be Minnijean Brown-Trickey, who was one of the Little Rock Nine – a group of students who integrated Little Rock High School in Arkansas in 1957. Also, the Westbrook Singers, a nationally-known Gospel group originally from East Moline, will reunite to perform during the event.

State of the City Address

The 2025 State of the City Address will be held Tuesday, January 28th at Bally's Casino & Hotel. Doors open at 11:30 a.m., and the program begins at noon. This year's theme is Reinvesting in Rock Island. The event is open and free to the public. Those who want to eat lunch are asked to register by going to the City's website at rigov.org.

11th Street Reconstruction

Last week the City learned it received a federal RAISE grant in the amount of \$22.7 million for the redesign and reconstruction of 11th Street between 31st Avenue and Blackhawk Road. The RAISE federal grant, which stands for Rebuilding American Infrastructure with Sustainability and Equity, came to us after many years, four grant submissions and with the collaboration of city staff and state and federal officials.

The project for this important two-mile stretch of 11th Street will:

- Redesign 11th Street from four lanes to three, with a bi-directional turn lane in the middle
- Provide ADA compliant sidewalks throughout the corridor
- Add pedestrian connections between 11th Street and 9th Street, which is home to schools, community facilities and residences
- And include green infrastructure and stormwater improvements to improve sustainability.

Congratulations to everyone who pulled together and worked hard to get this very important grant for the City!

8. Special Presentations

- a. Presentation of the CY 2024 Third Quarter Financial Management Report.

This item followed item 9a.

Finance Director Jessica Sager provided an overview of the CY 2024 Third Quarter report. She went over the revenues and expenditures of the General Fund, Special Revenue Funds, Propriety/Enterprise Funds and other governmental funds. She provided an analysis of the state and local tax revenue and the City's investments. She explained that staff is still accruing back revenue and expenditures to 2024 and will likely continue the process through March. She mentioned that, although some state and local taxes came in lower than anticipated, expenditures were also lower than anticipated so staff still expect a surplus for 2024. She announced that the City received the GFOA Award for the 2023 financial statements.

9. Ordinances (First Readings)

- a. Report from the Community Development Department regarding an Ordinance establishing a public hearing date on the proposed amendments to the existing Parkway/I-280 Casino Tax Increment Financing (TIF) Redevelopment Plan and Project Area. (First Reading)

Motion:	Motion to consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to consider the ordinance; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson and Parker. Nay: None. Absent: None.

- b. Report from the Community Development Department regarding an Ordinance establishing a public hearing date for the establishment of the Parkway/I-280 Casino Business District. (First

Reading)

Motion:	Motion to consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to consider the ordinance; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- c. Report from the Community Development Department regarding the sale of City-owned property at 1602 9th Street for \$481 plus closing costs. (First Reading)

Motion:	Motion to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the sale; authorize the City Manager to execute the sales agreement, and consider, suspend the rules, and pass the ordinance; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

10. Passage of Ordinances and Resolutions

- a. A Special Ordinance regarding a rezoning request from Amy McFall at 3720 8th Street. (Second Reading)

Motion:	Motion to pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to pass the ordinance; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay:

None. Absent: None.

- b. An amendment to the Resolution regarding the closure of the Master Sergeant Stanley Talbot Memorial Bridge and 15th Street (U.S. Highway 67) on Saturday, March 15, 2025, from 11:30 a.m. to 1:30 p.m. for the St. Patrick's Day Parade, hosted by the St. Patrick Society.

Motion:	Motion to approve the amendment and adopt the resolution.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the amendment and adopt the Resolution; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- c. Report from the City Clerk regarding a Resolution adopting the partial release of Closed Session minutes and the destruction of audio recordings from the same Closed Session minutes.

Motion:	Motion to approve the partial release of Closed Session minutes as recommended and adopt the Resolution.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Healy moved to approve the partial release of the Closed Session minutes as recommended and adopt the Resolution; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

11. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless an Aldersperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Minutes from the December 16, 2024 Study Session and City Council meeting.

- b. Minutes from the December 9 and December 16, 2024 Closed Session.
- c. Claims for the week of November 22 through November 28, 2024, in the amount of \$58,478.29; for the week of November 29 through December 5, 2024, in the amount of \$2,780,292.82; for the week of December 6 through December 12, 2024, in the amount of \$2,705,079.71, and payroll for the weeks of November 25 through December 8, 2024, in the amount of \$1,835,955.81, and payroll for the weeks of December 9, 2024 through December 22, 2024 in the amount of \$1,833,192.47.
- d. International City/County Management Association (ICMA) claims for the weeks of November 30 through December 13, 2024, in the amount of \$28,395.13.
- e. ACH Report for the month of November 2024 in the amount of \$8,939,989.26.
- f. Purchase Card Claims for the period of October 29, 2024 through November 26, 2024 in the amount of \$116,511.79.
- g. Report from the Information Technology Department regarding payment in the amount of \$67,500 for the annual contract renewal of Google Workspace System for the term December 27, 2024 through December 27, 2025.
- h. Report from the Information Technology Department regarding payment in the amount of \$11,826 for renewal of Nitro Professional from December 19, 2024 through December 19, 2025.
- i. Report from the Information Technology Department regarding payment in the amount of \$22,765 to ESRI Inc. for the annual contract renewal for GIS Mapping Software for the term January 15, 2025 through January 14, 2026.

Motion: Motion to approve Consent Agenda items a through i.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve Consent Agenda items a through i; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

12. Claims/Purchases

- a. Report from the Public Works Department regarding payment in the amount of \$37,376 to Monroe Truck Equipment, Monroe, Wisconsin, to outfit one 2024 Ford F350 Super Duty Truck with a snow fighter package.
- b. Report from the Public Works Department regarding payment in the amount of \$111,514.82 to

Martin Equipment, Rock Island, IL, for the purchase of a 2025 John Deere Compact Tracked Loader and options.

Motion: Motion to allow claims a and b.
RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to allow claims a and b; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

13. Contracts/Agreements

- a. Report from Administration regarding an agreement with Project Now for the temporary operation of a warming shelter.

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.
RC Roll Call vote is needed.

MOTION:

Aldersperson Swanson moved to approve the agreement and authorize the City Manager to execute the document; Aldersperson Poulos seconded.

DISCUSSION:

Project Now Executive Director Dwight Ford provided background information and plans for the shelter. He also explained Project Now's plans for the future. *(Inaudible)*

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- b. Report from the Public Works Department regarding bids for the 2025 Water Service and Sewer Lateral Repair Programs, recommending the bid be awarded to J.C. Dillion, Inc., Davenport, Iowa in the amount of \$746,639.70.

Motion: Motion to approve the bid as recommended and authorize the City Manager to execute the contract documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Tweet moved to approve the bid as recommended and authorize the City Manager to execute the contract documents; Aldersperson Poulos seconded.

Aldersperson Parker recused himself due to the nature of his employment.

VOTE:

Motion on a 6-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson. Nay: None. Absent: None.

- c. Report from the Public Works Department regarding AT&T's Third Amendment to the Site License Agreement for cellular equipment upgrades at the 1413 42nd Avenue water tower.

Motion: Motion to approve the agreement and authorize the City Manager to execute the agreement.

RC Roll Call vote is needed.

MOTION:

Aldersperson Tweet moved to approve the agreement and authorize the City Manager to execute the agreement; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- d. Report from the Public Works Department regarding a proposal from IMEG, Rock Island, IL, in the amount of \$178,000, for engineering services on the Bally West Development.

Motion: Motion to approve the proposal and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the proposal and authorize the City Manager to execute the document; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay:

None. Absent: None.

14. Department Reports

- a. Report from the Community Development Department regarding the Parkway/I-280 Casino TIF Feasibility Study.

Motion:	Motion to approve the TIF feasibility study, and authorize staff to place the study on file for 10 days and distribute it to all affected taxing bodies.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the TIF feasibility study, and authorize staff to place the study on file for 10 days and distribute it to all affected taxing bodies; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- b. Report from the Human Resources Department regarding a Retirement Healthcare Funding Plan for Fire Department employees.

Motion:	Motion to approve a Healthcare Funding Plan administered by the National Public Pension Fund Association for Fire Department employees.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Tweet moved to approve the Healthcare Funding Plan administered by the National Public Pension Fund Association for Fire Department employees; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

15. Traffic Engineering Requests

- a. Report from the Traffic Engineering Committee regarding a request from Sheila Solomon to remove the handicapped parking space at 1309 6th Avenue. (First Reading)

Motion:	Motion to approve the request as recommended and consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Robinson moved to approve the request as recommended and consider, suspend the rules, and pass the ordinance; Aldersperson Swanson seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

16. Rock Island Port Authority

- a. Motion: Motion to close the regular City Council meeting and convene the Rock Island Regional Port District meeting.
- VV Voice vote is needed.

MOTION:

Aldersperson Poulos moved to close the regular City Council meeting and convene the Rock Island Regional Port District meeting; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

- b. Other Business/New Business

There was no new business to discuss.

- c. Motion: Motion to exit the Rock Island Regional Port Authority and reconvene the regular City Council meeting.
- VV Voice vote is needed.

MOTION:

Aldersperson Healy moved to exit the Rock Island Regional Port District Authority and reconvene the regular City Council meeting; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 voice vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

17. Other Business/New Business

Aldersperson Swanson thanked fellow Council members for showing compassion for the homeless in need of shelter from the cold weather.

18. Closed Session

- a. **5 ILCS 120/2(c)(2) Collective negotiating matters between the public body and its employees or their representatives.**

Motion: Motion to enter Closed Session for the exception cited.
VV Voice vote is needed.

Mayor Thoms announced that the item had been pulled from the agenda, and they would not be entering Closed Session.

19. Adjourn

- a. Motion: Motion to Adjourn to January 27, 2025.
VV Voice vote is needed.

MOTION:

Aldersperson Healy moved to adjourn; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 7-0-0 roll call vote. Aye: Poulos, Healy, Robinson, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: None.

The meeting concluded at 7:44 p.m.

CITY OF ROCK ISLAND
CITY COUNCIL STUDY SESSION
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

1/13/2025 - Minutes

1. Call to Order

Mayor Thoms called the meeting to order at 5:30 p.m. and welcomed everyone.

2. Roll Call

Mayor Thoms asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Randy Hurt, Randy Tweet, Jenni Swanson, Dylan Parker, Mark Poulos, Bill Healy and Mayor Mike Thoms.

Absent: Alderperson Moses Robinson

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Public Comment

No one was signed up to speak for public comment.

4. Presentations

a. Housing Needs Assessment Presentation

Community Development Housing Manager Nichole Mata introduced Jeremy Gray with Mosaic Consulting. Mr. Gray explained that Moline, Rock Island and Davenport are all working together on the impediments to fair housing assessment. He said the analysis of impediments focuses on four specific fair housing issues: racial integration and segregation, poverty, access to opportunity and housing need. The City of Rock Island receives approximately \$1 million from HUD to address fair housing.

Mr. Gray discussed how they engaged the community and gathered data, which included a housing survey, community meetings, pop-ups, stakeholder interviews and resident focus groups. He noted they collected over 700 responses to the survey. He provided details on areas of concentrated poverty in the City, including specific demographic and poverty data. The four impediments to fair housing were discussed with Council and recommendations were provided.

Next, Jesse Johnson with Points Consulting discussed the housing needs assessment results. He explained that a housing assessment is necessary when considering the balance of housing supply and demand. He provided several graphs that depicted future population trends and housing needs for Rock Island as well as community survey response data and the change in housing prices and income over time.

Mr. Johnson discussed the recommendations, which included community revitalization and affordable housing development; affordable housing and land development programs; property tax abatement and

encourage more high-density, low maintenance units in urban cores.

b. Parkway/I-280 Business Redevelopment Project Area Presentation

Mr. Jared Kanallakan with Moran Consulting discussed the Parkway/I-280 Business Redevelopment project and the Tax Increment Financing (TIF) district feasibility study. He said the purpose of the study is to determine whether a TIF is appropriate for effective redevelopment of the proposed amended development project area. He noted the proposed amended area encompasses 57 parcels of property. In determining the basis for eligibility, there is a set of qualifying factors that are set forth by the state that must be reviewed. He presented a map of the proposed area and said the amended TIF district qualifies.

Mr. Kanallakan explained the next steps for the new Parkway/1-280 Business District Redevelopment Plan and Project and the amended TIF District. He provided an overview of the timeline and noted after Council passes the ordinance setting the public hearing date and time, a public hearing would be held on March 17, 2025, with the ordinance passed at the April 14, 2025 Council meeting.

5. Adjourn

- | | | |
|----|---------|-----------------------|
| a. | Motion: | Motion to adjourn. |
| | VV | Voice Vote is needed. |

MOTION:

Aldersperson Poulos moved to adjourn the meeting; Aldersperson Tweet seconded.

VOTE:

Motion PASSED on a 6-0-1 voice vote. Aye: Poulos, Healy, Hurt, Tweet, Swanson, Parker. Nay: None. Absent: Robinson.

The meeting concluded at 6:32 p.m.

Memorandum

To: Rock Island City Council
From:
Subject: International City/County Management Association (ICMA) claims for the weeks of December 14 through December 27, 2024, in the amount of \$29,559.78.
Date: January 27, 2025



Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Brian Smith, Finance Manager

Approved by:

CITY OF ROCK ISLAND
CHART OF ACCOUNTS

December 14, 2024 through
December 27, 2024
TOTAL: \$29,559.78

FUNDS	FUND NAME	DEPT	DEPARTMENT NAME
101	General Fund	111	1st Ward
201	TIF #1 Downtown	112	2nd Ward
202	TIF #2 South 11th Street	113	3rd Ward
203	TIF #3 North 11th Street	114	4th Ward
204	TIF #4 Jumer's Casino Rock Island	115	5th Ward
205	TIF #5 Columbia Park	116	6th Ward
206	TIF #6 NE I280/Parkway	117	7th Ward
207	Community/Economic Development	118	Mayor
208	TIF #7 The Locks	119	Mayor & Council Administration
209	TIF #8 Watchtower	122	General Administration
210	Public Benefit	123	Legal Services
211	Martin Luther King Center	131	City Clerk
212	MLK Facility Improvement	155	Human Resources Administration
213	TIF #9 1st Street	156	Human Resources Services
221	Motor Fuel Tax	157	Insurance
222	Foreign Fire Insurance	211	Finance Administration
223	Riverboat Gaming	212	Customer Service
224	State Drug Prevention	213	Accounting Services
225	DUI Fine Law	214	Budget and Grants Management
226	Court Supervision	256	Information Technology
227	Crime Laboratory	311	Community/Economic Development Administration
241	US Dept of Justice Grant	312	Economic Development
242	Community Development Block Grant	313	Planning/Redevelopment
243	Federal Drug Prevention	314	Inspection
244	Neighborhood Stabilization ARRA	356	Martin Luther King Jr Community Center
245	Schwiebert Park Boat Dock	411	Police Administration
246	Ridgewood Business Park	412	Field Operations Bureau
251	Public Library	413	Criminal Investigation Bureau
252	Volunteers of the RI Library	414	Administration/Technical Services Bureau
271	Honor Guard Contributions	415	Tactical Operations
272	DARE	451	Fire Administration November 5, 2021 through
273	Police Contributions	452	Fire Emergency Services
274	Elderly Service Contributions	453	Fire Protective Inspect
275	RI Auxiliary Police	454	Ambulance
276	RI Labor Day Parade	611	Public Works Administration
277	ESO Christmas Tour	612	Motor Vehicle Parking System
278	Adopt A School	613	Water Meter Services
279	Fire Donations	615	Engineering
282	Lead Grant	616	Municipal Services
301	Capital Improvements	617	Fleet Services
302	Capital Improvements - Streets	618	Utilities Service
405	Debt Service	619	Utilities Maintenance
501	Water Operation & Maintenance	711	Library Administration
502	Water Capital 2010A BAB'S	712	Library Info Services
506	Wastewater Operations & Maintenance	713	Library Circulation
507	Stormwater Utility	714	Library Extension
508	Wastewater Capital 2010A BAB'S	811	Park/Recreation Administration
510	Solid Waste	813	Recreation
511	Centennial Bridge	818	Whitewater Aquatic Center
541	Sunset Marina	819	Schwiebert Riverfront Park
555	Parks & Recreation	822	Parks
581	CDBG Loan Programs	834	Highland Golf Maintenance
582	State Affordable Housing	835	Highland Clubhouse
583	Community/Economic Development Loans	846	Golf Pro Shop
584	CIRLF Loan Fund	854	Saukie Golf Maintenance
585	MPF Endowment Loans	855	Saukie Clubhouse
586	Brownfield Revolving Loan Fund	867	RIFAC
595	Public Housing	891	Donations P/R Admin
601	Fleet Services	892	Donations Parks
602	Fleet Amortization	893	Donations Recreation Programs
606	Engineering	894	Donations Golf Maintenance
609	Hydroelectric Plant	895	Donations Highland/Saukie Clubhouse
621	Self-Insurance	896	Donations Golf Pro Shop
626	Employee Health Plan	897	Donations RIFAC
701	Fire Pension	898	Donations Longview Aquatic Center
706	Police Pension	899	Donations Riverfront Park
711	Cafeteria Plan	910	Police Fire Commission
712	Loan Escrow	920	Fire Pension
831	GASB 34	930	Police Pension
901	MLK Activity	940	Cafeteria Plan
905	IL DCFS		
906	Dept of Human Services		
907	MLK Capital Contributions		
950	Public Library Foundation		

REPORT PARAMETERS

ORGANIZATION	:	010
BANK	:	1
PRINT BY	:	CHECK DATE
SORT OPTION	:	VENDOR NAME
PRINT DETAILS	:	Y
BEGINNING CHECK DATE	:	12/27/24
ENDING CHECK DATE	:	12/27/24
ORG NAME FOR EXTRACT FILE	:	ap12272024
FILE NAME	:	SAV\BANKCHECK_122624_151504

010 CITY OF ROCK ISLAND

CHECK REGISTER

DATE RANGE: 12/27/24 - 12/27/24

BANK WO #	CHECK #	CHECK AMT AMOUNT	CHECK DATE G/L ACCT #	VENDOR #	ADDRS #	VENDOR NAME DESCRIPTION	INVOICE #	TYPE INV	CHECK STATUS VEND
1	122724	\$29559.78 29559.78	12/27/24 051-000000	07532 -21403-0000000		0 ICMA RETIREMENT CORP PAYROLL FOR - 122724			M OUTSTANDING
TOTAL # OF ISSUED CHECKS:				1	TOTAL AMOUNT:		29,559.78		
TOTAL # OF WIRES:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF VOIDED/REISSUED/UNCLAIMED CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF ACH CHECKS:				0	TOTAL AMOUNT:		0.00		
TOTAL # OF UNISSUED CHECKS:				0					

FUND TOTALS

FUND	FUND NAME	ISSUED TOTAL	VOIDED/REISSUED TOTAL
-----	-----	-----	-----
051	PAYROLL CLEARING FUND	29,559.78	0.00
		=====	=====
	TOTAL -	29,559.78	0.00

kerri bessee

Memorandum



To: Rock Island City Council
From: Timothy Bain
Subject: Report from the Information Technology Department regarding payment in the amount of \$11,891.12 to NEOGOV of El Segundo, CA for the contract renewal of the online recruitment tool annual support maintenance from April 8, 2025 through April 7, 2026.

Motion: Motion to approve Consent Agenda items a through d.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The online employee recruiting tool "NEOGOV" used by HR is due for renewal. The amount of \$11,891.12 will renew the maintenance contract from 4/8/2025 through 4/7/2026. The cost of this agreement is 5% higher than the previous year.

Previous Council Action (if any):

Budget Impact:

Vendor: GovernmentJobs
Total Payment: \$11,891.12
Account Chargeable:
Fund: 101 General Fund
Department: 256 Information Technology
Cost Center: 081 Information Systems
Object Code: 53822 Operating Services Contacts
Project: 0000000 N/A

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Information Technology Department recommends that the City Council authorize the City Manager to pay NEOGOV of El Segundo, CA for the online recruitment tool annual support maintenance in the total amount of \$11,891.12.

Submitted by: Timothy Bain

Approved by:

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-676252	Order #:	Q-341055
Customer:	Rock Island, City of (IL)	Valid Until:	4/8/2025
Effective Employee Count:	475		
Sales Rep:	Salesforce Administrator		

Customer Contact		Shipping Contact	
Billing Contact:	Rock Island, City of (IL) Rob Baugous	Shipping Contact :	Rock Island, City of (IL) Rob Baugous
Billing Address:	1528-3 Avenue Rock Island, IL 61201	Shipping Address:	1528-3 Avenue Rock Island, IL 61201
Billing Contact Email:	baugous.rob@rigov.org	Shipping Contact Email:	baugous.rob@rigov.org
Billing Phone:		Shipping Phone:	

Payment Terms		Notes:
Payment Term:	Net 60	
PO Number:		

Subscription Service

April 2025

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Insight Subscription	Recurring	4/8/2025	4/7/2026	475	Employee Based	\$11,891.12
April 2025 TOTAL:						\$11,891.12

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are **due upon the invoice due date**. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Service Order are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to Governmentjobs.com, Inc., (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract on the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (D/B/A/ NEOGOV), parent company of PowerDMS, Inc., Cuehit, Inc., Ragnasoft LLC (D/B/A/ PlanIT Schedule), and Design PD, LLC (D/B/A Agency360) (collectively, "NEOGOV") and Customer, this Order Form and the services to be furnished pursuant to this Order Form are subject to the terms and conditions set forth here: <https://www.neogov.com/service-specifications>. The Effective Date (as defined in the terms and conditions) shall be the Subscription Start Date.

Special Condition:

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
Rock Island, City of (IL)

Signature: _____

Printed Name: _____

Title: _____

Date _____

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

Memorandum



To: Rock Island City Council
From: Mike Bartels, Director
Subject: Report from the Public Works Department regarding a payment in the amount of \$546,170.03 to Coe Equipment, Rochester, Illinois for a 2025 Vactor Sewer Combination/Freightliner.

Motion: Motion to allow the claim.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The Public Works Department/Fleet Services Division is scheduled to purchase a 2025 Vactor 2100i-824 Sewer Combination/Freightliner 114SD truck in calendar year 2025. The Department staff has discussed and agreed on the type of machine and options needed.

Pricing for the new Vactor was obtained through the cooperative purchase contract Sourcewell ID 101221-VTR. The truck will be purchased from Coe Equipment, Rochester, IL in the amount of \$546,170.03

Previous Council Action (if any):

Budget Impact:

Vendor: Coe Equipment
Vendor Number: 03309
Payment Amount: \$546,170.03

Account Chargeable:

Fund:	602	Fleet Amortization
Division:	617	Fleet Services
Cost Center:	365	Fleet Replacement
Object Code:	56406	Motor Vehicles

Requisition Number: R010908

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

The Public Works Department recommends the City Council authorize the purchase of the 2025 Vactor 2100I-824 Sewer Combination/Freightliner 114SD truck to Coe Equipment, Rochester, IL in the amount of \$546,170.03.

Submitted by: Michelle Martin, Manager

Approved by:

Coe Equipment Inc.

5953 Cherry Street, Rochester, IL 62563 ■ P. 217.498.7200 ■ F. 217.498.7205 ■ www.coe-equipment.com

Serving Illinois & Missouri Since 1986 ■ All Sewer Cleaning & Vacuum Excavation Equipment

VACTOR®

Subsidiary of Federal Signal Corporation



Presents a Proposal Summary
of the

New Vactor 2100i-824

for

Rock Island, IL
1309 Mill Street
Rock Island, IL 61201

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About Coe Equipment (Background, years in business and business team)

Coe Equipment Incorporated is a distributor of sewer cleaning and municipal equipment to cities and contractors throughout Illinois and Missouri. Our team includes over 115 years of combined experience, and over \$500,000 in parts availability. In addition to selling new and used equipment, we also repair all makes and models of sewer cleaning and vacuum equipment. Coe Equipment has been the Vactor Manufacturing, Inc. local manufacturer's representative for over 38 years, since 1986. Coe Equipment has four field technicians and three mechanics certified to work on Vactor equipment. Our warranty and service facility is located in Rochester, IL.

Vactor Manufacturing is the leading manufacturing of sewer cleaners and catch basin cleaners, jetters, industrial vacuum loaders and vacuum excavation equipment featuring innovative technology and custom-configurable designs. Originally founded in Chicago in 1911 as the Myers-Sherman Company, Vactor has been creating and perfecting sewer cleaning equipment for over 100 years. Vactor is located on 20 acres with 245,000 square feet of manufacturing space under one roof in Streator, Illinois and is ISO 9001:2008 and ISO 14001:2004 certified.

Location and Contacts

Coe Equipment, Inc. is headquartered in Rochester, IL. Primary contact information for Coe Equipment is provided below:

Coe Equipment, Inc.

5953 Cherry Street

Rochester, IL 62563

Contact: Steve Smith, Territory Field Representative

Phone: 217-494-0284

Fax: 217-498-7205

Email: steve@coe-equipment.com

Office hours: 7:30 AM – 6:00 PM, Monday - Friday

After office hours: Call cell phone to troubleshoot and schedule appointments outside of office hours.

Proposal Specifications

QTY	PART NUMBER	DESCRIPTION
1	2112i-824	2100i PD- 18" Vacuum- 12 yrd Debris- Combo
1	010iSTD	Operator Station Curbside Toolbox
1	011iSTD	Aluminum Fenders
1	012iSTD	Mud Flaps
1	016iSTD	Color Coded Sealed Electrical System
1	019iASTD	Intuitouch Electronic Package
1	020iSTD	Double Acting Hoist Cylinder
1	025iASTD	Handgun Assembly
1	026iSTD	Ex-Ten Steel Cylindrical Debris Tank
1	030iSTD	Flexible Hose Guide
1	032iSTD	(3) Nozzles with Carbide Inserts w/Rack
1	045iSTD	Suction Tube Storage
1	046iSTD	1" Nozzle Pipe
1	048iSTD	10' Leader Hose
1	1001iSTD	Flat Rear Door w/Hydraulic Locks
1	1005iSTD	Dual Stainless Steel Float Shut Off System
1	1011iSTD	Microstrainer Prior to Blower
1	1015iBFSTD	Fixed Rear Door Pipe Rack -8" Pipe
1	1016iSTD	Subframe Mounted -2 Pipe Rack -8"
1	1023iSTD	Lube Manifold, with Lube Chart
1	1024iSTD	Debris Body Vacuum Relief System
1	1031iSTD	Debris Deflector Plate
1	1033iSTD	60" Dump Height
1	1041iSTD	Debris Body-Up Message and Alarm
1	2001iSTD	Low Water Indicator On Screen w/Alarm and Water Pump Flow Indicator
1	2011iSTD	3" Y -Strainer at Passenger Side Fill with 25' Fill Hose
1	2022iSTD	Additional Water Tank Sight Gauge
1	2023iSTD	Liquid Float Level Indicator
1	3019iSTD	Digital Water Pressure Gauge
1	4006iSTD	Front Joystick Boom Control
1	4010iSTD	Boom Hose Storage
1	4017iSTD	Boom Out of Position Message and Alarm
1	4022iSTD	Telescopic Boom Elbow- Standard
1	5010iSTD	Rodder System Accumulator - Jack Hammer on/off Control w/ manual valve
1	5011iSTD	3"Y -Strainer @ Water Pump
1	5015iSTD	Midship Handgun Coupling
1	5019iSTD	Chassis Engine Cooling Package
1	5022iSTD	Side Mounted Water Pump
1	6005iDSTD	Digital Hose Footage Counter
1	6007iSTD	Hose Reel Manual Hyd Extend/Retract
1	6009iSTD	Hose Reel Chain Cover
1	6017iSTD	Hydraulic Tank Shutoff Valves
1	6019iSTD	Rodder Pump Drain Valves
1	6020iBSTD	Hydraulic Extending 15" - Rotating Hose Reel - 1" x800' Capacity
1	6002iB	600' x 1" Sewer Hose 2500 PSI
1	7001iSTD	Tachometer/Chassis Engine w/Hourmeter
1	7003iSTD	Water Pump Hour Meter
1	7004iSTD	PTO Hour Meter
1	7005iSTD	Hydraulic Oil Temp Alarm
1	7007iSTD	Tachometer & Hourmeter/Blower

1	8000iSTD	Circuit Breakers
1	8025iSTD	LED Lights- Clearance- Back-up- Stop- Tail & Turn
1	9002iSTD	Tow Hooks- Front and Rear
1	9003iSTD	Electronic Back-Up Alarm
1	S390ASTD	8" Vacuum Pipe Package
1	S560STD	Emergency Flare Kit
1	S590STD	Fire Extinguisher 5 Lbs.
1	i110STD	Module Paint- DuPont Imron Elite - Wet on Wet
1	i124STD	Vactor 2100i Body Decal- Standard
1	1003i	Debris Body Flushout
1	1008i	6" Rear Door Knife Valve w/Camloc - 3:00 position
1	1009iD	Full Rear Door Swinging Screen
1	1014iA	Centrifugal Separators (Cyclones)- 304 Stainless Steel
1	1015i	Folding Pipe Rack - Curbside -8" Pipe
1	1015iA	Folding Pipe Rack - Streetside -8" Pipe
1	1022i	Rear Door Splash Shield
1	2018i	Additional Water- 1500 Gal Total
1	2025iA	304 Stainless Steel Water Tanks Upgrade - Tandem Axle
1	3015i	Front Blower Controls
1	3017i	Blower High Temp Safety Shutdown
1	3020i	Digital Water Level Indicator
1	3021i	Digital Debris Body Level Indicator Tied to Vacuum Relief
1	4011iB	Bellypack Wireless Controls with hose reel controls- 2-way communications- and LCD Display
1	4013i	Rotatable Boom Inlet Hose
1	4015i	180 deg. 10ft Telescoping Boom
1	5002iA	80 GPM/2500 PSI Jet Rodder pump
1	5008iB	Cold Weather Recirculator- PTO Driven- 25 GPM
1	5021iC	Hydro Excavation Kit - Includes Lances w/ Shield- Nozzles- Storage Tray- and Vacuum Tube
1	512459A-30	Vactor Standard Manual w/ Cloud Parts
1	6004iD	Rodder Hose Pinch Roller
1	6014i	High Pressure Hose Reel
1	6019iA	Final Filter and Silencer Ball Valve Drains
1	6025iB	Hose Wind Guide (Dual Roller)- Auto- Indexing
1	6031i	Front Hose Reel Tool Storage
1	8001iM	Rear Directional Control- LED Arrowstick
1	8002iA	Wireless- Waterproof- Rechargeable- Handheld- LED Spot Light w/12V Charger
1	8020iL	14 Light Package- 14 Federal Signal Strobe Lights- LED
1	8024iA	Amber/Green Lights for Flashing Light Package
1	8028iA	Worklights (2), Self-Leveling Boom LED
1	8029i	Worklights (2)- LED- Rear Door
1	9021iA	Camera System- Front and Rear
1	9023iA	Safety Cone Storage Rack - Post Style
1	9070iA	Toolbox- Front Bumper Mounted- 16 x 12 x 18 w/(2) LED Side Markers
1	9071iE	Toolbox- Behind Cab - 16w 30h x 96d
1	9073iA	Toolbox- Passenger Side Chassis Frame- 30w x 18h x 24d
1	9074iA	Toolbox- Driver Side Subframe- 18w x 24h x 24d
1	CM- PAFT370A-202 5-01	Chassis Modifications - 2025 Freightliner PAFT370A
1	V-LOGO- APPL.	Vactor Logos - Applied
1	PAFT370A-202 5-CH	Supplied Chassis - Tandem Axle -2025 Freightliner 114SD SBA6x4 - 370 HP - Auto -66 -000 GVWR - GHG

Module Paint Color - White

Cab Color - White

Total Delivered Price

Unit Price:	\$430,159.75
New Freightliner 114SD SBA 6x4 Price:	\$130,222.34
Subtotal:	\$560,382.09
Less Sourcewell Discount Member # 36777 Contract #101221-VTR Maturity Date: 11/29/2025:	-\$14,212.06
Total:	\$546,170.03

Option 1 – Purchase Coe Demo – Additional Discount:	-\$10,151.47
Total with Option:	\$536,018.57

Price includes delivery and on-site operator training.

Tax, title and license are in addition to the unit price.

Price valid for 15 days.

Payment Terms: NET

Proposal Notes:

1. All prices quoted are in US Dollars unless otherwise noted.
2. Trade-in requires title, manual, standard accessories, and should be in good working order. Vacuum system, body, debris hoses and pipes must be clean and empty. Trade must pass state and DOT inspection.

This quotation becomes a contract for delivery and payment of the merchandise listed above only when signed by the Company and the customer or one of its officers.

City of Rock Island

Customer

Ryan Vidmar

Customer Representative

12/19/2024

Date

Coe Equipment, Inc.

Company

Steve Smith

Company Representative

11/25/2024

Date

Appendix 1: Warranty and Literature

LIMITED WARRANTY

Limited Warranty. Each machine manufactured by VACTOR MANUFACTURING (or, "the Company") is warranted against defects in material and workmanship for a period of 12 months, provided the machine is used in a normal and reasonable manner and in accordance with all operating, maintenance and safety instructions. In addition, certain machines and components of certain machines have extended warranties as set forth below. If sold to an end user, the applicable warranty period commences from the date of delivery to the end user. If used for rental purposes, the applicable warranty period commences from the date the machine is first made available for rental by the Company or its representative. This limited warranty may be enforced by any subsequent transferee during the warranty period. This limited warranty is the sole and exclusive warranty given by the Company.

STANDARD EXTENDED WARRANTIES (Total Warranty Duration)

2100 Series, iMPACT and Ramjet	10 years against metal water tank leakage due to corrosion. Nonmetallic water tanks are covered for 5 years against any factory defect in material or workmanship.
2100 Series, iMPACT and Guzzler only	5 years against leakage of debris tank, centrifugal compressor or fan housing due to rust-through.
2100 Series, iMPACT and Ramjet	2 years - Vactor Rodder Pump
ALL Models starting with 21-09X-XXXX and beyond	2 year- Electrical & Electronics (excludes Chassis components)

Exclusive Remedy. Should any warranted product fail during the warranty period, the Company will cause to be repaired or replaced, as the Company may elect, any part or parts of such machine that the Company's examination discloses to be defective in material or factory workmanship. Repairs or replacements are to be made at the selling Company's authorized dealer's or distributor's location or at other locations approved by the Company. In lieu of repair or replacement, the Company may elect, at its sole discretion, to refund the purchase price of any product deemed defective. The foregoing remedies shall be the sole and exclusive remedies of any party making a valid warranty claim.

This Limited Warranty shall not apply to (and the Company shall not be responsible for):

1. Major components or trade accessories that have a separate warranty from their original manufacturer, such as, but not limited to, trucks and truck chassis, engines, hydraulic pumps and motors, tires and batteries.
2. Normal adjustments and maintenance services.
3. Normal wear parts such as, but not limited to, oils, fluids, vacuum hose, light bulbs, fuses and gaskets.
4. Failures resulting from the machine being operated in a manner or for a purpose not recommended, nor intended, or not in accordance with operating, maintenance or safety instructions provided by the Company.
5. Repairs, modifications or alterations without the express written consent of the Company, which in the Company's sole judgment, have adversely affected the machine's stability, operation or reliability as originally designed and manufactured.
6. Items subject to misuse, negligence, accident or improper maintenance.

NOTE The use in the product of any part other than parts approved by the Company may invalidate this warranty. The Company reserves the right to determine, in its sole discretion, if the use of non-approved parts operates to invalidate the warranty. Nothing contained in this warranty shall make the Company liable for loss, injury, or damage of any kind to any person or entity resulting from any defect or failure in the machine.

THIS WARRANTY SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND TO THE EXTENT PERMITTED, CONFERRED BY STATUTE, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, OR A WARRANTY AGAINST FAILURE OF ITS ESSENTIAL PURPOSE, ALL OF WHICH ARE DISCLAIMED.

This warranty is in lieu of all other obligations or liabilities, contractual and otherwise, on the part of the Company. For the avoidance of doubt, the Company shall not be liable for any indirect, special, incidental or consequential damages, including, but not limited to, loss of use or lost profits. The Company makes no representation that the machine has the capacity to perform any functions other than as contained in the Company's written literature, catalogs or specifications accompanying delivery of the machine. No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties or to assume any other liability on behalf of the Company in connection with the sale, servicing or repair of any machine manufactured by the Company. Any legal action based hereon must be commenced within eighteen (18) months of the event or facts giving rise to such action.

The Company reserves the right to make design changes or improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.



VACTOR MANUFACTURING
1621 S. Illinois Street
Streator, IL 61364



9-1-2021

THIS CHANGES
EVERYTHING.
AGAIN.



VACTOR[®]
2100i

THE NEW VACTOR® 2100i. SIMPLY BETTER.



intuitive. intelligent. innovative. individualized. incomparable.

These words describe the new Vactor 2100i. Add it all together and you have a machine that combines proven performance with a new level of simplicity and ease. With an emphasis on ergonomics, Vactor has engineered an array of innovations that together speeds work, reduces fatigue on your operators, and lets them focus on the work in front of them, not the machine behind them. Among the host of innovations you'll find on the 2100i are:

- New IntuiTouch™ single in-cab control screen for PTO/Transfer Case Activation that is as simple as pushing a button
- New IntuiTouch operator control station that features a singular, adjustable control panel for operator ease and comfort during all sewer cleaning functions
- New 7" easy-to-read screen at the operator's station to monitor critical data from the sewer cleaning system and chassis
- New optional wireless controls, including updated belly pack and handheld remotes featuring a view screen for monitoring key operational functions when working away from the truck
- New optional RDB 1015™ Rapid Deployment Boom telescopes out 10 feet and extends the debris hose down 15 feet minimizing the need for additional tubes, speeding and easing set-up and tear-down

The new 2100i is truly the evolution of a revolution that is not just easier to operate...it's easier on the operator

VACTOR 2100i.

INTUITIVE IN EVERY WAY.

New IntuiTouch® one-touch in-cab controls redefine simplicity

- 7" touch screen control features backlit tactile buttons
- Includes controls and viewing screen for camera, lighting, recirculation and PTO/Transfer case activation
- One-Touch engagement to activate PTO and transfer case – allowing operators to gain control of all operational systems
- Operator can view the current operating mode, recirculation status, flows, pressures and more



New IntuiTouch control station puts all cleaning system functions into a single, simple control panel

- Articulating controls with up/down adjustment for individualized maximum comfort – articulation allows the control panel to adjust on a 90 degree arc for better access and screen visibility while operating the hose reel and boom
- All controls are consolidated into a single control panel including a 7" dashboard screen with glove-friendly tactile buttons featuring at-a-glance data for water pressure and flow, hose footage, chassis RPM, vacuum information, water level*, debris tank level* and more



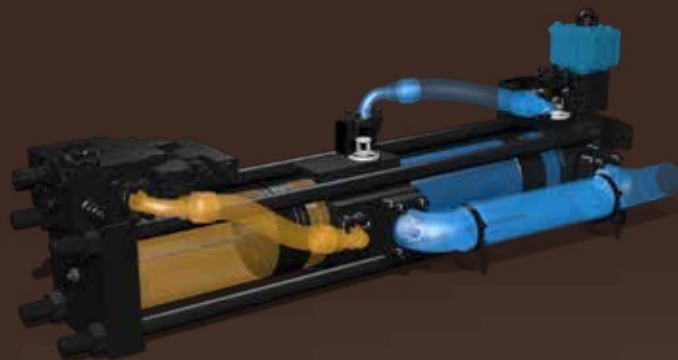
- New, reliable touch buttons with backlit feedback enable the operator to know if a selected function is active
- The new hose reel joystick significantly improves response time and pays in and out in the direction of the hose reel
- The boom joystick has a telescoping feature built in, giving the operator full mobility with multiple direction boom movement for quicker set up
- Operators have full control of the water system via a single Multi-Flow control dial – enabling them to precisely match the flow and pressure to the job requirements
- E-stops located at all operator control points bring the unit to a safe condition to protect both the operator and the equipment

*Optional equipment

UP AND DOWN, FRONT AND BACK THE VACTOR 2100i OFFERS YOU GREATER OPERATING EASE AND EFFICIENCY.

- JetRodder® Water Pump

- Uniquely designed for sewer cleaning, the JetRodder Water Pump provides smooth continuous flows through its entire operating range – ranges available from 0 to 100 GPM and pressures up to 3000 PSI
 - Easily activated, powerful “Jackhammer” action for long runs or difficult blockages
 - The slow movements of its five moving parts make the Vactor JetRodder pump the industry leader in longevity and carefree maintenance
- Vactor’s Multi-Flow system lets operators set the flow at a lower rpm resulting in better fuel economy without sacrificing performance
 - Vactor’s unique air-routing and filtration system get the work done faster, safer, and more productively
 - All water valves are located in the same mid-ship control station, reducing the amount of walking back and forth around the truck by the operator
 - The quieter engine design, high ground clearance, lower water fill point, and twist-and-lock pipe restraints enhance the operator experience
 - The hose reel can telescope out up to 15 inches and rotate up to 270° for optimal positioning
 - Vactor’s water tank system is designed and built with high quality, high-strength light weight aluminum for maximum capacity and maintaining a low center of gravity – the tanks feature superior corrosion resistance and are backed by a 10-year standard warranty
 - Unique Modul-Flex design provides for maximum capacities and optimum weight distribution on every truck
 - Standard 60 inch (1524 mm) high dump enables you to unload debris into roll-offs up to 5-feet (1.524 m) high without requiring a lift or ramp





IntuiTouch articulated controls put controls within comfortable reach, allowing operators to better focus on their work



Vector's centrifugal cyclones* are designed and located to improve air filtration and permit easier cleaning

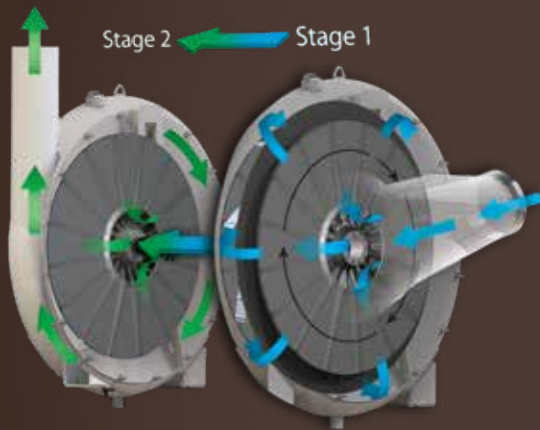


*Optional equipment

THE VACTOR 2100i COMES IN THE CONFIGURATIONS YOU NEED.

Our Positive Displacement (PD) model is ideal for pulling material long distances

With blower offerings providing inlet volumes in excess of 5000 CFM and 18 Hg vacuum, the Vactor 2100i PD is the machine you need to tackle your deepest pulls. In addition, our multi-stage blower filtration system is the most productive of its kind, and unique design features make the 2100i the most operator friendly unit available.



For all around service, choose a single engine, single or dual stage fan model

Vactor's fan system is the right choice for all-around sanitary and storm sewer cleaning. Whether equipped with a single or dual (for greater vacuum) fan system, our lightweight, perfectly balanced aluminum fan provides superior performance to handle your toughest jobs. Our unique system also minimizes energy consumption while maximizing performance.

Our water recycling model saves thousands of gallons of clean water every shift

Simple to operate, our self-cleaning system offers significant advantages:

- Absolute water filtration to 100 micron particle sizes eliminates most abrasive particles to protect the water pump, hoses, nozzles, and sewer lines
- 5-stage filtration system combines settling, centrifugal separation and absolute filtration to 100 microns
- Simultaneous operation recycles water while cleaning lines
- No moving parts in the body or tanks
- Never a need to enter a body or tank to maintain the system components



CUSTOMIZE YOUR 2100i WITH PERFORMANCE DRIVEN OPTIONS.

Our RDB 1015 Rapid Deployment Boom **RDB 1015™**

Our revolutionary new boom telescopes 10 feet out and extends the debris hose down 15 feet speeding work, and, in many cases, eliminating the need for additional tubes, reducing operator fatigue. The RDB 1015 offers you:

- Dramatic reduction in set-up and tear-down time with boom's ability to pay-in and pay-out 15 feet of vacuum hose
- Reach greater depths without raising the position of the boom to enhance speed and efficiency
- The ability to work in areas of low overhead clearance without raising the boom and still reach needed depths



New wireless controls

Vector has enhanced its wireless controls with new belly pack and handheld remotes that feature two-way data transmission, including active pressure and flow information for the water and the ability to monitor hose footage being paid out or retracted. Our wireless controls also allow:

- Extensive operation with greater control away from the fixed operator station
- Multiple control functions including hose reel control, boom control, e-stop and more



Over 100 precision-engineered enhancements are available, including:

- Cold weather recirculation system
- Liquid debris pump-off system
- Debris flush-out system
- Fail-safe hydraulic door locking system
- Water tank capacity up to 1,500 gallons (5,678 L)
- Pump delivery system up to 120 gpm
- Hose reel capacity up to 1,000 ft. (305 m)
- Automatic hose level wind guide
- Safety warning lighting packages
- Hydro-Excavation Kits

Demo the new Vector 2100i today.
Visit Vector.com to find your local dealer.

THE NEW VACTOR 2100i

Performance you expect from a proven leader.



For nearly half a century, Vactor® Manufacturing has been the leader in building combination sewer cleaners that offer innovations and design advantages that drive productivity, enhance operator performance and security, and bring operations large and small greater economy and efficiency. With the new Vactor 2100i, we have once again raised the bar, bringing you a new level of operating ease and greater control.

More than a manufacturer, Vactor offers you customized solutions featuring unmatched quality and backed by powerful support. When the rain is falling and the water is rising, Vactor is the brand you can trust.

Coe Equipment Inc.

5953 Cherry Street, Rochester, IL 62563 ■ P. 217.498.7200 ■ F. 217.498.7205 ■ www.coe-equipment.com

Serving Illinois & Missouri Since 1986 ■ All Sewer Cleaning & Vacuum Excavation Equipment

VACTOR®

Subsidiary of Federal Signal Corporation

vactor.com

Vactor Manufacturing, Inc. • 1621 South Illinois Street • Streator, IL 61364 USA
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Specifications subject to change without notice. Some products shown with optional equipment. Vactor®, JetRodder®, IntuiTouch®, RDB 1015™, and ParkNClean® are registered trademarks of Vactor Manufacturing. This product may be covered by one or more United States Patents and/or pending patent applications. See: www.vactor.com/patents. Vactor is a subsidiary of Federal Signal Corp. Federal Signal is listed in the NYSE by the symbol FSS.

Effective Date 6/20

P/N 00107-I

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Appendix 2: Chassis Specifications

Prepared for:
PAFT370A-2025
 VACTOR MANUFACTURING
 BB
 1621 SOUTH ILLINOIS ST
 STREATOR, IL 61364

Prepared by:
 Sebastien Wodzinski
 TRANSCICAGO TRUCK GROUP
 776 N. YORK STREET
 ELMHURST, IL 60126
 Phone: 630 815 9100

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Vehicle Configuration				
001-177	114SD PLUS CONVENTIONAL CHASSIS	7,934	6,476	\$169,624.00
004-225	2025 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK	480	-480	(\$2,235.00)
019-004	STRAIGHT TRUCK PROVISION, NON-TOWING			STD
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-002	TRUCK CONFIGURATION			STD
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)			N/C
99D-027	EPA EMISSIONS CERTIFICATION FOR REGISTRATION OUTSIDE CARB STATES - EPA CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			N/C
AF2-998	NO STATE/PROVINCE INITIAL REGISTRATION SELECTED			N/C
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE			N/C
A84-1GM	GOVERNMENT BUSINESS SEGMENT			N/C
AA4-002	LIQUID BULK COMMODITY			N/C
AA5-006	TERRAIN/DUTY: 10% (SOME) OF THE TIME, IN TRANSIT, IS SPENT ON NON-PAVED ROADS			N/C
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-003	MAINTAINED GRAVEL OR CRUSHED ROCK - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			N/C
995-1AE	FREIGHTLINER LEVEL II WARRANTY			N/C
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs			
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs			
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 66000.0 lbs			



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STREATOR, IL 61364

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Sebastien Wodzinski
TRANSCICAGO TRUCK GROUP
776 N. YORK STREET
ELMHURST, IL 60126
Phone: 630 815 9100

Data Code	Description	Weight Front	Weight Rear	Retail Price
Truck Service				
AA3-034	SEWER/INDUSTRIAL VACUUM BODY			N/C
AF3-1DN	VACTOR			N/C
Engine				
101-3BU	CUM L9 370 HP @ 2100 RPM; 2100 GOV RPM, 1250 LB-FT @ 1200 RPM	-850	-70	(\$6,839.00)
Electronic Parameters				
79A-069	69 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79K-005	PTO MODE ENGINE RPM LIMIT - 900 RPM			N/C
79M-001	PTO MODE BRAKE OVERRIDE - SERVICE BRAKE APPLIED			N/C
79P-002	PTO RPM WITH CRUISE SET SWITCH - 700 RPM			N/C
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM			N/C
79S-001	PTO MODE CANCEL VEHICLE SPEED - 5 MPH			N/C
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND			N/C
79V-001	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY			N/C
79W-001	ONE REMOTE PTO SPEED			N/C
79X-001	PTO SPEED 1 SETTING - 700 RPM			N/C
80G-002	PTO MINIMUM RPM - 700			N/C
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH			N/C
80S-014	PTO 1, NO SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, STATIONARY INTERLOCKS			N/C
80T-014	PTO 2, NO SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, STATIONARY INTERLOCKS			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED			STD
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES	-50	-10	(\$106.00)
290-017	BATTERY BOX FRAME MOUNTED			STD
281-001	STANDARD BATTERY JUMPERS			STD
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB			\$18.00
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
293-058	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	2		\$206.00
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS			STD
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE			N/C
152-040	ELECTRONIC ENGINE INTEGRAL WARNING AND DERATE PROTECTION SYSTEM			N/C
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20		N/C
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25	\$816.00
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-200	INTEGRATED STACK AND B-PILLAR PIPE WITH MINIMUM STACK PROTRUSION ABOVE CAB			\$131.00
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			N/C
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK			STD
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			STD
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILOPIPE SHIELD			\$48.00
273-048	HORTON 2-SPEED DRIVEMASTER ADVANTAGE POLAREXTREME FAN DRIVE			\$323.00
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED			\$10.00

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776 N. YORK STREET
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Data Code	Description	Weight Front	Weight Rear	Retail Price
110-003	CUMMINS SPIN ON FUEL FILTER			N/C
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER			N/C
266-017	1300 SQUARE INCH ALUMINUM RADIATOR	-50		N/C
103-036	ANTIFREEZE TO -34F, ETHYLENE GLYCOL PRE-CHARGED SCA HEAVY DUTY COOLANT			\$18.00
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-016	RADIATOR DRAIN VALVE			N/C
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER	4		\$92.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
132-004	ELECTRIC GRID AIR INTAKE WARMER			N/C
155-055	DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH	-45		\$69.00

Transmission

342-582	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	STD
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Transmission Equipment

343-323	ALLISON VOCATIONAL PACKAGE 172 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODEL RDS	N/C
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES	N/C
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY	STD
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY	STD
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE	STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE	STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE	STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE	STD

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Phone: 630 815 9100

Data Code	Description	Weight Front	Weight Rear	Retail Price
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY			STD
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED			STD
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS			STD
84M-001	PUMP MODE INPUT ENABLED 3RD/4TH LOCKUP WIRED ON TCM INPUT AJ/BQ - ALLISON 5TH GEN TRANSMISSIONS			N/C
353-076	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH BLUNTCUTS			\$200.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			N/C
362-824	(2) CUSTOMER INSTALLED CHELSEA 280 SERIES PTO'S			N/C
363-011	PTO MOUNTING, LH AND RH SIDES OF MAIN TRANSMISSION			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			\$254.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			STD
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	-15		N/C
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			STD
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD

Front Axle and Equipment

400-1AC	MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE	260		\$3,576.00
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10		N/C
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-023	CONMET CAST IRON FRONT BRAKE DRUMS			\$8.00
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD



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Data Code	Description	Weight Front	Weight Rear	Retail Price
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
406-001	STANDARD KING PIN BUSHINGS			STD
536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR	130		N/C
539-003	POWER STEERING PUMP			STD
534-003	4 QUART POWER STEERING RESERVOIR			N/C
533-001	OIL/AIR POWER STEERING COOLER			N/C
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE			\$17.00
Front Suspension				
620-025	20,000# TAPERLEAF FRONT SUSPENSION	200		\$1,507.00
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION			STD
410-001	FRONT SHOCK ABSORBERS			STD
Rear Axle and Equipment				
420-111	RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE		450	\$4,398.00
421-563	5.63 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
385-005	JACKSHAFT, TEMPORARY DRIVELINE, FOR CUSTOMER FURNISHED EQUIPMENT. TEMPORARILY INSTALLED FOR SHIPPING TO CUSTOMER/TEM	40	40	\$877.00
	VACTOR REF 504400JA REF VIN MD9033			
386-011	SPL170 XL DANA SPICER MAIN DRIVELINE WITH HALF ROUND YOKES	45	45	\$1,072.00
	MOUNT CARRIER BEARING ON 562 CROSSMEMBER REF S/N MD9033			
388-012	SPL170 XL DANA SPICER INTERAXLE DRIVELINE WITH HALF ROUND YOKES		10	\$388.00
878-045	(1) INTERAXLE LOCK VALVE FOR TANDEM DRIVE AXLES			STD
87A-017	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF			N/C
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			STD
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-003	STANDARD BRAKE CHAMBER LOCATION			STD
451-023	CONMET CAST IRON REAR BRAKE DRUMS			\$87.00
440-006	REAR OIL SEALS			STD

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426-101	WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS			STD
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			\$93.00
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			N/C
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				
622-1CJ	HENDRICKSON RT463 @46,000# REAR SUSPENSION		750	\$3,124.00
621-015	HENDRICKSON RT/RTE - 6.00" SADDLE			(\$17.00)
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP			STD
624-009	54 INCH AXLE SPACING		10	\$245.00
628-005	STEEL BEAMS AND BRONZE CENTER BUSHINGS WITH BAR PIN ADJUSTABLE END CONNECTIONS			N/C
623-005	FORE/AFT CONTROL RODS			N/C
439-001	REAR SHOCK ABSORBERS - ONE AXLE		40	\$266.00
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-1AU	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH			\$232.00
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-1AA	STANDARD U.S. FRONT BRAKE VALVE WITH ABS VALVES IN RAILS WITH RH HEAT SHIELDING			N/C
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER			\$11.00
479-034	AIR DRYER MOUNTED INBOARD ON LH RAIL, LOCATE AT 4400			N/C
460-093	STEEL AIR BRAKE RESERVOIRS; CUSTOMER ACCEPTS TANKS MOUNTED PERPENDICULAR TO RAIL	10	10	\$222.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
	MOUNT PERPENDICULAR REAR OF AFTERTREATMENT AT 3100. MOUNT REMAINING TANKS IN AFTERFRAME			
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS			STD
485-045	METALLIC AIR MANIFOLD MOUNTED TO BACK OF CAB CROSSMEMBER WITH SIX 1/4 INCH FITTINGS	5		\$172.00
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame				
545-662	6625MM (261 INCH) WHEELBASE			N/C
546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	770	140	\$2,016.00
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT	270	450	\$1,500.00
552-038	1800MM (71 INCH) REAR FRAME OVERHANG			N/C
55W-007	FRAME OVERHANG RANGE: 71 INCH TO 80 INCH	-30	130	N/C
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION	140	-20	\$691.00
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 195.28 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 192.28 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 399.03 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 117.29 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 140.16 in			N/C
553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
562-057	STANDARD MIDSHIP #1 CROSSMEMBERS LOCATE AT H:3200 AND H:4800			N/C
569-005	INCREASED CROSSMEMBER SPACING REQUIRED BY ENGINEERING			N/C
572-067	STANDARD REARMOST CROSSMEMBER MOUNTED 960MM AFT OF REAR SUSPENSION CENTERLINE			N/C
565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment				

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556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203	-100		(\$294.00)
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
551-017	GRADE 8/CLASS 10.9 THREADED HEX HEADED FRAME FASTENERS INSTALLED WITH BOLT HEADS ON OUTSIDE OF FRAME			N/C
44Z-002	EXTERIOR HARNESES WRAPPED IN ABRASION TAPE			STD
606-155	DRILLING PREP FOR VACTOR PER DRAWING 504400JA, REVISION O, 10/14/2015			\$104.00
605-1AB	D15-16004-000 CENTER PUNCH TO MARK CENTERLINE OF REAR SUSPENSION ON FRAME WEB			\$32.00

Fifth Wheel

578-998	NO FIFTH WHEEL			STD
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Fuel Tanks

204-155	90 GALLON/340 LITER ALUMINUM FUEL TANK - LH	15		\$216.00
218-006	25 INCH DIAMETER FUEL TANK(S)			STD
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-001	FUEL TANK CAP(S)			STD
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR	10		N/C
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
20E-004	AUXILIARY FUEL SUPPLY AND RETURN PORTS LOCATED ON LH FUEL TANK			\$22.00
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
221-012	FUEL COOLER MOUNTED RIGHT HAND IN RAIL AT 2950			\$369.00

Tires

093-0TB	MICHELIN XZY-3 425/65R22.5 20 PLY RADIAL FRONT TIRES	196		\$1,000.00
094-2DE	MICHELIN X MULTI ENERGY D 11R22.5 14 PLY RADIAL REAR TIRES		160	\$112.00

Hubs

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Data Code	Description	Weight Front	Weight Rear	Retail Price
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels				
502-1H5	ALCOA LVL ONE 82462X 22.5X12.25 10-HUB PILOT 4.68 INSET 10-HAND ALUMINUM DISC FRONT WHEELS	-8		\$604.00
505-766	ALCOA ULA18X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS		-248	\$944.00
524-022	POLISHED DISC SIDE FRONT WHEELS WITH DURA-BRIGHT FINISH			\$170.00
525-001	POLISHED REAR WHEELS; OUTSIDE OF OUTER WHEELS ONLY			\$120.00
52M-004	FORCEMATCH TIRE/WHEEL RUNOUT CHECK/MARK AND STATIC BALANCING - ALL TIRES/WHEELS			\$255.00
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
498-011	NYLON WHEEL GUARDS FRONT AND REAR ALL INTERFACES			\$68.00
Cab Exterior				
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
650-008	AIR CAB MOUNTING			STD
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			STD
667-004	FRONT FENDERS SET-BACK AXLE			N/C
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10		\$115.00
678-018	LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT			\$54.00
645-002	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL			\$253.00
646-042	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS			\$88.00
65X-003	CHROME HOOD MOUNTED AIR INTAKE GRILLE			\$15.00
644-004	FIBERGLASS HOOD			STD
690-002	TUNNEL/FIREWALL LINER			STD
727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK			(\$23.00)
726-001	SINGLE ELECTRIC HORN			STD
728-001	SINGLE HORN SHIELD			STD
312-067	HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS			N/C

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302-047	LED AERODYNAMIC MARKER LIGHTS			STD
311-019	HEADLIGHTS ON WITH WIPERS, WITH DAYTIME RUNNING LIGHTS			\$12.00
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS			STD
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-1BK	DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE			STD
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-1AP	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			STD
74A-001	RH DOWN VIEW MIRROR			\$21.00
729-001	STANDARD SIDE/REAR REFLECTORS			STD
275-061	PARK BRAKE REMINDER WARNING SYSTEM			\$3.00
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-013	1-PIECE SOLAR GREEN GLASS WINDSHIELD			STD
659-006	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR			\$15.00

Cab Interior

055-019	RUGGED TRIM PACKAGE			STD
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"			STD
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)			STD
706-013	MOLDED PLASTIC DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD
785-034	ASH CUP AND (1)LIGHTER, (1)12V POWER OUTLET, (1)DASH MTD DUAL USB-C OUTLET			\$62.00
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS			STD
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-008	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE			\$31.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
689-804	PREP KIT FOR CUSTOMER INSTALLED AUXILIARY HEATER, PLUMBING FROM ENGINE TO RAIL UNDER CAB WITH SHUTOFF VALVES			\$311.00
170-019	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES			\$37.00
724-001	AUXILIARY HEATER PLUMBING			N/C
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-034	PREMIUM INSULATION			\$145.00
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-998	NO SECURITY DEVICE			(\$300.00)
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-004	KEY QUANTITY OF 4			\$18.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30		\$167.00
760-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	25	10	\$255.00
759-005	DUAL DRIVER AND PASSENGER SEAT ARMRESTS	8		\$138.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER			(\$76.00)
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER			(\$70.00)
763-102	HIGH VISIBILITY ORANGE SEAT BELTS			\$26.00
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			(\$124.00)
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD

Instruments & Controls

Application Version 11.8.106
Data Version PRL-28D.013
PAFT370A-2025 WITH
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106-002	ELECTRONIC ACCELERATOR CONTROL			STD
732-998	NO INSTRUMENT PANEL-DRIVER			STD
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS			STD
87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK			N/C
870-002	BRIGHT ARGENT FINISH GAUGE BEZELS			STD
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS			\$25.00
721-001	97 DB BACKUP ALARM		3	\$47.00
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
148-073	ENGINE REMOTE INTERFACE FOR REMOTE THROTTLE			\$134.00
48H-004	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH BLUNTCUTS			\$96.00
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP			\$6.00
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
864-022	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY			STD
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD

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372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			\$40.00
736-998	NO OBSTACLE DETECTION SYSTEM			(\$4,324.00)
72J-998	NO DR ASSIST SYSTEM			(\$32.00)
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL			(\$1,019.00)
73B-998	NO LANE DEPARTURE WARNING SYSTEM			(\$1,080.00)
679-998	NO OVERHEAD INSTRUMENT PANEL			STD
35M-010	QUICKFIT PROGRAMMABLE INTERFACE MODULE	10		\$154.00
1U1-002	TOP OF DASH RAM MOUNT WITHOUT POWER OR GROUND, FOR CUSTOMER FURNISHED DEVICE			\$32.00
746-137	AM/FM/WB WORLD TUNER RADIO WITH BLUETOOTH, USB AND AUXILIARY INPUTS, J1939			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-998	NO AM/FM RADIO ANTENNA			(\$23.00)
749-998	NO CB RADIO MOUNTING PROVISION			STD
75W-002	SHARKFIN MULTI-BAND ANTENNA: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS			\$108.00
74D-006	STANDARD RADIO WIRING WITH STEERING WHEEL CONTROLS			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-303	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT			N/C
6TS-009	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL (1) CENTER OF BACKWALL/PASSENGER SIDE BAGGAGE COMPARTMENT			\$34.00
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
81Y-006	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS AND SERVICE BRAKES			\$14.00
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			STD
883-998	NO TRAILER HAND CONTROL BRAKE VALVE			STD

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Phone: 630 815 9100

Data Code	Description	Weight Front	Weight Rear	Retail Price
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-009	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR			STD
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR			STD

Design

065-000	PAINT: ONE SOLID COLOR			STD
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Color

980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
963-003	STANDARD E COAT/UNDERCOATING			STD

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
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Secondary Factory Options

998-032	CORPORATE PDI CENTER OPTION INSTALLATION/MODIFICATION ONLY			N/C
999-047	JACKSHAFT ASSEMBLIES ARE FOR TEMPORARY USE AND SHOULD ONLY BE USED FOR SHIPPING TO THE CUSTOMER/BODY BUILDER			N/C

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price ** \$182,221.00

Weight Summary

Application Version 11.8.106
Data Version PRL-28D.013
PAFT370A-2025 WITH
PRICE



09/28/2023 12:03 PM

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Prepared for:
PAFT370A-2025
VACTOR MANUFACTURING
BB
1621 SOUTH ILLINOIS ST
STREATOR, IL 61364

Prepared by:
Sebastien Wodzinski
TRANSCHICAGO TRUCK GROUP
776 N. YORK STREET
ELMHURST, IL 60126
Phone: 630 815 9100

	Weight Front	Weight Rear	Total Weight
Factory Weight ⁺	9506 lbs	7921 lbs	17427 lbs
Total Weight ⁺	9506 lbs	7921 lbs	17427 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS	\$555.00
RD1-303	3 YRS DAIMLER CONNECTIVITY BASE PKG (VARY BY MODEL) POWERED BY DETRIOT CONNECT	N/C
RAC-42N	M2/SD PLUS ESCALATOR	\$1,185.00
RAG-020	CUMMINS TARIFF CHARGE - \$205	\$205.00
RAU-025	MY25 ESCALATOR	\$2,250.00
RFY-022	FRONT TIRE SURCHARGE	\$130.00
RFU-022	REAR TIRE SURCHARGE	\$520.00
P73-2FT	STANDARD DESTINATION CHARGE	\$3,375.00

Extended Warranty

WAG-074	TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE \$750 CAP FEX APPLIES	\$230.00
Currency Exchange Rate		1.0000
Total Extended Warranty (Local Currency)		\$230.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

Memorandum



To: Rock Island City Council
From: Tarah Sipes, Economic Development Manager,
Thomas Flaherty, Assistant to the City Manager
Subject: Report from the Economic Development Department
regarding a purchase agreement between the City of
Rock Island and The Overland Group, LLC.

Motion: Motion to approve the purchase agreement,
authorize staff to continue negotiating contract
services and authorize the City Manager to
execute the agreement.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The City of Rock Island has received a purchase offer for city-owned property referred to as the Solomon Site from The Overland Group, LLC. The Overland Group proposes a 180-day due diligence period to confirm that this site is suitable for the development of a Dollar General Market store. The store is proposed to be located on the northern parcel of the Solomon Site, along 11th Street between 5th and 6th Avenues.

Previous Council Action (if any):

Rock Island City Council had previously been in an intent to sell agreement for the Solomon Site with Gorman and Company LLC. That agreement is no longer in effect.

Budget Impact:

The Overland Group, LLC has offered \$30,000 for the northern portion of the Solomon Site.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Staff recommends that the Rock Island City Council approve the purchase agreement, authorize staff to continue negotiations, and authorize the City Manager to execute the attached purchase agreement.

Submitted by: Tarah Sipes, Economic Development Manager

Approved by:

PURCHASE AND SALE CONTRACT

THIS PURCHASE AND SALE CONTRACT OF REAL PROPERTY (the “Agreement”) made and entered into this ____ day of _____ 2025 by and between **CITY OF ROCK ISLAND** and/or ASSIGNS, (hereinafter “Seller”) and **THE OVERLAND GROUP, LLC.** and/or ASSIGNS, (hereinafter “Buyer”).

WITNESSETH:

WHEREAS, Seller is the owner of a certain tract of real property measuring approximately 330’ ± of frontage on 11th St by 315’ ± of depth for a total 1.90± acres, City of Rock Island, Rock Island County, Illinois, which tract of land is more particularly shown on Exhibit “A” attached hereto and made a part hereof (the “Property”); The Property shall mean net usable acres and shall not include real property burdened by permanent rights-of-way for public roads, drainage or utilities; and

WHEREAS, Buyer desires to purchase the Property upon the terms, provisions and conditions hereinafter set forth, together with all right, title and interest, if any, of Seller in and to any land lying in the bed of any street, road, alley or way, whether opened to, in front of or adjacent to the Property, and together with all appurtenances, improvements, easements and/or hereditaments thereunto belonging; and

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Buyer and Seller hereby covenant and agree as follows:

1. **PURCHASE PRICE.** The total purchase price for the Property shall be THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). The Purchase Price, less credit for monies heretofore paid to Seller by Buyer for the Inspection Period and any payments made pursuant to Section 18 herein below, shall be paid to Seller at closing as hereinafter defined (the “Closing”).
2. **EARNEST MONEY.** Buyer shall deposit ONE THOUSAND AND NO/100 (\$1,000.00) into a non-interest bearing escrow account held by Chicago Title Insurance Company, National Commercial Services Two Gateway Center, 19th Floor, 603 Stanwix Street, Pittsburgh, PA 15222-1402 O: 412.281.8080 DD: 412.904.6830 F: 412.281.5611 caitlin.crawford@ctt.com, within five (5) days after execution of the contract.
3. **INSPECTION PERIOD.** For a period of one hundred and eighty (180) days from the date of this Agreement (the “Inspection Period”), Buyer shall have the privilege of going upon the Property as needed to confirm zoning, confirm availability of all utilities (including sewer), to inspect, examine, survey, make soil and subsoil tests, percolation tests, arrange financing for the proposed development and to otherwise do what Buyer reasonably deems necessary to determine, to Buyer’s sole satisfaction, whether the Property is suitable for Buyer’s intended development and use. If Buyer exercises its rights under the provisions of this Section, it shall (1) keep the Property free of any liens or third-party claims resulting therefrom; (2) promptly pay when due the costs of all tests, investigations and examinations done with regard to the Property; (3) indemnify and hold Seller harmless from and against any and all liability, damages, claims, causes of action, costs or other expenses, including without limitation reasonable attorney’s fees, paid,

Buyer’s Initials _____

Seller’s Initials _____

PURCHASE AND SALE CONTRACT

- incurred or asserted against Seller any lien claims or for injuries to or death of persons or damage to property arising from or caused by Buyer's entry onto the Property or the negligence or willful misconduct of Buyer, its agents, employees and contractors in connection with the exercise by Buyer of the rights hereunder; and (4) if Closing does not occur for any reason, fully restore the Property as nearly as practicable to its condition immediately before such exercise. This Section shall survive the termination of this Agreement or Closing and delivery of the Deed. If Buyer determines, in its sole discretion, that the Property is unsuitable for its proposed development and gives notice of this to Seller prior to the expiration of the Inspection Period, then this Agreement shall terminate and all earnest monies less \$100 to Seller as independent consideration for the right to terminate shall be immediately returned to the Buyer. If Buyer terminates this contract before the end of the initial Inspection Period, Buyer shall be entitled to the immediate return of the Earnest Money without the need of Seller's release. Notwithstanding the foregoing, the Buyer may extend its Inspection Period for an additional ninety (90) days by depositing into escrow an additional FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) nonrefundable Earnest Money, for a total of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00), which shall be applicable to the purchase Price but nonrefundable.
4. SURVEY. Buyer will secure at Buyer's expense a boundary survey of the Property, prepared by an engineer or land surveyor registered in the state of Illinois, selected by Buyer. This boundary survey shows all easements, rights of way, encroachments and matters of record, together with a certification as to the number of acres.
5. CONVEYANCE AND PERMITTED EXCEPTIONS. Upon payment by Buyer of all amounts due at Closing for the Property and Buyer's performance of all other obligations to be performed by Buyer at Closing, Seller shall convey title to the Property to Buyer by general warranty deed subject to any permitted exceptions.
6. TITLE EVIDENCE. Within thirty (30) days after execution of this Contract for Purchase and Sale, Buyer shall obtain a commitment (the "Commitment") for owner's policy of title insurance from Chicago Title Insurance Company, certified to a current date, and at Closing, the title policy referred to in the commitment (the "Title Policy") in the amount of the Purchase Price. If the commitment or survey shows any defects or encumbrances or any covenant, restriction, easement or right-of-way of record or any private road or utility line or facility which in Buyer's reasonable judgment will materially interfere with Buyer's proposed development of the Property, then prior to Closing, Buyer shall notify Seller of its objections to any such matter. Seller shall have a reasonable time to cure the title defects to which Buyer has objected. If Seller fails to cure the title defects, Buyer shall have the option of either (1) accept title subject to the objections raised by Buyer and such accepted objections become Permitted Exceptions ("Permitted Exceptions") without any adjustment in the Purchase Price, or (2) rescind this Agreement, whereupon the earnest monies less \$100 to Seller as independent consideration for the right to terminate shall be immediately returned to Buyer by Escrow Agent, or (3) work with Seller to satisfy unacceptable matters and postpone the closing date for the same time period as it takes to satisfy these matters.

PURCHASE AND SALE CONTRACT

7. DEVELOPMENT OF TRACT AND CONDITIONS PRECEDENT. Buyer's obligation to close is subject to the satisfaction, as of the Closing Date, of each of the conditions described below (any of which may be waived in whole or in part in writing by Buyer at or prior to the Closing Date). Unless specifically stated as Seller's obligation, the satisfaction of all these conditions shall be at Buyer's sole expense. Buyer shall diligently and in good faith pursue the satisfaction of these conditions and Seller shall promptly cooperate whenever required by Buyer. In the event the conditions below have not been satisfied to the Buyer's satisfaction, the Buyer shall have the right to terminate this Agreement by so notifying Seller in writing. In such event, the Escrow Agent shall return the refundable earnest money to Buyer.

- A. Subdivision. In the event a subdivision plat is required pursuant to applicable law in connection with the conveyance of the Property to Buyer and/or the development of the Property, Buyer shall use diligent efforts to cause the Property to be properly subdivided in compliance with applicable law prior to Closing. Without limitation, Seller shall sign subdivision plats and other normal and customary documentation as may be required to comply with applicable laws relating to the subdivision of the Entire Tract.

In the event that the Seller has property adjacent to the Property conveyed hereunder or the Property conveyed hereunder is subdivided out of a larger tract still owned by the Seller the remaining Seller's Property shall be subjected to a DECLARATION OF COVENANTS AND RESTRICTIONS as described on **Exhibit "B"**. Without limitation, Seller shall sign DECLARATION OF COVENANTS AND RESTRICTIONS on or before Closing. Buyer shall pay for subdivision costs.

- B. Mutual Cooperation. Buyer and Seller agree to cooperate with one another in all reasonable respects in connection with any approvals, zoning changes or variances, or similar actions or consents which may be necessary or appropriate in connection with use of the Property and to otherwise cooperate in all reasonable respects in connection with the development of the Property. As of the Closing Date the Property shall be properly zoned for commercial real estate with all necessary zoning variances, if any are required, approved for Buyer's intended development. Buyer shall pay all costs incurred by either party in connection with satisfying this condition.
- C. No Moratoriums. There shall be no development or building moratorium in effect with regard to the Property. In the event any such moratorium shall exist, then Buyer shall have the option of either (1) closing the transaction in accordance with the terms of this Agreement, (2) delaying closing until after the moratorium is lifted, or (3) terminating this Agreement by notice to the Seller, in which event the earnest monies shall be returned to Buyer.
- D. Ingress and Egress. There shall be suitable ingress and egress to the Property, including all necessary turning movements and curb cuts for Buyer's proposed development. Buyer and Seller agree that there shall be no shared access.

PURCHASE AND SALE CONTRACT

- E. Sanitary Sewer and Water Facilities. Buyer shall have (1) determined that sanitary sewer and water facilities adequate to serve the Property are available and (2) secured all required governmental approvals for the installations and use of such sanitary sewer and water facilities.
- F. Governmental Approvals. Buyer shall have obtained all necessary governmental approvals from the appropriate authorities for Buyer's proposed development, including without limitation, building permits, site plan approval including parking, and storm water retention. In addition, Buyer shall have received approval of its proposed tenant of the site plan as satisfying all tenants' conditions pursuant to tenant's lease agreement with Buyer. If Buyer's have requests pending before any government body for a permit, license or other approval required to begin the construction Buyer anticipates on the Property, Buyer may, by delivering written notice prior to expiration of this Agreement, extend the closing for thirty (30) days past such time as all applicable government bodies rule on the issuance of any requested permits, not to exceed one hundred twenty (120) days in addition to all other extensions provided for herein.
- G. Taxes/Liens. In the event there are unpaid taxes or liens relating to the Property for any time prior to the execution of the contract, Buyer will give Seller written notice by facsimile transmission or electronic mail of such unpaid taxes or liens effecting the Property and request that Seller pay those taxes or liens. In the event Seller fails to pay the taxes or liens within three (3) calendar days of Seller's receipt, Buyer may pay those taxes or liens directly and Seller shall reimburse Buyer for such paid amounts on or before Closing out of Seller's closing proceeds. The Parties agree that Seller will only be liable for taxes or liens resulting from its use of the Property prior to Closing. For purposes of this Section 7 (G), notice to Seller's agent shall constitute sufficient notice to Seller.
8. NON-NEGOTIATION. Seller hereby covenants and agrees that it shall not during the Inspection Period or any extension thereof, nor prior to closing, lease the Property or convey, demise, or otherwise encumber the Property except as specifically provided in this Agreement.
9. REPRESENTATIONS AND WARRANTIES OF BUYER. Buyer represents and warrants to Seller that:
- A. Buyer is a Missouri Limited Liability Company, duly organized, validly existing, and in good standing under the laws of the State of Missouri and duly authorized to transact business in and in good standing under the laws of the state where the Property is located.
- B. Buyer has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Buyer pursuant hereto.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

10. REPRESENTATIONS AND WARRANTIES OF SELLER. Seller to the best of their knowledge represents and warrants, and covenants with, Buyer as follows:

- A. Seller has good and indefeasible fee simple title to the Property subject to matters of record and affecting the Property and at Closing will have and will convey to Buyer by warranty deed good and indefeasible fee simple title to the Property, free and clear of all liens, defects, encumbrances, conditions, exceptions, restrictions or other matters affecting title except Permitted Exceptions;
- B. Seller has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Seller pursuant hereto;
- C. Seller has not received any written notice of any current or pending litigation, tax appeals or environmental investigations against Seller or the Property and, to Seller's knowledge, there is no pending litigation, tax appeals or environmental investigations against Seller or the Property;
- D. Seller has not entered into any contracts, subcontracts or agreements affecting the Property which will be binding upon Buyer after the Closing;
- E. Seller has not received any written notice from (or delivered any notice to) any governmental authority regarding any violation of any law applicable to the Property and, to the best of Seller's knowledge, there are no such violations;
- F. There are no occupancy rights, leases or tenancies affecting the Property;
- G. No person or entity has any option, right of first refusal or other right to purchase the Property or any part thereof or interest therein;
- H. To Seller's knowledge, no pending or, to Seller's knowledge, threatened condemnation proceedings affecting the Property and Seller has not received any written notice that there is any pending or threatened condemnation of all or any part of the Property;
- I. To Seller's knowledge, no hazardous substances have been generated, stored, released, or disposed of on or about the Property in violation of any law, rule or regulation applicable to a Property which regulates or controls matters relating to the environment or public health or safety (collectively, "Environmental Laws"). Seller has not received any written notice from (nor delivered any notice to) any federal, state, county, municipal or other governmental department, agency or authority concerning any petroleum product or other hazardous substance discharge or seepage relating to the Property. For purposes of this Agreement, "hazardous substances" shall mean any substance or material that is defined or deemed to be hazardous or toxic pursuant to any Environmental Laws; and
- J. Seller has no knowledge of any hazardous or solid waste placed on the property that would require remediation or disposal.

Should Seller receive notice or actual knowledge of any materially inaccurate information regarding any of the matters set forth in this Section 10 after the date of this Agreement and prior to Closing, Seller will immediately notify Buyer of the same in writing. If Seller is unwilling or unable to correct such inaccuracy on or before Closing of the applicable Property, Buyer may cancel this Agreement and any Earnest Money shall be returned to Buyer. The representations and warranties of Seller shall survive the Closing for a period of one (1) year. Any action based on a breach of any such representations or warranties shall be commenced within such one (1) year period or deemed waived.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

11. NOTICES. All notices will be in writing and served by postage prepaid certified mail, by next day delivery (such as Federal Express), by facsimile transmission, or by electronic mail to the addresses shown below, until notification of a change of such addresses. All such notices shall be deemed delivered on the date initiated.

For Buyer:
The Overland Group, LLC
194 Narrows Drive, Suite 1
Birmingham, AL 35242
Phone: 205-995-2990
Fax: 205-995-2989

With a Copy To:
The Overland Group, LLC
1598 Imperial Center, Ste. 2001
P.O. Box 885
West Plains, MO 65775

For Seller:
CITY OF ROCK ISLAND
1528 Third Avenue
Rock Island, IL 61201
Attn: City Attorney, Leslie Day
Phone: 309.732.2007

12. AGENCY DISCLOSURE.

THE BUYERS ARE LICENSED REAL ESTATE BROKERS IN THE STATES OF MISSOURI AND ALABAMA.

There is no listing company.
The selling company BCollins LLC is Buyer's Agent broker.

13. BROKER. Each party represents and warrants to the other that BCollins LLC is the only Broker in connection with the sale of the Property. Seller agrees to pay BCollins LLC in this transaction, in cash, at closing, a FLAT RATE FEE commission in the amount of \$7,500 (SEVEN THOUSAND FIVE HUNDRED AND 00/100). Buyer and Seller each warrant and represent to the other that no real estate broker or agent other than Broker aforementioned have been used or consulted in connection with the negotiation or execution of this Agreement and each covenants and agrees that it will defend, indemnify and save the other harmless from and against any actions, real estate commissions, fees, costs and /or expenses (including reasonable attorney's fees) resulting or arising from acts of the indemnifying party and resulting in commission, fees, costs and/or expenses being actually found due to any real estate broker or agent by a court of competent jurisdiction in connection with the purchase and sale, if at all, of the Property.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

14. DISCLAIMER. Seller and Buyer acknowledge that they have not relied upon advice or representations of Broker (or Broker's associated salespersons) relative to the legal or tax consequences of this contract and the sale, purchase or ownership of the Property. Seller and Buyer acknowledge that if such matters are of concern to them in the decision to sell or purchase the Property, they have sought and obtained independent advice relative thereto.
15. DEFAULT. In the event Seller breaches its covenant to convey the Property to Buyer or otherwise fails to perform its obligations under this Agreement which are to be performed by Seller at or prior to Closing in accordance with its terms, Buyer shall be entitled to one of the following as Buyer's sole remedy: (a) terminate this Agreement and receive a prompt and complete return of the Earnest and any other monies heretofore paid by Buyer to Seller or for Buyers out-of-pocket expense: OR (b) obtain specific performance of this Agreement. If Buyer fails to perform as required under this Agreement, then Seller shall receive the earnest monies as liquidated damages, it being agreed between Buyer and Seller that such sum shall be liquidated damages for a default of Buyer hereunder because of the difficulty, inconvenience, and the uncertainty of ascertaining actual damages for such default.
16. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA). In the Closing of this transaction, Seller and Buyer shall comply with the FIRPTA and the regulations promulgated thereunder by the IRS.
17. NON-BUSINESS DAYS. If any date herein set forth for the performance of any obligations by Seller or Buyer or for the delivery of any instrument or Notice or for the satisfaction of any condition precedent, or the expiration of any contingency period, as herein provided should be on a Saturday, Sunday or legal holiday, the compliance with such obligations or delivery or satisfaction of such condition or expiration of such contingency period, shall be extended to the next business day following such Saturday, Sunday or legal holiday. As used herein, the term "legal holiday" means any state or federal holiday for which financial institutions or post offices are generally closed in the State of Illinois for observance thereof.
18. CLOSING. In the event Buyer exercises its rights to purchase the Property, the consummation of the purchase and sale, delivery of the deed of conveyance and payment of the Purchase Price (the "Closing") shall take place at a legal office on a date and time mutually agreed to by the parties hereto, but in no event later than sixty (60) days after the end of the Inspection Period, or any extensions of Closing as outlined in Section 18. All federal, state, county and municipal ad valorem real property taxes and assessments with respect to the Property shall be prorated at closing. If the amount of such taxes and assessments is not known as of closing, then the pro-ratio of such taxes and assessments shall be made upon the basis of the most recent ascertainable statements, and such pro-rations shall be adjusted when such taxes and assessments are available.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

Seller agrees that it shall deliver sole and exclusive possession of the Property to Buyer at Closing free and clear of all tenancies. Seller further agrees that Buyer shall have the option to set a closing date upon ten (10) days written notice. Seller shall be able to remove any furniture, buildings, fixtures, or contents prior to closing. Any furniture, buildings, fixtures, or contents remaining on the property after closing shall be owned by the Buyer. In the event that Buyer sets a closing date in accordance with this section and Seller fails or refuses to close on the closing date as set, Buyer may, (1) either waive the default and proceed to close the transaction, or (2) terminate the contract and receive the return of all Earnest Money in which case Buyer shall also be entitled to recover all of Buyer's out of pocket expenses in due diligence and design of its project in an amount not to exceed fifty thousand Dollars (\$50,000). The remedies contained herein shall be in addition and cumulative to those set forth in section 15 above.

Notwithstanding the foregoing, Buyer may extend the closing date for two (2) additional periods of sixty (60) days each upon payment of \$5,000 to the Escrow Agent at the time each such extension is requested, which deposits shall be non-refundable (subject only to Seller's ability to convey clear title), and shall be applied towards the Purchase Price at closing.

Seller will pay the costs of Seller's counsel, preparation of the deed and any bill of sale, a title insurance policy in an amount equal to the Purchase Price, broker commissions, and transfer taxes for the conveyance.

Buyer will pay the cost of Buyer's counsel, the cost of the survey, all loan costs required by Buyer's lender, including title policy cost in excess of owner's policy provided by Seller, escrow fees, and recording fees for the deed and mortgage, and any applicable mortgage tax.

19. GOVERNING LAW. This Agreement shall be construed, and the terms hereof shall be enforceable, in accordance with the internal laws (as distinguished from the conflicts of law provisions) of the state where the Property is located, and in the event any legal proceedings are brought in connection with this Agreement, the parties agree that the venue therefore shall be only state and federal courts located in the state where the Property is located, and the courts to which an appeal therefrom may be taken.
20. EXPENSES OF ENFORCEMENT. In the event of litigation between the parties with respect to the Property, this Agreement, the performance of their obligations hereunder or the effect of a termination under this Agreement, the losing party shall pay all costs and expenses incurred by the prevailing party in connection with such litigation, including reasonable attorneys' fees.
21. SEVERABILITY. In case any of the provisions of this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, the remaining provisions shall remain in effect and the Agreement be performed in a fair and equitable manner as to any uncertainties arising from the unenforceable provisions.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures may be faxed or e-mailed.
23. AMENDMENTS. Neither this Agreement nor any provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.
24. DESTRUCTION OR DAMAGE. Risk of loss by damage or destruction to the Property prior to the Closing shall be borne by Seller. The parties acknowledge that if there are improvements on the Property, and in the event of any damage or casualty to any such improvements on the Property, by fire or other casualty, this Agreement shall continue unaffected, and Buyer shall have no right to any insurance proceeds of Seller with respect to said damage.
25. CROPS/FARMING. In the event that the Property is farmed for crops, Seller shall have the right to plant crops on the property, maintain and harvest the crop while Property is under contract. If Buyer closes on the Property and desires to commence construction prior to harvesting the crops, Buyer shall pay Seller the sum of \$2000.00 as compensation for the crop loss. Buyer may also request that Sellers forego planting any crops by written request to Seller, with Buyer paying Seller \$1,000.00 as compensation for the anticipated loss of profit. Any amounts paid pursuant to this paragraph shall be in addition to the purchase price stated in paragraph 1.
26. **Size of the building will be a 10,640 DG Market.**
27. EXPIRATION. If this Agreement is not executed by Seller and Buyer on or before 5:00 P.M., CST/CDT time February 16, 2025, this Agreement shall be null and void and shall have no force and effect and neither Seller nor Buyer shall have any further obligations hereunder. The effective date of this Agreement shall be the date upon which the later of Seller or Buyer executes this Agreement.

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

28. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between Buyer and Seller regarding the Property, and supersedes all prior discussion, negotiations and agreements between Buyer and Seller, whether oral or written. Neither Buyer, Seller, nor Broker, nor any sales agent shall be bound by any understanding, agreement, promise, or representation concerning the Property, expressed or implied, not specified herein. If any clause or provision of this Agreement, or the application thereof to any entity or circumstance, is or becomes illegal, invalid or unenforceable to any extent because of present or future laws or rules or regulation of any governmental body or entity, the intention of the parties hereto is that the remaining parts of this Agreement shall not be affected thereby and that the same shall otherwise remain enforceable to the fullest extent permitted by law. This Agreement shall be construed under Illinois law, and the parties agree that any action to enforce this Agreement shall not be affected thereby and that the same shall otherwise remain enforceable to the fullest extent permitted by law.

Seller(s)

CITY OF ROCK ISLAND

By: Todd Thompson

As Its: City Manager

Date: _____

Buyer:

THE OVERLAND GROUP, LLC

By: Sid Aultman

As Its: Member

Date: _____

Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

EXHIBIT "A"



Buyer's Initials _____

Seller's Initials _____

PURCHASE AND SALE CONTRACT

EXHIBIT "B"

Prepared by and when recorded
return to:

DECLARATION OF COVENANTS AND RESTRICTIONS

Date: _____, 2025

Owner: **CITY OF ROCK ISLAND**

When recorded return to: 1598 Imperial Center, Suite 2001, West Plains, MO 65775

Tract: Shall be described once there is a survey and legal description

The Owner hereby declares that the Tract shall be held, sold, and conveyed subject to the following restrictions for the purpose of, among other things, insuring the quiet enjoyment of the Tract for the purpose that it is being developed and improved.

1. Benefited Parties/Binding Effect. The rights and obligations established in this Declaration of Restrictions (this "Declaration") shall run with the land and be for the benefit of the Tract and any portion of the Tract and shall run with the land and be binding upon the Tract and any use of the Tract.

2. Business Restrictions on Tract. Owner hereby further declares that the Tract shall not be used for or used to access any business operated as the following: Family Dollar Store, Bill's Dollar Store, Fred's, Dollar Tree, Dollar Zone, Variety Wholesale, Dollar Express, Ninety-Nine Cents Only, Deals, Bonus Dollar, Maxway, Super Ten, Planet Dollar, Big Lots, Walgreens, CVS, Rite Aid, or any Wal-Mart concept including but not limited to Super Wal-Mart, Wal-Mart, Wal-Mart Neighborhood Market, or Walmart Express, as well as any establishment selling or exhibiting paraphernalia for use with illicit drugs, any establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater or a funeral parlor, for any unlawful purpose or in any way which would constitute a legal nuisance to an adjoining owner or occupant, as a discotheque, dance hall or night club; as a massage parlor; funeral parlor, bingo parlor, car wash, any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings, any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation, any "second hand" store or liquidation outlet, any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard, any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building), any dry cleaners performing on-site cleaning services, any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation, any living quarters, sleeping apartments or lodging rooms, any veterinary hospital or animal raising facilities (except this provision shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supplies business), any bar or tavern; provided, however, a bar within a restaurant shall be permitted, any pool or billiard hall, gun range or shooting gallery, or amusement or video arcade, any use which creates fire, explosives or other hazards, and facilities for the use of treating addiction including but not limited to inpatient or outpatient substance abuse treatment facilities, pharmacological treatment facilities, safe injection sites and methadone maintenance therapy or clinics.

3. Enforcement. Owner acknowledges that monetary damages would be an inadequate remedy for breach of this Declaration, and that any violation of this Declaration will result in immeasurable and irreparable harm to the other party, warranting an injunction.

4. Duration. The provisions of this Declaration shall run with and bind the land described herein and shall be and remain in effect perpetually to the extent permitted by law.

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Buyer's Initials _____

Seller's Initials _____

Memorandum



To: Rock Island City Council
From: Todd Thompson, City Manager
Subject: Report from General Administration regarding an amendment to the Consulting Services Agreement with Mercury for public strategy services.

Motion: Motion to approve the amendment to the agreement and authorize the City Manager to execute the contract.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The City entered into a Consulting Services Agreement with Mercury in January 2024 to help the City:

- Identify eligible grants
- Grant writing and narrative construction
- Reputation building
- Stakeholder engagement
- Monitoring, evaluation, and compliance requirements

Securing them as a partner has helped advance the City's interests and improve engagement with State and Federal Government Officials. The Agreement's term ended in January, but it has been amended and extended effective January 1, 2025, and will continue through December 31, 2025.

Previous Council Action (if any):

Council approved a one-year service agreement with Mercury in January 2024 for \$105,000.

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

General Administration recommends the City Council approve the amendment to the

Consulting Services Agreement.

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:



AMENDMENT NO. 1 TO CONSULTING SERVICES AGREEMENT

This AMENDMENT NO. 1 TO CONSULTING SERVICES AGREEMENT is made and entered into as of as of January 1, 2025 to amend that certain Consulting Services Agreement dated January 29, 2024 and any subsequent amendment, (collectively, the “Agreement”) by and between **Highstake 35 LLC dba Mercury Public Affairs** (“Consultant”) and **City of Rock Island** (“Client”).

RECITALS

The Term of the Agreement is in effect.

It is the intent of the parties to confirm the Agreement, and modify and amend the Agreement related to the following terms only:

AMENDED TERMS OF AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Consultant and the Client agree as follows:

1. Term. The Term of the Agreement is hereby amended and extended effective as of January 1, 2025, and will continue through December 31, 2025. The Term shall automatically continue on a month-to-month basis thereafter, unless terminated by either party on thirty (30) days’ written notice to the other party.

2. Agreement Confirmed. The Agreement and its terms are confirmed. Except as specifically amended herein, no other amendments or modifications are intended or made.

CONSULTANT:
Mercury Public Affairs

CLIENT:
City of Rock Island

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Memorandum



To: Rock Island City Council
From: Leslie Day, City Attorney
Subject: Report from General Administration regarding a Development Agreement with A HANA ILLOWA, LLC, for the Casino West site.

Motion: Motion to approve the agreement and authorize the City Manager to execute said contract subject to minor attorney modifications.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The property across Route 92 from what is now Bally's is commonly known as the Casino West Site. It is located at 3809 60th Avenue West, and consists of approximately 9.864 acres. Given its highly advantageous location by the interstate and across from Iowa, as well as its co-location with the casino, it has long been considered for development. Recently, the City acquired the property from Riverstone Group along with the surrounding wetlands. Staff have undertaken site investigations and confirmed that it is outside the floodplain and suitable for traditional development. A HANA ILLOWA, LLC, has approached the City with plans for turning the site into a cannabis dispensary and a gas station.

The City and A HANA ILLOWA, LLC, began negotiations in August of 2024, and the parties have finalized the Agreement. The City is desirous of improving the infrastructure on the Casino West site and encouraging development through economic incentives. The project will be financed both by the Developer, and incentives provided by the City through the use of available TIF and Business District Development Funds.

Previous Council Action (if any):

The City Council previously entered into Letters of Intent with the Developer on August 26, 2024.

Budget Impact:

The City and the Developer agree that the Project will provide economic benefit to the City by increasing the property tax base, and generating other tax revenue. The City's obligations to reimburse the Developer using TIF and BDD funds is a limited obligation payable solely from TIF and BDD funds and is not secured by the full faith and credit of the City. All expenses must be eligible under either the TIF Act or BDD Act.

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Staff recommends that the Rock Island City Council approve the attached agreement with A HANA ILLOWA, LLC, and authorize the City Manager to execute said contract subject to minor attorney modifications.

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of the _____ day of _____, 2025, by and between the City of Rock Island, IL, an Illinois municipal corporation, (the “City”) and A HANA ILLOWA, LLC, an Illinois limited liability company (the “Developer”).

RECITALS

A. The City owns certain real property located at 3809 60th Avenue West, Parcel ID #: 16-16-300-003, consisting of approximately 9.864, hereinafter referred to as the “Casino West site.”

B. The City is desirous of improving the infrastructure of the Casino West site and encouraging the development of businesses therein.

C. The City is interested in selling the Casino West site for the purpose of redeveloping the site for a dispensary and gas station (the “Project”).

D. The City is authorized to appropriate and expend funds for economic development purposes, including providing incentives for projects that are deemed desirable for the promotion of the City’s economic development.

E. The City and the Developer agree that the Project will provide economic benefit to the City by increasing the property tax base, and generating other tax revenue.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt of and sufficiency are hereby acknowledged, the parties hereby agree as follows:

1. Sale of Land.

A. *Purchase Price and Payment Terms.* The City shall sell the land to the Developer for its appraised value of Two Hundred and Seventy Thousand Dollars (\$270,000.00). The Developer may utilize TIF available funds for the purchase of this land. The property shall be separated into at least two parcels, one for the Dispensary location, and one for the gas station.

B. *Development Required.* The Developer agrees to commence and diligently pursue the development of the Property into a dispensary and gas station. The development of the property must meet the Seller’s satisfaction in terms of

progress and quality. The Developer shall start construction within one year from the transfer of ownership, and shall complete construction within three years.

- C. *City's Rights to Repurchase.* If the Developer fails to complete the project within three years (3), Ownership of the land shall revert back to the City. The City in its sole discretion, may extend this time period if it believes the Developer is working diligently towards Development. The City shall have the right, at its sole discretion, to repurchase the Property for the sum of One Dollar (\$1.00), which shall be the full and complete repurchase price. The Developer agrees to return the property to the City, free from any encumbrances or liens, within thirty (30) days of receiving notice from the City of their intent to exercise their right to repurchase the property. If the Developer develops only one parcel, and fails to develop the other parcel, the City has the right to repurchase the second parcel under the terms of this section.
- D. *Notice of Repurchase.* The City shall notify the Developer in writing of the intention to repurchase the Property, which notice shall include a description of the default.
- E. *No Waiver of Rights.* The City's decision to exercise their right to repurchase the Property under this clause shall not constitute a waiver of any other remedies or rights the City may have under this Agreement.

2. City's Obligations

- A. Upon satisfaction of all of the commitments of Developer set forth in this Agreement except for the land payment as outlined in Section 1, the City hereby agrees to annually reimburse the Owner for Project Costs in an amount not to exceed six million dollars \$6,000,000.00 for all eligible expenses, or 50% of the total cost of the development of the project (including off site infrastructure costs), whichever is less. These funds shall be payable solely from TIF and BDD available funding.
- B. For all TIF eligible expenses, such expenses should be made using Incremental Taxes generated from the Subject Property. "Incremental Taxes" shall mean the amount of ad valorem taxes, if any, paid in respect of the Subject Property and its improvements which is attributable to the increase of the equalized assessed value ("EAV") of the Subject Property and its improvements over the initial equalized value of the Subject Property at the time of the adoption of the TIF Act as certified by Rock Island County Clerk in accordance with the TIF Act. The Developer and the City anticipate the following expenses will be TIF eligible as outlined in Appendix A.

- C. The City's Obligation to Reimburse the Owner under this Agreement utilizing TIF funds is a limited obligation payable solely from Incremental Taxes deposited in the STAF account from time to time and shall not be secured by the full faith and credit of the City.
- D. The parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, and administrative rules and judicial interpretations rendered during the term of this Agreement.
- E. For any funding not covered by the TIF Act, the Developer shall also be able to utilize the Business District Development Funds. These payments will be over a period of ten years, and is subject to available funds in the BDD. The Developer and the City anticipate the following expenses will be eligible BDD expenses as outlined in Appendix B.
- F. The City's Obligation to Reimburse the Owner under this Agreement using BDD funds is a limited obligation payable solely from BDD funds and shall not be secured by the full faith and credit of the City.
- G. The parties acknowledge that the determination of Project Costs and qualification for reimbursement under this Agreement are subject to the Business Development and Redevelopment Act, and administrative rules and judicial interpretations rendered during the term of this Agreement.
- H. The Developer shall advance all funds and pay all costs necessary to construct and complete the Project.
- I. So long as no notice of default has been issued and is outstanding, the Developer shall submit to the City Manager, or his or her designee, a written statement setting forth the amount of payment and the specific Development Project Costs for which reimbursement is sought, accompanied by such bills, paid receipts, contracts, invoices, lien waivers, or other evidence as may reasonably be required to evidence the right of the Owner to reimbursement.
- J. These funds are separate to the funds that may be utilized for the purchase of the property, as outlined in Section 1.
- K. ***The City will only reimburse funds that are eligible BDD and TIF expenses, and the City is not obligated to pay the full six million dollars if the Developer fails to submit eligible expenses for repayment, or if there is not six million dollars in eligible expenses.***

- L. *The City's total economic incentive, including the development of off-site infrastructure shall not exceed six million dollars nor more than fifty percent (50%) of the total project costs, whichever is less. In the event the total project costs is less than 12 million dollars, the total amount of economic incentives shall be reduced to 50% of the total project costs.*
 - M. The Developer intends to construct a sign for the development that may require a variance from the City's Sign Ordinance. The City hereby agrees to proceed with the variance process in good faith once final plans are ready for review and an application is submitted.
 - N. The City will allow for the Developer to operate digital and video gambling machines if the Developer meets all other State legal requirements for the operation of such machines.
3. Infrastructure
- A. *Off-Site Infrastructure.* The City shall be solely responsible for the planning, design, financing, construction, and maintenance of all off-site infrastructure required for the development, including, roadways, sewer systems, water systems, stormwater management facilities, utility connections, and any other infrastructure improvements required outside the boundaries of the Development Site. The total cost of off-site infrastructure shall be included in the total six million dollar incentive as detailed in Section 2.
 - a. The City shall ensure that all off-site infrastructure is designed and constructed in accordance with all applicable laws, codes, and standards, and that such infrastructure is completed in a timely manner to support the development of the Property.
 - b. The City shall bear all costs associated with the installation and maintenance of off-site infrastructure.
 - c. Nothing in this Agreement binds the City to provide future upgrades on the site as requested by the Developer.
 - B. *On-Site Infrastructure.* The Developer shall be responsible for all costs related to the planning, design, construction, and maintenance of all on-site infrastructure, including, but not limited to, roads, utilities, stormwater management, sewer lines, water lines, electrical systems, and any other infrastructure necessary for the proper development and use of the Property.

- a. The Developer shall ensure that all on-site infrastructure is designed and constructed in accordance with all applicable laws, codes, and standards, and that such infrastructure is completed in a timely manner as part of the development process.
 - b. The Developer shall bear all costs associated with the installation and maintenance of on-site infrastructure, including any required upgrades, repairs, or adjustments to meet the needs of the development.
- C. Cooperation and Coordination:* Both parties shall cooperate in good faith to ensure that the off-site and on-site infrastructure projects are coordinated and do not cause unnecessary delays in the development process. The City and Developer shall consult each other as necessary to ensure the timely and effective implementation of all infrastructure improvements related to the development.
- D. Stormwater Fee:* The City shall not charge a stormwater fee on the parcel.
- E. Flood Plain:* The parties hereby acknowledge that the parcel is not in any active flood plain.

4. Cannabis Dispensary License

- A. City's Cannabis Dispensary Licenses:* The City agrees to issue two provisional dispensary licenses to the Developer. Such provisional licenses are in effect for two years in accordance with local ordinance, and may be renewed up to five times. At the completion of the development of the site, the City shall allocate one (1) cannabis dispensary license to the Developer, subject to the terms and conditions of this Agreement and all applicable laws and regulations.
- B. No Obligation to Issue Second License:* The City retains full discretion in deciding whether to issue the second cannabis dispensary license, and nothing in this Agreement shall obligate the City to issue such a license during or after the provisional license period. The City's decision to issue or not issue the second license shall be in accordance with all applicable laws, regulations, and policies in effect at the time.
- C. Contingent on Operation:* The Developer shall surrender all licenses if they are not operating or in the process of developing at least one dispensary site within the City of Rock Island.

5. Term of Agreement. The term of this Agreement shall commence upon execution by both parties, and shall be in full force and effect for a period of ten years. Upon expiration of the term, all duties and obligations of the parties shall be terminated.
6. Repayment of Funds. This Agreement is contingent upon the Developer redeveloping the Property for the Project. In the event the Developer (1) does not redevelop the Property; or (2) the Developer is found to be in material default on the Agreement by a fact finder or through dispute resolution; then the City of Rock Island shall be released from any obligations under this Agreement, and any funds contributed by the City shall be paid back to the City within thirty (30) days upon request. Notwithstanding the foregoing, the Developer shall not be obligated to reimburse the City of Rock Island for any infrastructure costs it expends in making the site ready for development.
7. Obligations of the Developer. Subject to the terms and conditions of this Agreement, the Developer agrees to the following covenants and restrictions:
 - A. The Developer shall timely pay when due all property taxes and assessments levied against the Property.
 - B. The Developer shall develop the site into a dispensary and gas station. It is the parties' intention that the site will start development within one year of the transfer of ownership, and will be completed within three years. Such time may be extended by written agreement of the parties.
 - C. The Developer will at all times, in performance of this agreement, comply with all applicable federal, state, and local laws and regulations.
8. Transferability of Agreement. The rights, duties, and obligations under this Agreement are personal to the parties involved and may not be transferred, assigned, or otherwise conveyed, in whole or in part, to any third party without the prior written consent of the other party. Any attempt to transfer or assign any rights or obligations under this Agreement without such consent shall be void and of no effect.
9. Default.
 - A. Failure by either party to observe and perform any covenant, condition, or agreement under this Agreement shall be considered a default hereof. The defaulting party shall be entitled to written notice of any default (other than the failure to pay money for which a ten (10) day notice shall be given) and shall have thirty (30) days from receipt of such notice to cure such default prior to the exercise of any remedy at law or in equity provided herein by the non-defaulting party.

- B. If either party defaults under this Agreement and fails to cure as set forth in paragraph A above, the non-defaulting party shall be afforded all rights and remedies at law or in equity. If either party employs attorneys or incurs other expenses for breach hereof, the non-prevailing party agrees shall within fifteen (15) days of demand therefor, pay to the prevailing party the reasonable fees of such attorneys and such other reasonable expenses so incurred.

10. General Provisions.

- A. Time is of the essence of this Agreement. The City and Developer will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.
- B. This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties, by the adoption of any ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties or their successors in interest.
- C. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter hereof and is a full integration of the agreement of the parties. This Agreement shall be binding upon the parties and their respective successors and assigns.
- D. If any provision, covenant, agreement, or portion of this Agreement, or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, or portions of this Agreement and, to that end, any provisions, covenants, agreements, or portions of this Agreement are declared to be severable.
- E. This Agreement shall be construed in accordance with the laws of the State of Illinois with jurisdiction and venue in Rock Island County.
- F. Developer will at all times, in the performance of this Agreement, comply with all applicable federal, state, and local laws and regulations.

11. Indemnification. Developer agrees to indemnify, pay, defend and hold the City, and its elected and appointed officials, employees, agents and affiliates (individually an “Indemnitee” harmless from and against, any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever in any manner relating or arising out of:

- A. The Developer's failure to comply with any of the terms, covenants and conditions contained within this Agreement after notice and an opportunity to cure; or
 - B. The Developer's or any contractor's failure to pay general contractors, subcontractors, laborers, or materialmen in connection with the Project; or
12. Notices. All notices and requests required pursuant to this Agreement shall be in writing and shall be sent as follows:

To the Developer:

To the City:

City Manager
City of Rock Island
1528 Third Avenue
Rock Island, Illinois 61201

or at such other addresses as the parties may indicate in writing to the other, either by personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

13. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

IN WITNESS WHEREOF, the City and the Developer have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

A HANNA ILLOWA LLC

THE CITY OF ROCK ISLAND, ILLINOIS

By: _____

By: _____

Date: _____

Date: _____

APPENDIX A – TIF ELIGIBLE EXPENSES

APPENDIX B – BDD ELIGIBLE EXPENSES

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of the _____ day of _____, 2025, by and between the City of Rock Island, IL, an Illinois municipal corporation, (the "City") and A HANA ILLOWA, LLC, an Illinois limited liability company (the "Developer").

RECITALS

- A. The City owns certain real property located at 3809 60th Avenue West, Parcel ID #: 16-16-300-003, consisting of approximately 9.864, hereinafter referred to as the "Casino West site."
- B. The City is desirous of improving the infrastructure of the Casino West site and encouraging the development of businesses therein.
- C. The City is interested in selling the Casino West site for the purpose of redeveloping the site for a dispensary and gas station (the "Project").
- D. The City is authorized to appropriate and expend funds for economic development purposes, including providing incentives for projects that are deemed desirable for the promotion of the City's economic development.
- E. The City and the Developer agree that the Project will provide economic benefit to the City by increasing the property tax base, and generating other tax revenue.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt of and sufficiency are hereby acknowledged, the parties hereby agree as follows:

1. Sale of Land.

- A. *Purchase Price and Payment Terms.* The City shall sell the land to the Developer for its appraised value of Two Hundred and Seventy Thousand Dollars (\$270,000.00). The Developer may utilize TIF available funds for the purchase of this land. The property shall be separated into at least two parcels, one for the Dispensary location, and one for the gas station.
- B. *Development Required.* The Developer agrees to commence and diligently pursue the development of the Property into a dispensary and gas station. The development of the property must meet the Seller's satisfaction in terms of

progress and quality. The Developer shall start construction within one year from the transfer of ownership, and shall complete construction within three years.

- C. *City's Rights to Repurchase.* If the Developer fails to complete the project within three years (3), Ownership of the land shall revert back to the City. The City in its sole discretion, may extend this time period if it believes the Developer is working diligently towards Development. The City shall have the right, at its sole discretion, to repurchase the Property for the sum of One Dollar (\$1.00), which shall be the full and complete repurchase price. The Developer agrees to return the property to the City, free from any encumbrances or liens, within thirty (30) days of receiving notice from the City of their intent to exercise their right to repurchase the property. If the Developer develops only one parcel, and fails to develop the other parcel, the City has the right to repurchase the second parcel under the terms of this section.
- D. *Notice of Repurchase.* The City shall notify the Developer in writing of the intention to repurchase the Property, which notice shall include a description of the default.
- E. *No Waiver of Rights.* The City's decision to exercise their right to repurchase the Property under this clause shall not constitute a waiver of any other remedies or rights the City may have under this Agreement.

2. City's Obligations

- A. Upon satisfaction of all of the commitments of Developer set forth in this Agreement except for the land payment as outlined in Section 1, the City hereby agrees to annually reimburse the Owner for Project Costs in an amount not to exceed six million dollars \$6,000,000.00 for all eligible expenses, or 50% of the total cost of the development of the project (including off site infrastructure costs), whichever is less. These funds shall be payable solely from TIF and BDD available funding.
- B. For all TIF eligible expenses, such expenses should be made using Incremental Taxes generated from the Subject Property. "Incremental Taxes" shall mean the amount of ad valorem taxes, if any, paid in respect of the Subject Property and its improvements which is attributable to the increase of the equalized assessed value ("EAV") of the Subject Property and its improvements over the initial equalized value of the Subject Property at the time of the adoption of the TIF Act as certified by Rock Island County Clerk in accordance with the TIF Act. The Developer and the City anticipate the following expenses will be TIF eligible as outlined in Appendix A.

- C. The City's Obligation to Reimburse the Owner under this Agreement utilizing TIF funds is a limited obligation payable solely from Incremental Taxes deposited in the STAF account from time to time and shall not be secured by the full faith and credit of the City.
- D. The parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, and administrative rules and judicial interpretations rendered during the term of this Agreement.
- E. For any funding not covered by the TIF Act, the Developer shall also be able to utilize the Business District Development Funds. These payments will be over a period of ten years, and is subject to available funds in the BDD. The Developer and the City anticipate the following expenses will be eligible BDD expenses as outlined in Appendix B.
- F. The City's Obligation to Reimburse the Owner under this Agreement using BDD funds is a limited obligation payable solely from BDD funds and shall not be secured by the full faith and credit of the City.
- G. The parties acknowledge that the determination of Project Costs and qualification for reimbursement under this Agreement are subject to the Business Development and Redevelopment Act, and administrative rules and judicial interpretations rendered during the term of this Agreement.
- H. The Developer shall advance all funds and pay all costs necessary to construct and complete the Project.
- I. So long as no notice of default has been issued and is outstanding, the Developer shall submit to the City Manager, or his or her designee, a written statement setting forth the amount of payment and the specific Development Project Costs for which reimbursement is sought, accompanied by such bills, paid receipts, contracts, invoices, lien waivers, or other evidence as may reasonably be required to evidence the right of the Owner to reimbursement.
- J. These funds are separate to the funds that may be utilized for the purchase of the property, as outlined in Section 1.
- K. ***The City will only reimburse funds that are eligible BDD and TIF expenses, and the City is not obligated to pay the full six million dollars if the Developer fails to submit eligible expenses for repayment, or if there is not six million dollars in eligible expenses.***

L. *The City's total economic incentive, including the development of off-site infrastructure shall not exceed six million dollars nor more than fifty percent (50%) of the total project costs, whichever is less. In the event the total project costs is less than 12 million dollars, the total amount of economic incentives shall be reduced to 50% of the total project costs.*

M. The Developer intends to construct a sign for the development that may require a variance from the City's Sign Ordinance. The City hereby agrees to proceed with the variance process in good faith once final plans are ready for review and an application is submitted.

3. Infrastructure

A. *Off-Site Infrastructure.* The City shall be solely responsible for the planning, design, financing, construction, and maintenance of all off-site infrastructure required for the development, including, roadways, sewer systems, water systems, stormwater management facilities, utility connections, and any other infrastructure improvements required outside the boundaries of the Development Site. The total cost of off-site infrastructure shall be included in the total six million dollar incentive as detailed in Section 2.

- a. The City shall ensure that all off-site infrastructure is designed and constructed in accordance with all applicable laws, codes, and standards, and that such infrastructure is completed in a timely manner to support the development of the Property.
- b. The City shall bear all costs associated with the installation and maintenance of off-site infrastructure.
- c. Nothing in this Agreement binds the City to provide future upgrades on the site as requested by the Developer.

B. *On-Site Infrastructure.* The Developer shall be responsible for all costs related to the planning, design, construction, and maintenance of all on-site infrastructure, including, but not limited to, roads, utilities, stormwater management, sewer lines, water lines, electrical systems, and any other infrastructure necessary for the proper development and use of the Property.

- a. The Developer shall ensure that all on-site infrastructure is designed and constructed in accordance with all applicable laws, codes, and standards, and that such infrastructure is completed in a timely manner as part of the development process.

- b. The Developer shall bear all costs associated with the installation and maintenance of on-site infrastructure, including any required upgrades, repairs, or adjustments to meet the needs of the development.

C. *Cooperation and Coordination:* Both parties shall cooperate in good faith to ensure that the off-site and on-site infrastructure projects are coordinated and do not cause unnecessary delays in the development process. The City and Developer shall consult each other as necessary to ensure the timely and effective implementation of all infrastructure improvements related to the development.

D. *Stormwater Fee:* The City shall not charge a stormwater fee on the parcel.

E. *Flood Plain:* The parties hereby acknowledge that the parcel is not in any active flood plain.

4. Cannabis Dispensary License

A. *City's Cannabis Dispensary Licenses:* The City agrees to issue two provisional dispensary licenses to the Developer. Such provisional licenses are in effect for two years in accordance with local ordinance, and may be renewed up to five times. At the completion of the development of the site, the City shall allocate one (1) cannabis dispensary license to the Developer, subject to the terms and conditions of this Agreement and all applicable laws and regulations.

B. *No Obligation to Issue Second License:* The City retains full discretion in deciding whether to issue the second cannabis dispensary license, and nothing in this Agreement shall obligate the City to issue such a license during or after the provisional license period. The City's decision to issue or not issue the second license shall be in accordance with all applicable laws, regulations, and policies in effect at the time.

C. *Contingent on Operation:* The Developer shall surrender all licenses if they are not operating or in the process of developing at least one dispensary site within the City of Rock Island.

5. Term of Agreement. The term of this Agreement shall commence upon execution by both parties, and shall be in full force and effect for a period of ten years. Upon expiration of the term, all duties and obligations of the parties shall be terminated.

6. Repayment of Funds. This Agreement is contingent upon the Developer redeveloping the Property for the Project. In the event the Developer (1) does not redevelop the Property;

or (2) the Developer is found to be in material default on the Agreement by a fact finder or through dispute resolution; then the City of Rock Island shall be released from any obligations under this Agreement, and any funds contributed by the City shall be paid back to the City within thirty (30) days upon request. Notwithstanding the foregoing, the Developer shall not be obligated to reimburse the City of Rock Island for any infrastructure costs it expends in making the site ready for development.

7. Obligations of the Developer. Subject to the terms and conditions of this Agreement, the Developer agrees to the following covenants and restrictions:

- A. The Developer shall timely pay when due all property taxes and assessments levied against the Property.
- B. The Developer shall develop the site into a dispensary and gas station. It is the parties' intention that the site will start development within one year of the transfer of ownership, and will be completed within three years. Such time may be extended by written agreement of the parties.
- C. The Developer will at all times, in performance of this agreement, comply with all applicable federal, state, and local laws and regulations.

8. Transferability of Agreement. The rights, duties, and obligations under this Agreement are personal to the parties involved and may not be transferred, assigned, or otherwise conveyed, in whole or in part, to any third party without the prior written consent of the other party. Any attempt to transfer or assign any rights or obligations under this Agreement without such consent shall be void and of no effect.

9. Default.

- A. Failure by either party to observe and perform any covenant, condition, or agreement under this Agreement shall be considered a default hereof. The defaulting party shall be entitled to written notice of any default (other than the failure to pay money for which a ten (10) day notice shall be given) and shall have thirty (30) days from receipt of such notice to cure such default prior to the exercise of any remedy at law or in equity provided herein by the non-defaulting party.
- B. If either party defaults under this Agreement and fails to cure as set forth in paragraph A above, the non-defaulting party shall be afforded all rights and remedies at law or in equity. If either party employs attorneys or incurs other expenses for breach hereof, the non-prevailing party agrees shall within fifteen

(15) days of demand therefor, pay to the prevailing party the reasonable fees of such attorneys and such other reasonable expenses so incurred.

10. General Provisions.

- A. Time is of the essence of this Agreement. The City and Developer will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.
- B. This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties, by the adoption of any ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties or their successors in interest.
- C. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter hereof and is a full integration of the agreement of the parties. This Agreement shall be binding upon the parties and their respective successors and assigns.
- D. If any provision, covenant, agreement, or portion of this Agreement, or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, or portions of this Agreement and, to that end, any provisions, covenants, agreements, or portions of this Agreement are declared to be severable.
- E. This Agreement shall be construed in accordance with the laws of the State of Illinois with jurisdiction and venue in Rock Island County.
- F. Developer will at all times, in the performance of this Agreement, comply with all applicable federal, state, and local laws and regulations.

11. Indemnification. Developer agrees to indemnify, pay, defend and hold the City, and its elected and appointed officials, employees, agents and affiliates (individually an "Indemnatee" harmless from and against, any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever in any manner relating or arising out of:

- A. The Developer's failure to comply with any of the terms, covenants and conditions contained within this Agreement after notice and an opportunity to cure; or

- B. The Developer's or any contractor's failure to pay general contractors, subcontractors, laborers, or materialmen in connection with the Project; or
12. Notices. All notices and requests required pursuant to this Agreement shall be in writing and shall be sent as follows:

To the Developer:

A Hanna Illowa LLC
208 18th St # 204
Rock Island IL 61201

To the City:

City Manager
City of Rock Island
1528 Third Avenue
Rock Island, Illinois 61201

or at such other addresses as the parties may indicate in writing to the other, either by personal delivery, courier, or by registered mail, return receipt requested, with proof of delivery thereof. Mailed notices shall be deemed effective on the third day after mailing; all other notices shall be effective when delivered.

13. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

IN WITNESS WHEREOF, the City and the Developer have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

A HANNA ILLOWA LLC

By: 
Date: 1-22-25

THE CITY OF ROCK ISLAND, ILLINOIS

By: _____
Date: _____

APPENDIX A - TIF ELIGIBLE EXPENSES

APPENDIX B – BDD ELIGIBLE EXPENSES

Memorandum



To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department regarding a budget carryover from CY 2024 in the Public Library Fund (251) in the amount of \$97,900.50.

Motion: Motion to approve the request as recommended.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The Rock Island Public Library is requesting a budget carryover from CY 2024 in the Public Library Fund in the amount of \$97,900.50. The Library will use the funds to cover the remaining balance of their first floor bathroom renovations that was primarily funded by CDBG funds. The budget adjustment will increase the balance of the account below.

Account Number	Description	Type	Amount
251-711401-56203-6541000	Building Improvements	Expense	\$97,900.50

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the budget adjustment increasing the Public Library Fund (251) expense budget by \$97,900.500 for CY 2025.

Submitted by: Jessica Sager, Finance Director

Approved by:

Memorandum
Rock Island Public Library



To: Jessica Sager, Finance Director
From: Kayla Steffen, Business Office & Facilities Director
Subject: Library Carryover
Date: January 17th, 2025

Background: The Rock Island Public Library is requesting a budget carryover from CY24 in the amount of \$97,900.50 from the Building – Improvements account (251-711401-56203-6541000). The Library intends to use the funds to cover the remaining balance on the 1st floor bathroom project, partially funded by CDBG.

Account Number	Type	Description	FY 24 Budget	FY 24 Actual	FY 24 Remaining
251-711401-56203-6541000	Expenditure	Building - Improvements	\$165,000	\$67,099.50	\$97,900.50
TOTAL					\$97,900.50

Account	Type	Increase FY25 By \$
251-000000-49600-9101000	Revenue (Trans – General)	\$97,900.50
251-711401-56203-6541000	Expense (Building – Improvements)	\$97,900.50

Submitted by: Kayla Steffen, Business Office & Facilities Director

Memorandum

To: Rock Island City Council
From: Jessica Sager, Finance Director
Subject: Report from the Finance Department regarding a budget adjustment to the General Fund (101) in the amount of \$225,000 for CY 2024.



Motion: Motion to approve the budget adjustment as recommended.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

The Finance Department is requesting a budget adjustment to the General Fund (101) in the amount of \$225,000.00 for CY 2024. The requested budget adjustment is for the remaining expenditures related to the City Hall remodel. A total of \$225,000.00 in General Fund excess funds were allocated for the project but not budgeted pending final totals. The requested budget adjustment will impact the accounts below.

Account Number	Description	Type	Amount
102-211041-58100-9101000	GF Excess transfer to General Fund	Expense	\$225,000.00
101-000000-49600-9102000	GF Excess transfer Revenue	Revenue	\$225,000.00
101-122041-56203-6536000	Building Improvements-City Hall remodel	Expense	\$225,000.00

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

City Council approve the budget adjustment increasing the General Fund (101) revenue and expense budgets by \$225,000.00 for CY 2024.

Submitted by: Jessica Sager, Finance Director

Approved by:

Memorandum



To: Rock Island City Council
From: Eunice Amissah-Mensah, Urban Planner, Tanner Osing, Planning & Zoning Manager
Subject: Report from the Community Development Department regarding a special exception request from Mike Shorter of Amerco Real Estate Company (U-Haul) at 3840 46th Avenue.

Motion: Motion to approve the special exception as recommended.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Applicant:

Mike Shorter on behalf of Amerco Real Estate Company, which provides real estate and development services for U-Haul

Location:

3840 46th Avenue

Size of Property:

The property measures approximately 9.76 acres (425,256 sq.ft) with about 434 feet of frontage along 46th Avenue.

Topography:

The property slopes downhill from north to south by approximately fifteen (15) feet.

Zoning History:

- 2018: The City Council granted a special exception for an authorized use to U-Haul Company for the current self-storage facility.

Existing Land Use & Zoning:

The property is zoned B-4 (highway business) district. To the north are properties zoned R-1 (one unit residential) district. To the south, west and east are properties zoned B-4 (highway business) district.

Project Details:

The applicant spoke to staff about locating a total of five (5) mini-warehouse/self-storage structures to the east and west of the existing building. This expansion requires a special exception from City's Zoning Ordinance since the existing self-storage business is a legal non-conforming use in the B-4 district.

The site plan shows the units ranging from 1,350 square feet up to 4,213 square feet. The units are designed to be modular boxes that attach to one another to create the structure. Staff also note that the existing drawings do not show the necessary footings required by building code nor meet the minimum snow load requirement. If the special exception is granted, these items would need to be resolved before permits are issued.

Requested Action and Affected Requirements:

The request is for a special exception from the Zoning Ordinance for the additions at the property as described in Table 1.

Table 1

Special Exception	Requested Action	Affected Requirements
(1)	Locate a total of five (5) mini-warehouse/self-storage structures to the east and west of the existing building.	The Zoning Ordinance requires that mini-warehousing/ self-storage be located in industrial zoning districts. With the current use in a B-4 zoning district, a special exception is needed because the mini-warehousing/self-storage facilities will expand a legal non-conforming use.

Conditions to Authorize Special Exceptions & Staff Analysis:

Special Exceptions shall only be authorized if two (2) of the three (3) conditions as provided in Chapter 8, Section 6-A of the Zoning Ordinance are found. The Commission will make a recommendation to the City Council for this request since the property is business zoned and over 20,000 square feet. Table 2 includes the conditions to authorize special exceptions with the corresponding staff analysis and conclusion of if the condition is met.

Table 2

Conditions to Authorize Special Exception	Staff Analysis	Meets Condition (Yes/No)
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;	Staff conclude that the property can yield a reasonable return without special exception. The existing use is performing well based on conversations with U-Haul representatives. The applicant seeks to maximize the return on the property.	No
2. The plight of the owner	Staff reason there are no	No

is due to unique circumstances. There are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties or classes of uses in the same zoning district; and	unique circumstances applying to the property and request. The lot is a standard business zoned property.	
3. The variance, if granted, will not alter the essential character of the locality. Such variance is necessary for the preservation and enjoyment of a substantial property right-of-way possessed by other properties in the same zoning district and in the vicinity.	Staff contend that the additions will alter the character of the neighborhood. Mini-warehouse uses are primarily considered industrial uses because they are not economically compatible with other retail/office uses. While the proposed expansion is in an area that would be challenging to develop for another use, it will have a high degree of visibility from Blackhawk Rd and adjacent properties. This may discourage investment in the area for other retail uses. Staff, however, note that the property owner has showed willingness to attract a tenant for an outlot development at the northwest corner of the property (see "Outparcel Memo" and listing agreement).	No

Planning & Zoning Commission Meeting

On January 6th, the Planning & Zoning Commission held a public hearing on the request. Mike Shorter, Marketing President for U-Haul Company of Eastern Iowa, and Emily Owens, General Manager for U-Haul Rock Island, addressed the Commission. They contended that the units would not be highly visible from Blackhawk Rd, and added that they could provide additional screening. They also noted that Rock Island businesses use their storage units and that there

is demand to add more units. At the conclusion of the hearing, the Commission voted to recommend approval of the request on a split vote of 4-to-3 (Yes- Whitten, Riggs, Wright, Mewes; No- Sowards, Creger, Moline). Commissioners voting in favor of the request noted that the area has been difficult to develop and that U-Haul has shown a willingness to invest in the area. They also concluded that units would be somewhat buffered by being behind the main building line. Commissioners voting against the request maintained that storage units give off negative perception in business areas, and that the addition of these units would make it more challenging to bring in retail businesses.

Previous Council Action (if any):

See zoning history section.

Budget Impact:

NA

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

NA

Council Goal (if applicable):

NA

Recommendation:

The Community Development Department recommends that the City Council deny the the special exception as it is not needed to yield a reasonable return, there are no unique circumstances, and the additional structures will alter the character of the neighborhood. However, the Planning & Zoning Commission recommends that the City Council approve the special exception.

Submitted by: Tanner Osing, Planning & Zoning Manager

Approved by:



Figure 1: Photo showing area east of the building where the storage units are proposed to be located.



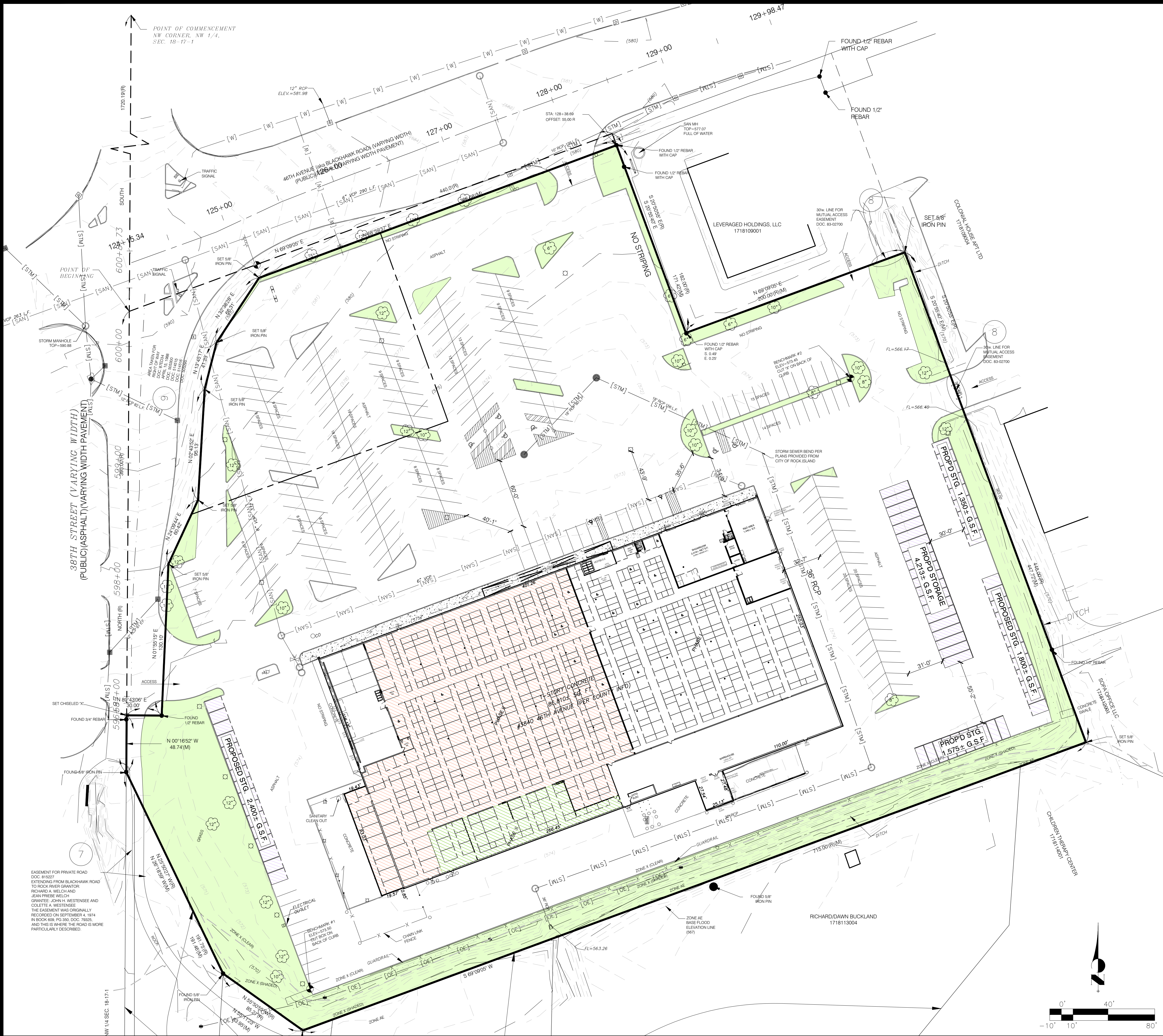
Figure 2: Photo showing area east of the building where the storage units are proposed to be located.



Figure 3: Photo provided by U-Haul showing an example of the storage units.



Figure 4: Another photo provided by U-Haul showing an example of the proposed storage units.



SITE PLAN



SITE

SCALE: NTS

Project Name: U-Haul Moving & storage of Rock Island
Municipality: Rock Island
Project Address: 3840 46th Ave
Parcel No. / Acre / Area: 1025-4/ 9.2 acres / 401,203 sf
Zone: B-4 Highway Intensive Business District
Uses: Custom rental – Permitted (B-2)
Miniwarehousing – Permitted w/ B of Z Appeal Approval
Retail – Permitted (B-1)

B-4 any use permitted in B-3
B-3 any use permitted in B-2 except dwelling
B-2 any use permitted in B-1 allowing for retail establishments with greater than 2,500 sf
B-4 When Authorized by Board of Zoning appeal
Miniwarehousing with structure at least 100' from residential zoning private property

Setbacks (Principal structures); Required
Front lot line 20ft; unless adjacent to R zone – setback to match
Side lot line 0ft; unless adjacent to R zone – setback to match
Rear lot line 10ft

Height Limit: 45'

Parking:
Retail = 3,123 sf
(5sp/ 1,000 sf GFA and 1 for every 2 employees on a maximum shift)
Total Retail Spaces = 18 Spaces

Warehouse = 3,946 sf
2sp/ 1,000 SF for the first 10,000sf, plus 1sp/2,000 sf for remaining
Total Warehouse Spaces = 8 Spaces

Total Parking Spaces Required = 26 Spaces
Total Parking Spaces Provided = 265 Spaces

Existing Building = 86,810 sf

PROPOSED MIX												
LOCKER SIZE	NON CLIMATE - 35%			CLIMATE - 65%			EXTERIOR MINIS			TOTAL		
	PHI	SQ. FT.	%	PHI II	SQ. FT.	%	QTY.	SQ. FT.	%		SQ. FT.	%
5 x 5	37	925	5%	92	1,300	5%	1	25	1%	90	2,250	4%
5 x 7	2	70	0%	1	35	0%	0	0	0%	3	105	0%
5 x 8	0	0	0%	4	160	1%	1	40	1%	5	200	0%
5 x 9	0	0	0%	0	0	0%	1	45	1%	1	45	0%
5 x 10	84	4,200	24%	134	6,700	25%	0	400	13%	226	11,300	20%
5 x 13	0	0	0%	1	65	0%	0	0	0%	1	65	0%
5 x 15	0	0	0%	1	75	0%	0	0	0%	1	75	0%
7 x 10	14	980	6%	1	70	0%	0	0	0%	15	1,050	2%
8 x 8	0	0	0%	0	0	0%	1	64	2%	1	64	0%
8 x 10	0	0	0%	17	1,360	5%	5	400	13%	22	1,760	3%
8 x 12	0	0	0%	0	0	0%	1	96	3%	1	96	0%
8 x 14	0	0	0%	0	0	0%	1	112	4%	1	112	0%
9 x 13	0	0	0%	1	117	0%	0	0	0%	1	117	0%
10 x 10	72	7,200	42%	113	11,300	43%	11	1,100	36%	196	19,600	34%
10 x 12	0	0	0%	0	0	0%	2	480	16%	4	480	1%
10 x 13	0	0	0%	3	360	1%	0	0	0%	3	360	1%
10 x 14	0	0	0%	1	140	1%	2	280	9%	3	420	1%
10 x 15	16	2,400	14%	30	4,500	17%	0	0	0%	37	5,550	22%
12 x 39	2	936	5%	0	0	0%	0	0	0%	2	936	2%
13 x 39	1	507	3%	0	0	0%	0	0	0%	1	507	1%
TT VAN	0	0	0%	0	0	0%	10	1,496	14%	10	1,496	3%
JH VAN	0	0	0%	0	0	0%	20	3,988	36%	20	3,988	7%
TOTAL	228	17,218	100%	359	26,212	100%	67	11,034	100%	690	57,506	100%

6 ADA LOCKERS REQUIRED

U-BOX AREA = 7,314± S.F.
TOTAL U-BOXES = 108 (2-HH)

SITE DATA

REVISIONS:									
NO.	DATE	INITIALS	NOTES	NO.	DATE	INITIALS	NOTES	NO.	DATE
9	10/05/22	BLC	PHASE 3 REV'S PER FIELD MARKUPS	10	09/07/23	AS	ADD PROPOSED MINIS	11	09/14/23
		</							

KBM INC.

Relocatable Modular Buildings

GENERAL NOTES

BUILDING PLANS HAVE BEEN DESIGNED TO MEET
DESIGN CODE: 2015 INTERNATIONAL BUILDING CODE

BUILDING CATAGORY: II
BUILDING USE GROUP: S-1

DESIGN LOADING DATA:
DEAD LOAD: 2.5 psf
ROOF LIVE LOAD: 20 psf, NO REDUCTION ALLOWED
COLLATERAL LOAD: 1 psf
GROUND SNOW LOAD, Pg: 20 psf
DESIGN ROOF SNOW LOAD, Pf: 16.80 psf (SLOPED)
THERMAL R VALUE= 0
THERMAL COEFFICENT, Ct= 1.2
SNOW EXPOSURE FACTOR: 1.00
SNOW IMPORTANCE FACTOR: 1.00
WIND SPEED: 115 M.P.H.
WIND IMPORTANCE FACTOR, lw: 1.00
WIND EXPOSURE CATEGORY: C
RISK CATEGORY II
ROOF UPLIFT 30.49 PSF, WALL HORIZONTAL 25.4 PSF.
SEISMIC DESIGN CATEGORY= C Ie=1.00
SEISMIC DESIGN SYSTEM
Ss = 0.1310g,
S1 = 0.0600g,
Sds = 0.1397g,
Sd1 = 0.0960g
V = 0.039 X WEIGHT OF STRUCTURE.
EQUIVALANT LATERAL FORCE METHOD USED
CONSTRUCTION TYPE IIB NON-COMBUSTIBLE.
OCCUPANT GROUP S-1,
ALLOWABLE AREA 17,500 S.F.,
MAXIMUM HEIGHT 55 FEET.

NO ELECTRIC OR PLUMBING WILL BE PROVIDED
TO MODULAR STORAGE UNITS

MAXIMUM STUD SPACING
60" O.C. @ SIDEWALLS
120" O.C. @ ENDWALLS

WALL SHEETING
1 1/4" X 26 GA. PANEL WITH RIB SPACING @ 12" O.C.

MINIMUM STUD,SUPPORT, AND TRACK THICKNESS : 18 GA.
REFER TO DETAIL SHEET D1 FOR CONNECTIONS

Cold-Formed Metal Framing

Design, fabrication and erection shall conform to AISI "Cold-Formed Steel Design Manual", latest edition (or addenda).

All 12, 14, or 16 gage members shall be formed from steel that corresponds to the minimum requirements of ASTM A570 Grade 55 or ASTM A653 Grade 50 with a minimum yield strength of 57,000 psi.

Unless noted otherwise, all 18, 20, 22 or 25 gage studs and joists shall be formed from steel that corresponds to the minimum requirements of ASTM A653, SQ Grade 33 with a minimum yield strength of 33,000 psi, or ASTM A570 Grade 33 (or higher) with a minimum yield strength of 33,000 psi.

All light gage track, bridging, angle and other miscellaneous shapes and accessories shall be formed from steel that corresponds to the minimum requirements of ASTM A653, SQ Grade 33 with a minimum yield strength of 33,000 psi, or ASTM A570 Grade 33 (or higher) with a minimum yield strength of 33,000 psi.

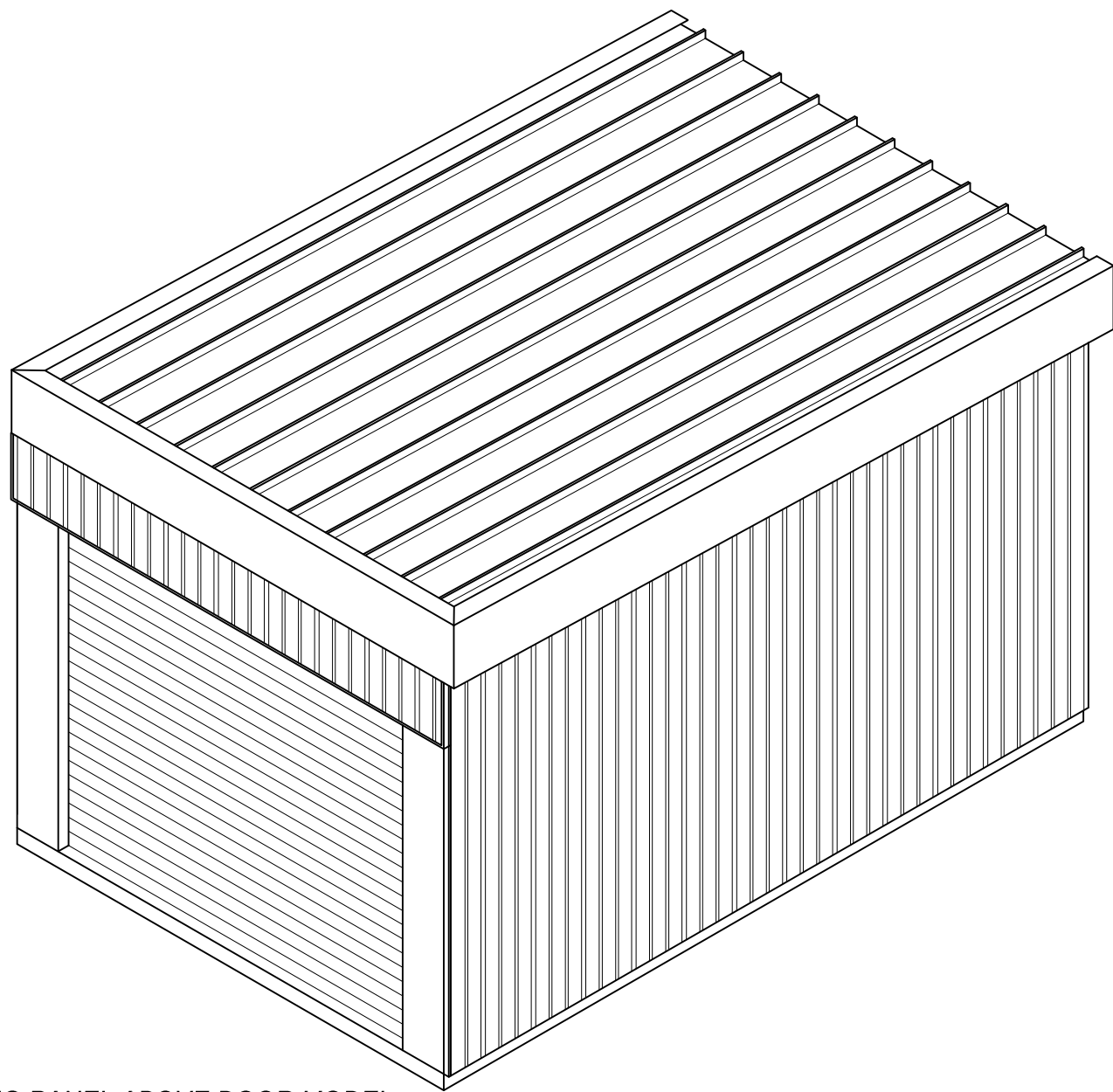
All galvanized studs, joist, track, bridging, angle and other miscellaneous shapes and accessories shall be formed from steel having a G-60 galvanized coating meeting the requirements of ASTM A525. Non-galvanized members shall have a shop applied primer coat.

DRAWING SHEET INDEX

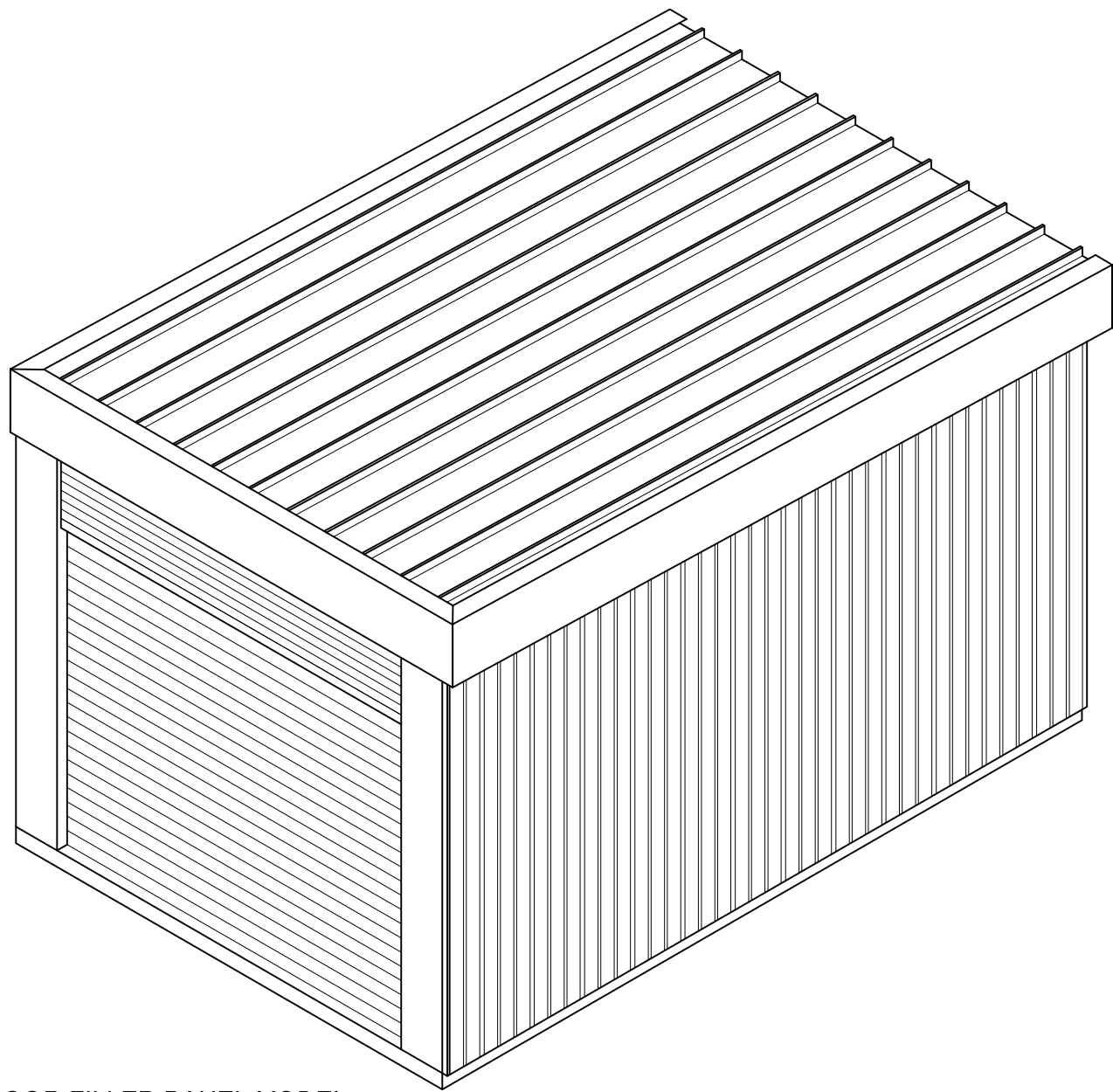
S1	GENERAL NOTES SHEET
S2	10'-0" WIDE X 10'-0" DEEP BUILDING LAYOUT PLANS
S3	10'-0" WIDE X 10'-0" FRAMING ELEVATIONS
S4	10'-0" WIDE X 10'-0" EXTERIOR ELEVATIONS
S5	10'-0" WIDE X 15'-0" DEEP BUILDING LAYOUT PLANS
S6	10'-0" WIDE X 15'-0" SECTION & ELEVATIONS
S7	10'-0" WIDE X 20'-0" DEEP BUILDING LAYOUT PLANS
S8	10'-0" WIDE X 20'-0" SECTION & ELEVATIONS
D1	BUILDING DETAILS
D2	FAB DETAILS

RELOCATABLE MODULAR BUILDING DESIGN SET SITE ORDER

37 @10'-0" X 15'-0" BUILDINGS
36 @10'-0" X 20'-0" BUILDINGS



SIDING PANEL ABOVE DOOR MODEL



DOOR FILLER PANEL MODEL

SITE PREPARATION:

SITE SHOULD BE LEVEL

THE FOLLOWING ARE SITE RECOMMENDATIONS, DECISION IS UP TO U-HAUL

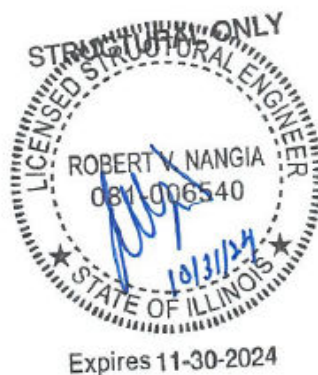
CONCRETE SLAB
ASPHALT
COMPACTED ROAD BASE MATERIAL

THE FOLLOWING ARE NOT RECOMMENDED
GRASS OR ORGANIC MATERIALS
SOIL, MUCK, OR SAND

LEVELING:

LEVELING MATERIALS RECOMMENDED
THE FOLLOWING ARE RECOMMENDATIONS, DECISION IS UP TO U-HAUL
6X6 PRESSURE TREATED POST
SOLID CONCRETE BLOCKS
POURED CONCRETE FOOTING PADS
CREOSOTE TIMBER

LEVELING MATERIALS NOT RECOMMENDED
SOFT WOODS (UNTREATED PINE)



Robert V. Nangia P.E.
7422 Hollow Ridge Drive
Houston, Texas 77095

JOB PROGRESS		DESCRIPTION		BY		NO.		DATE	

KBM, INC.
Steel Construction

Steel Building Products & Installation Services
Self Storage

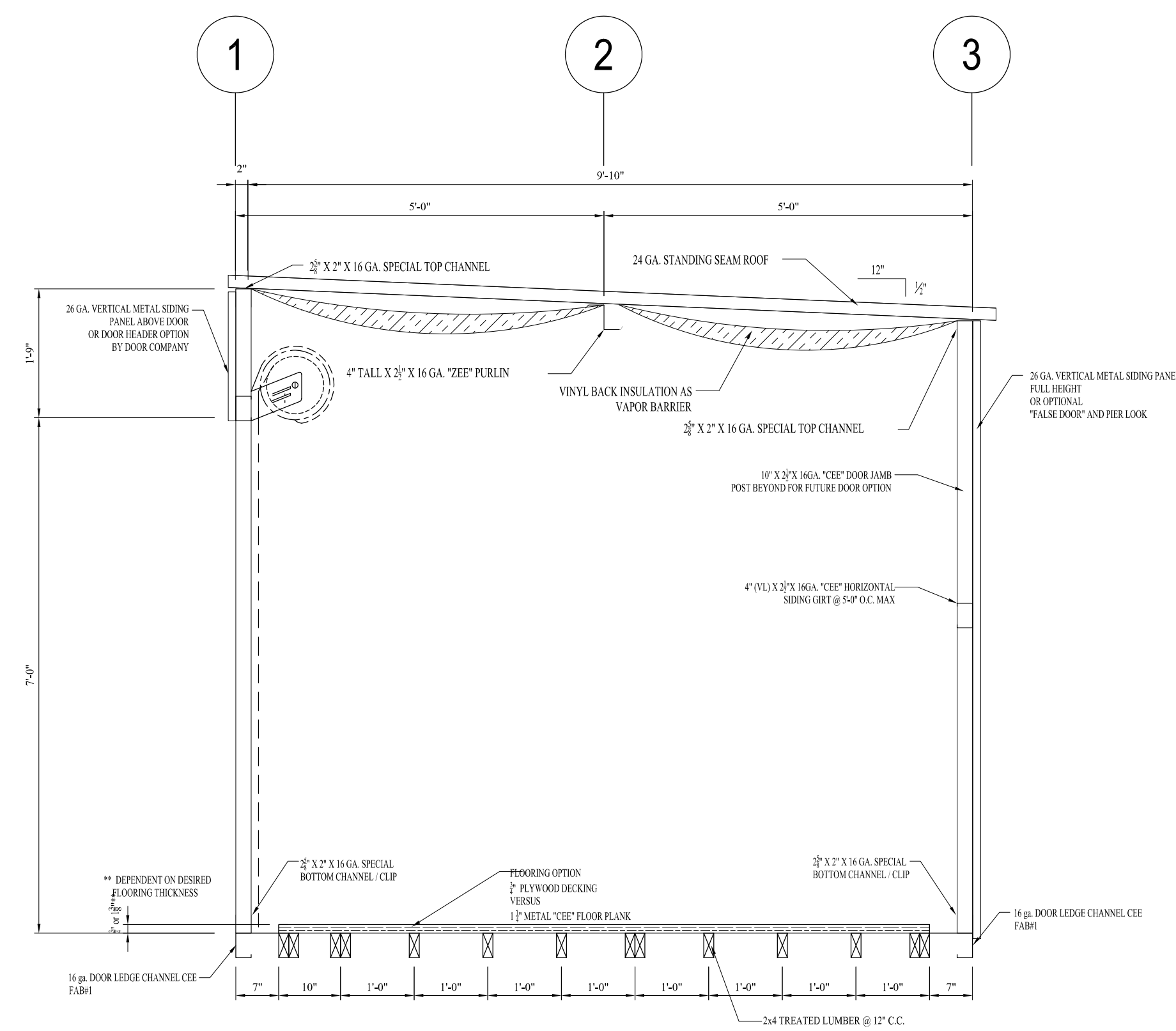
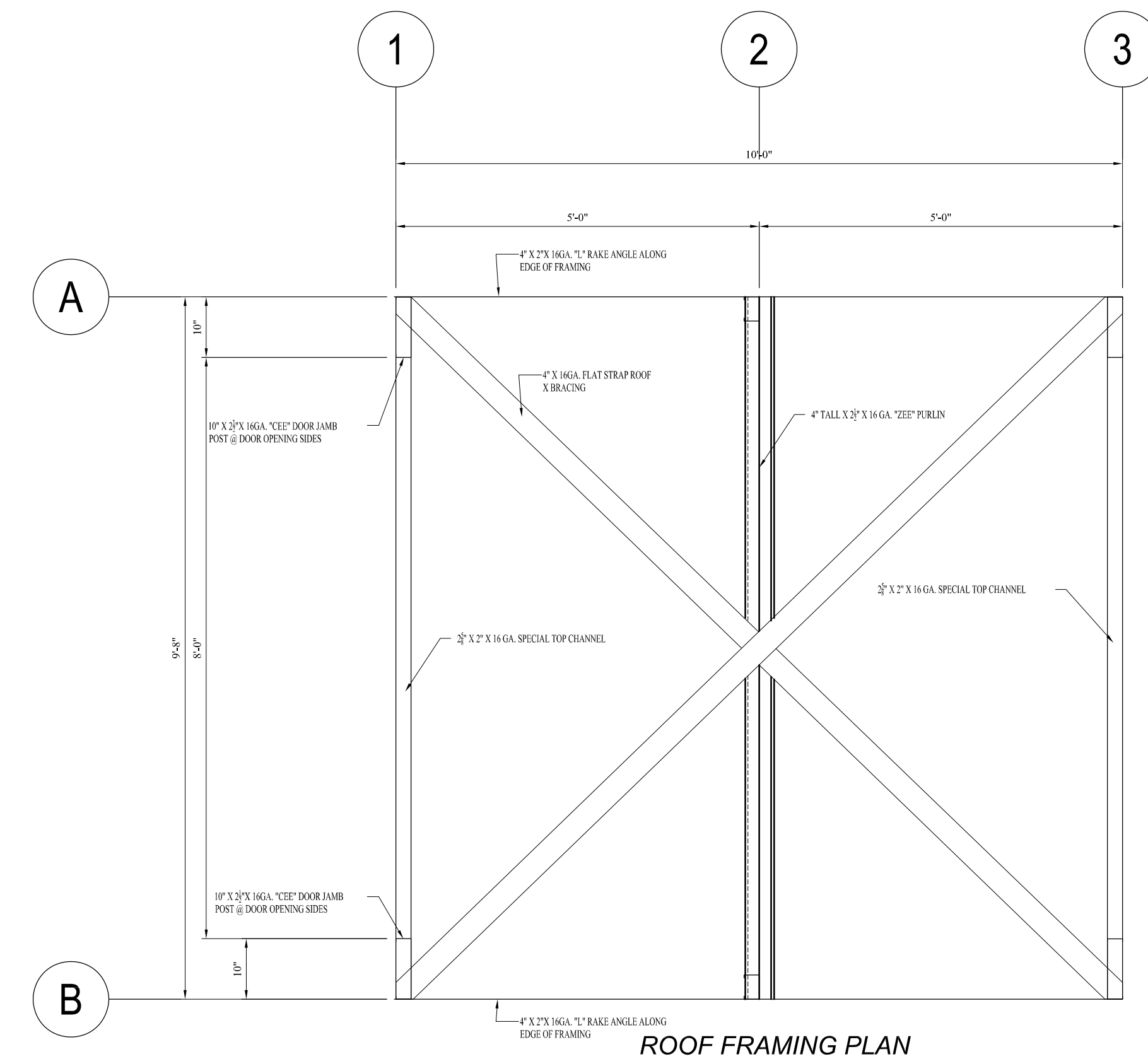
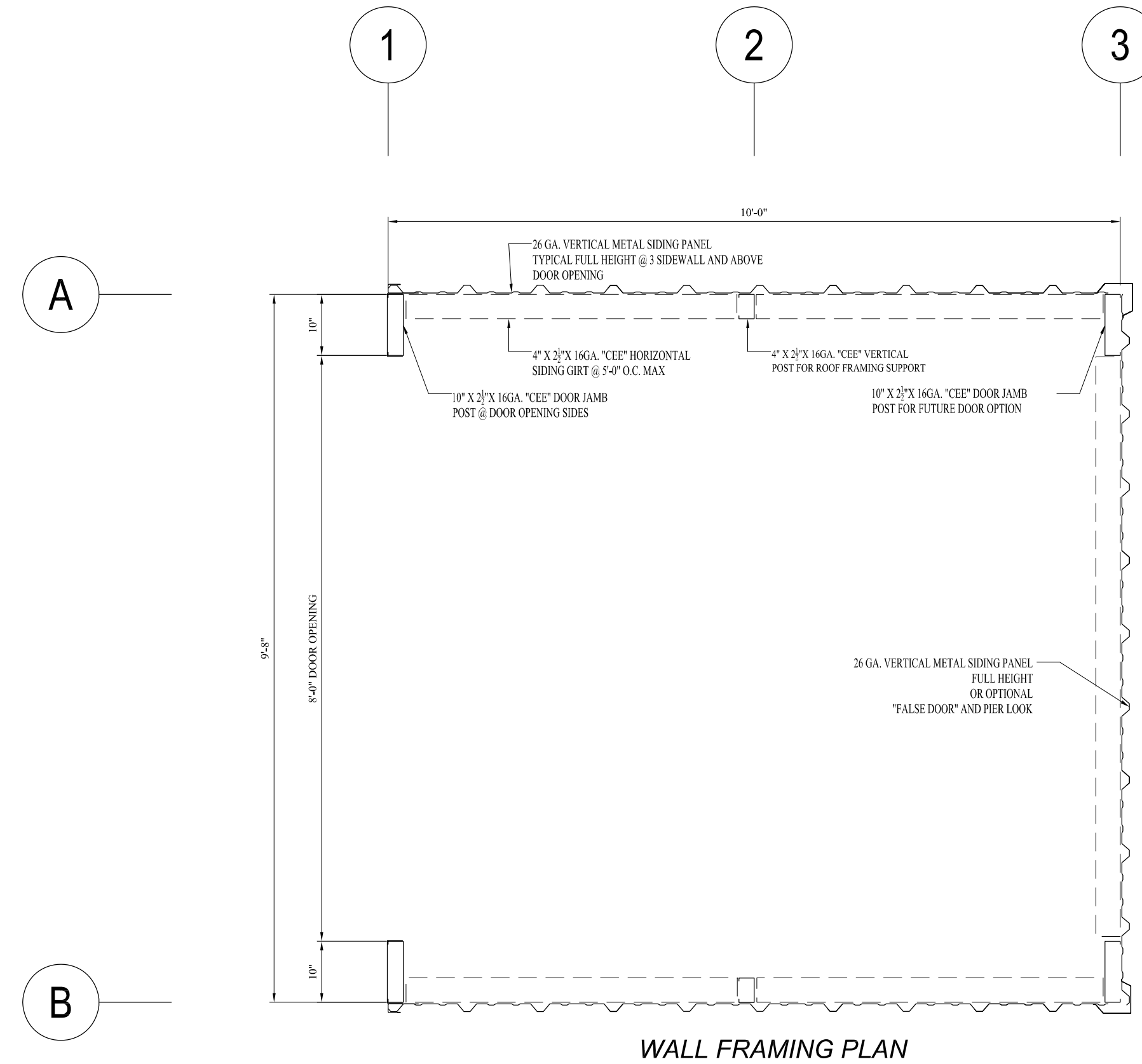
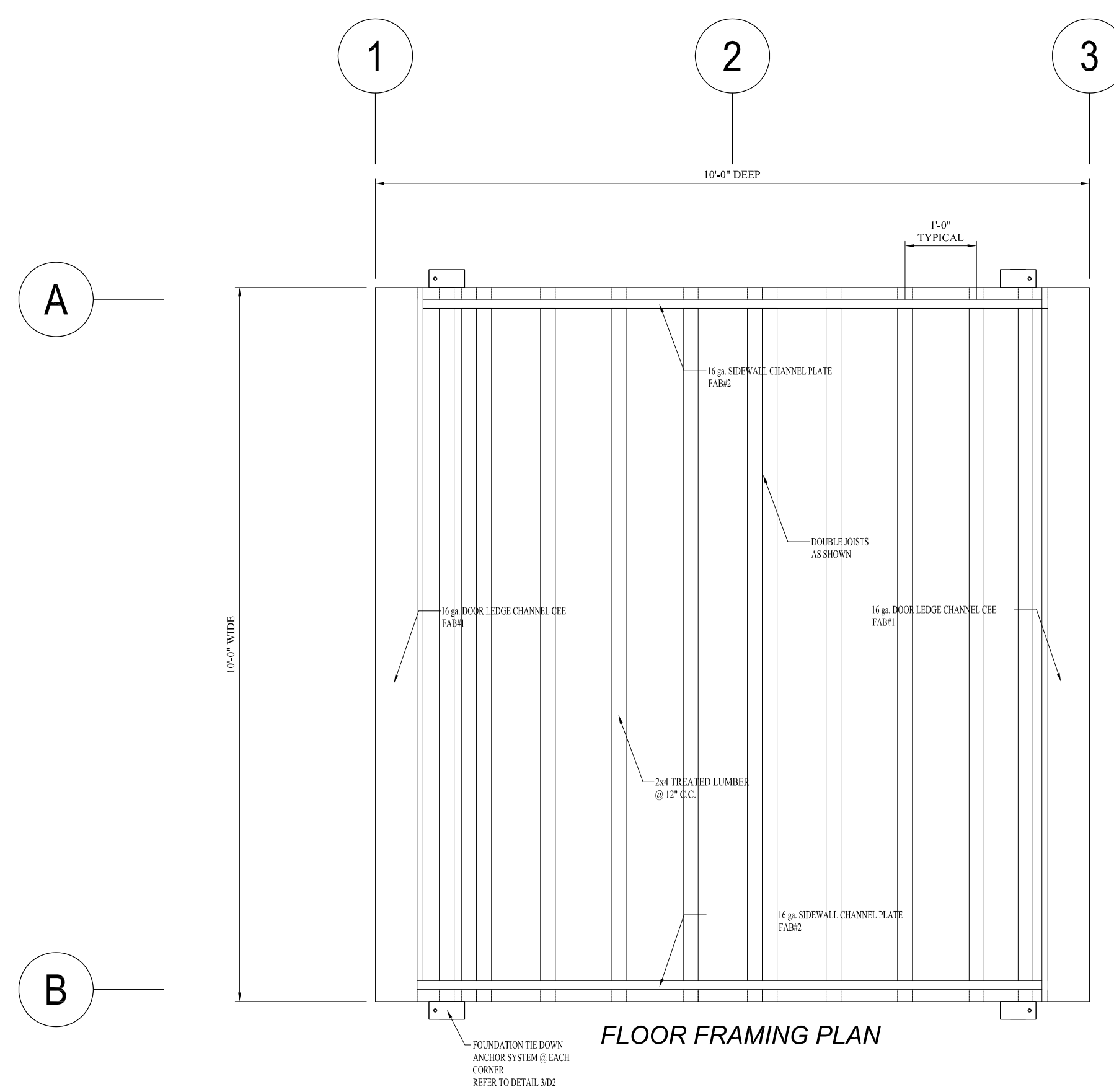
P.O. BOX 2301 / ASTON, PA 19014
PH (610) 565-4368
FAX (610) 565-4360

PROPERTY OF:
KBM INC.
STEEL CONSTRUCTION

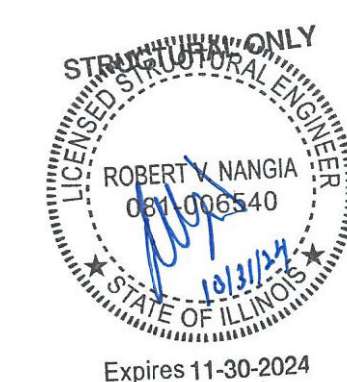
CONFIDENTIAL: THIS DOCUMENT
AND THE INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF KBM INC.
UNAUTHORIZED COPYING,
REPRODUCTION, OR
DISSEMINATION OF THIS
INFORMATION IS PROHIBITED.
SHEET SIZE: 24x36

UHAUL OF ROCK ISLAND
3840 46TH AVE
ROCK ISLAND, IL 61201
UHAUL STORE#932072

DRAWN KBM
DATE 10/23/2024
SCALE
PER PLAN SHEET
S1
OF SHEETS



RELOCATABLE MODULAR 10'-0" WIDE X 10'-0" DEEP BUILDING LAYOUT PLAN



JOB PROGRESS				BY	NO.	DATE	DESCRIPTION	BY
1			SFP	7				
2				8				
3			SFP	9				
4				10				
5				11				
6				12				



KBM, INC.
Steel Construction

Steel Building Products & Installation Services
Self Storage

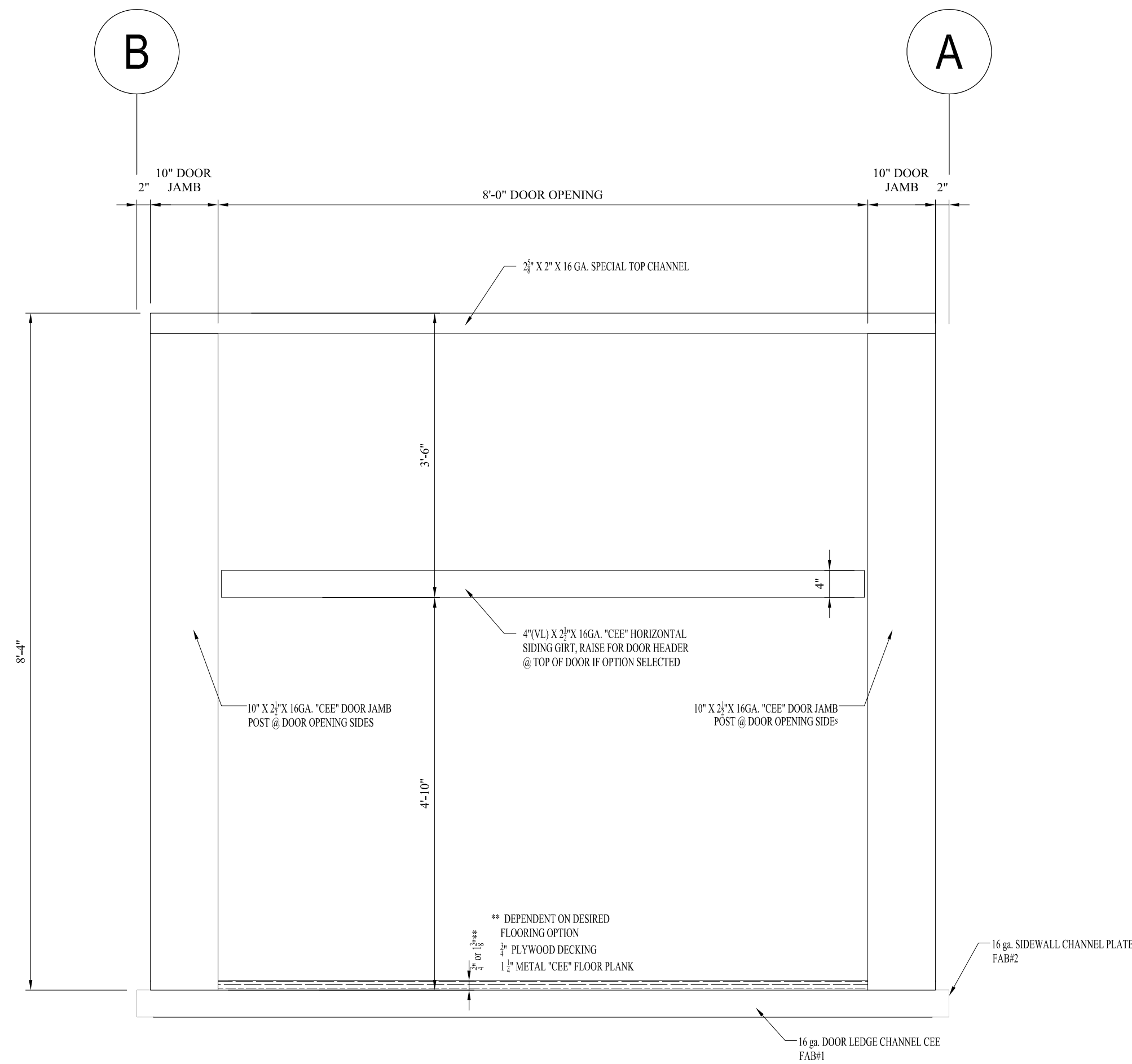
P.O. BOX 2301 / ASTON, PA. 19014
PH (610) 909-4668
FAX (610) 565-4940

PROPERTY OF:
KBM Inc.
STEEL CONSTRUCTION

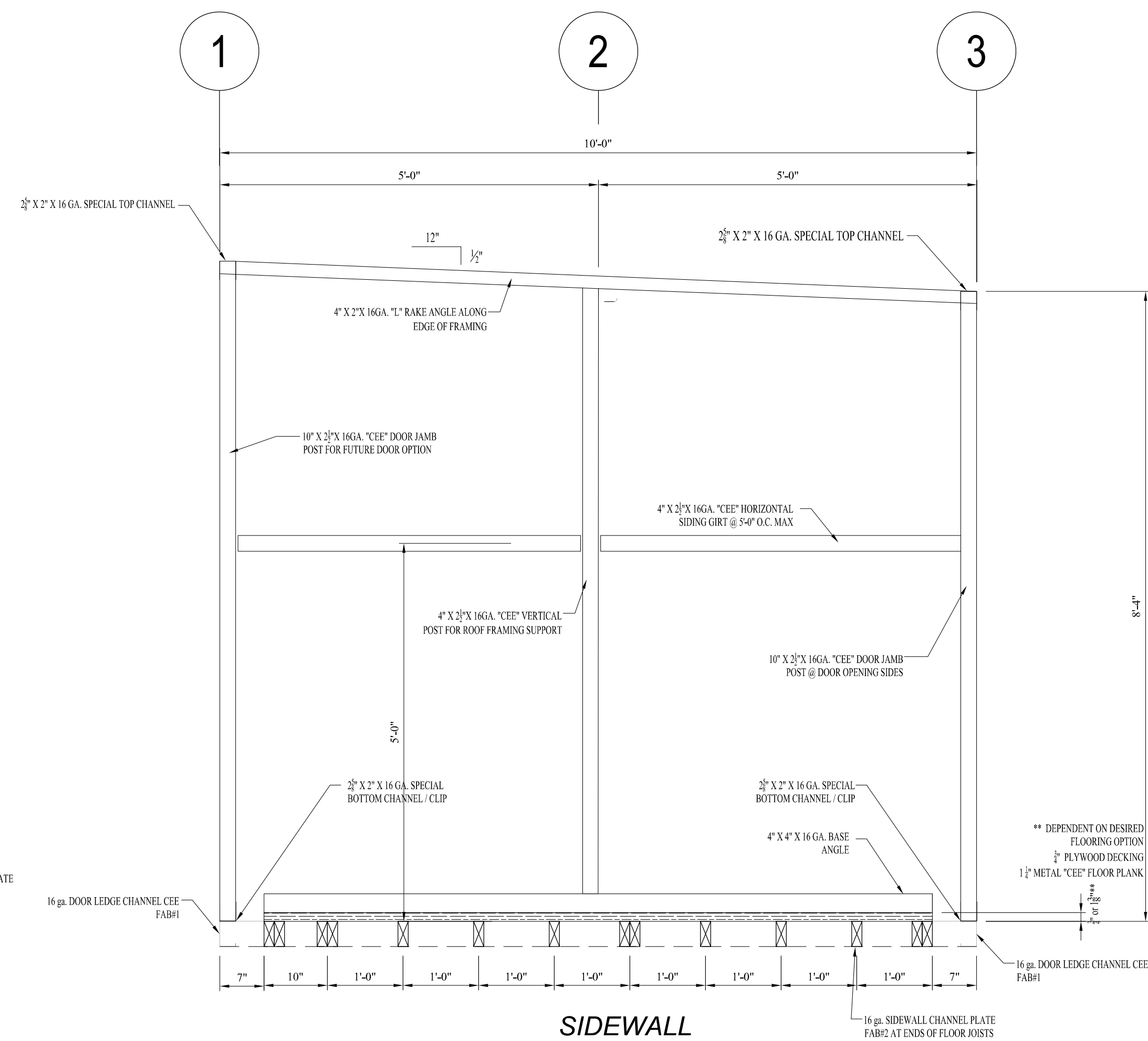
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3840 46TH AVE
ROCK ISLAND, IL 61201
UHAUL STORE#932072

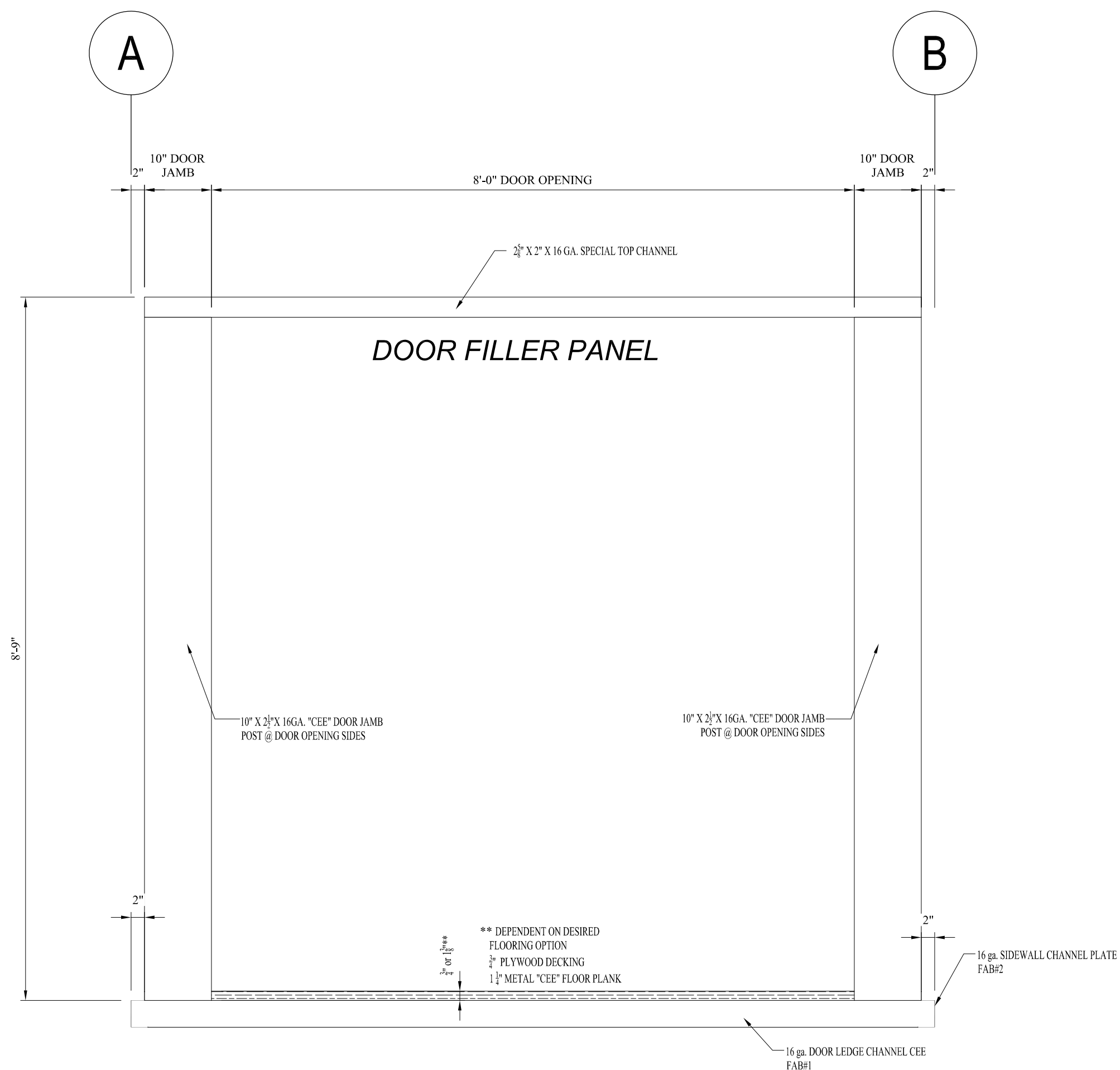
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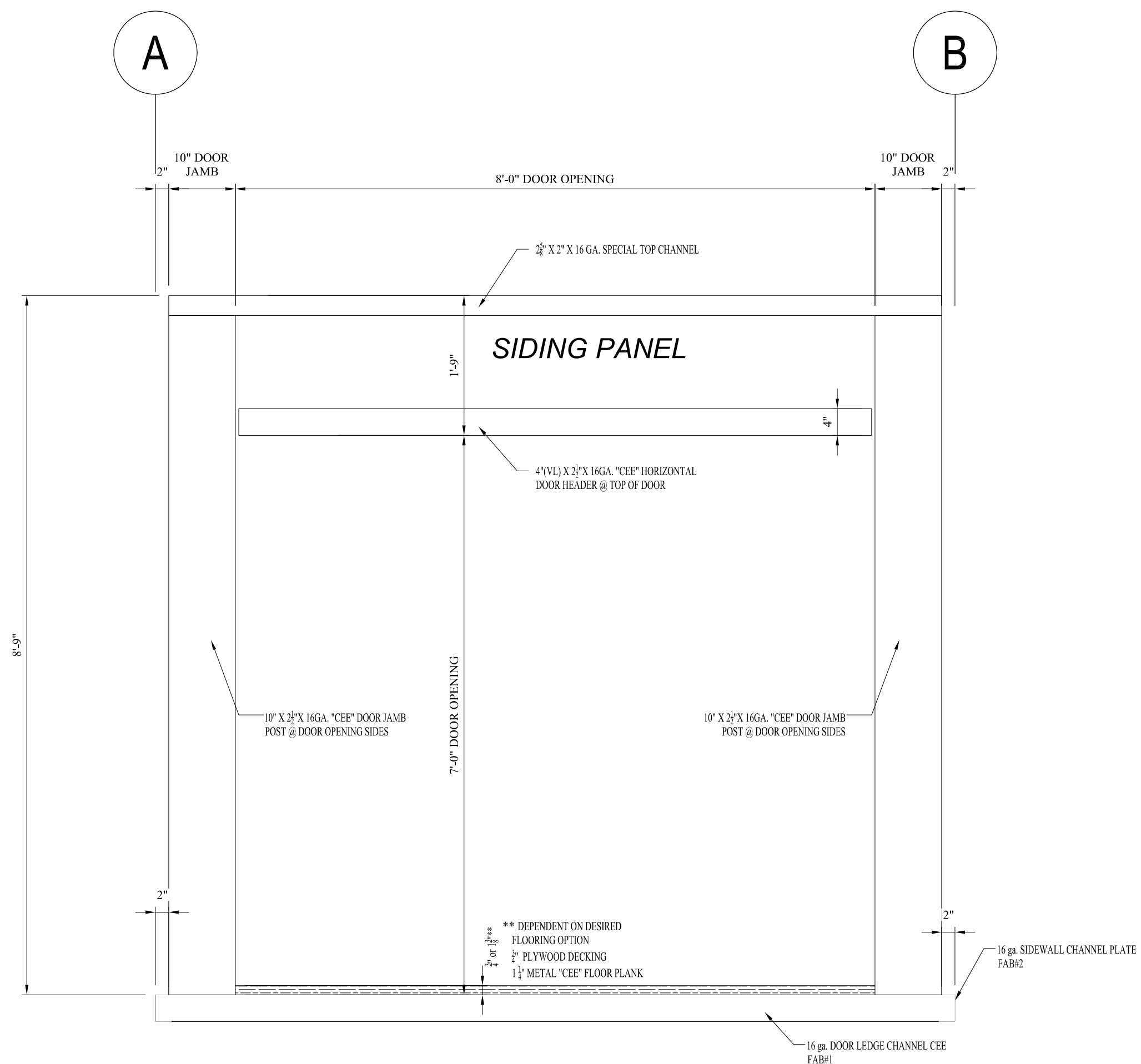
LOW EAVE (REAR)
FRAMING ELEVATION



SIDEWALL
FRAMING ELEVATION

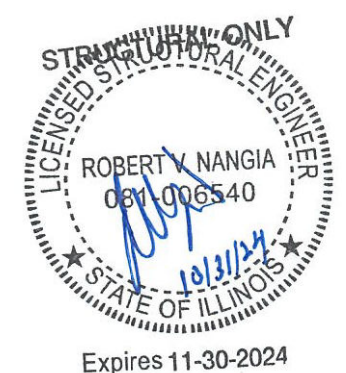


HIGH EAVE (FRONT/DOOR SIDE)
DOOR HEADER ABOVE DOOR OPTION
FRAMING ELEVATION



HIGH EAVE (FRONT/DOOR SIDE)
SIDING ABOVE DOOR OPTION
FRAMING ELEVATION

RELOCATABLE MODULAR
10'-0" WIDE X 10'-0" DEEP
BUILDING ELEVATIONS



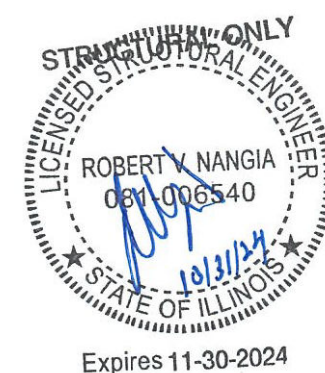
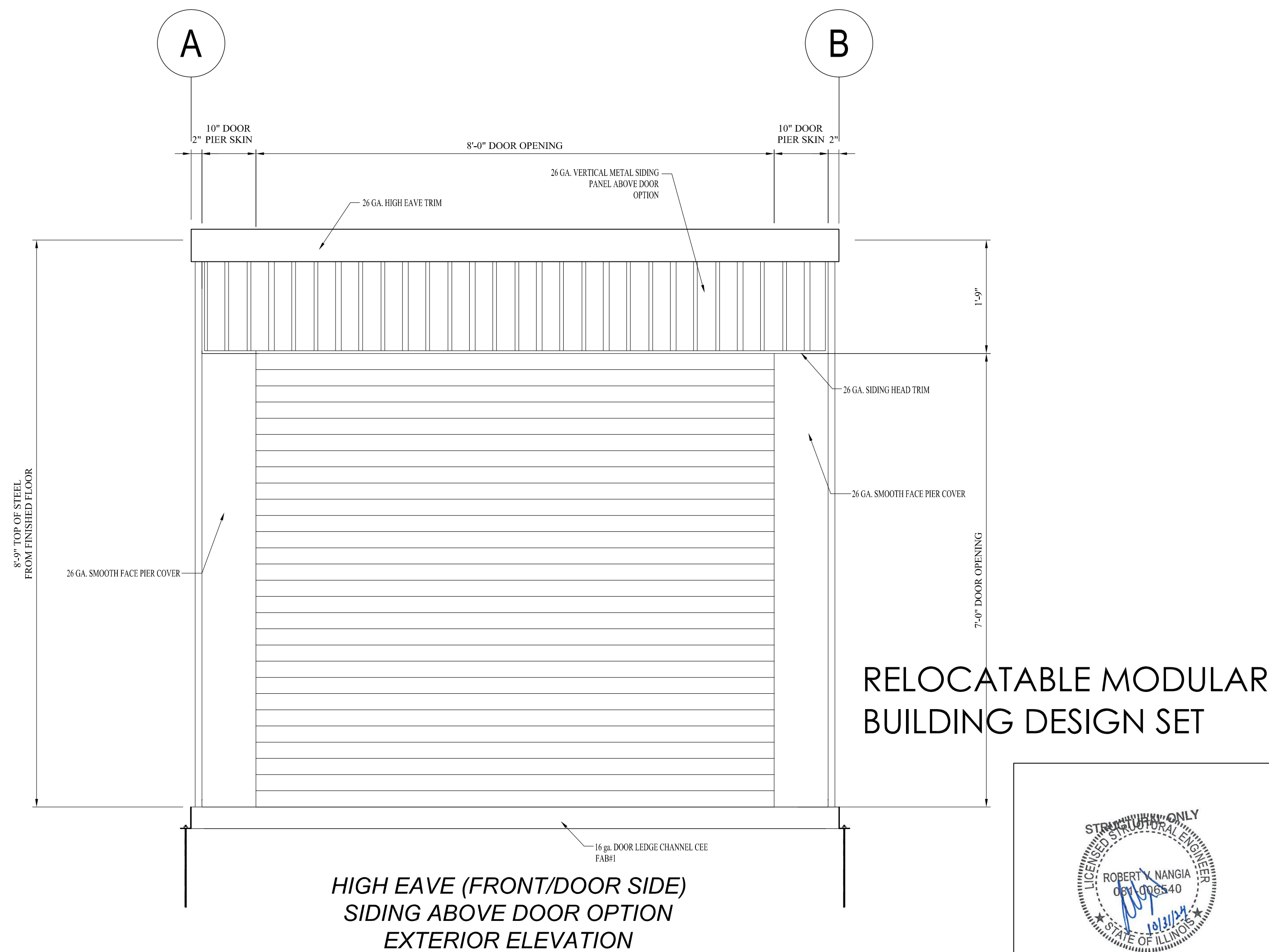
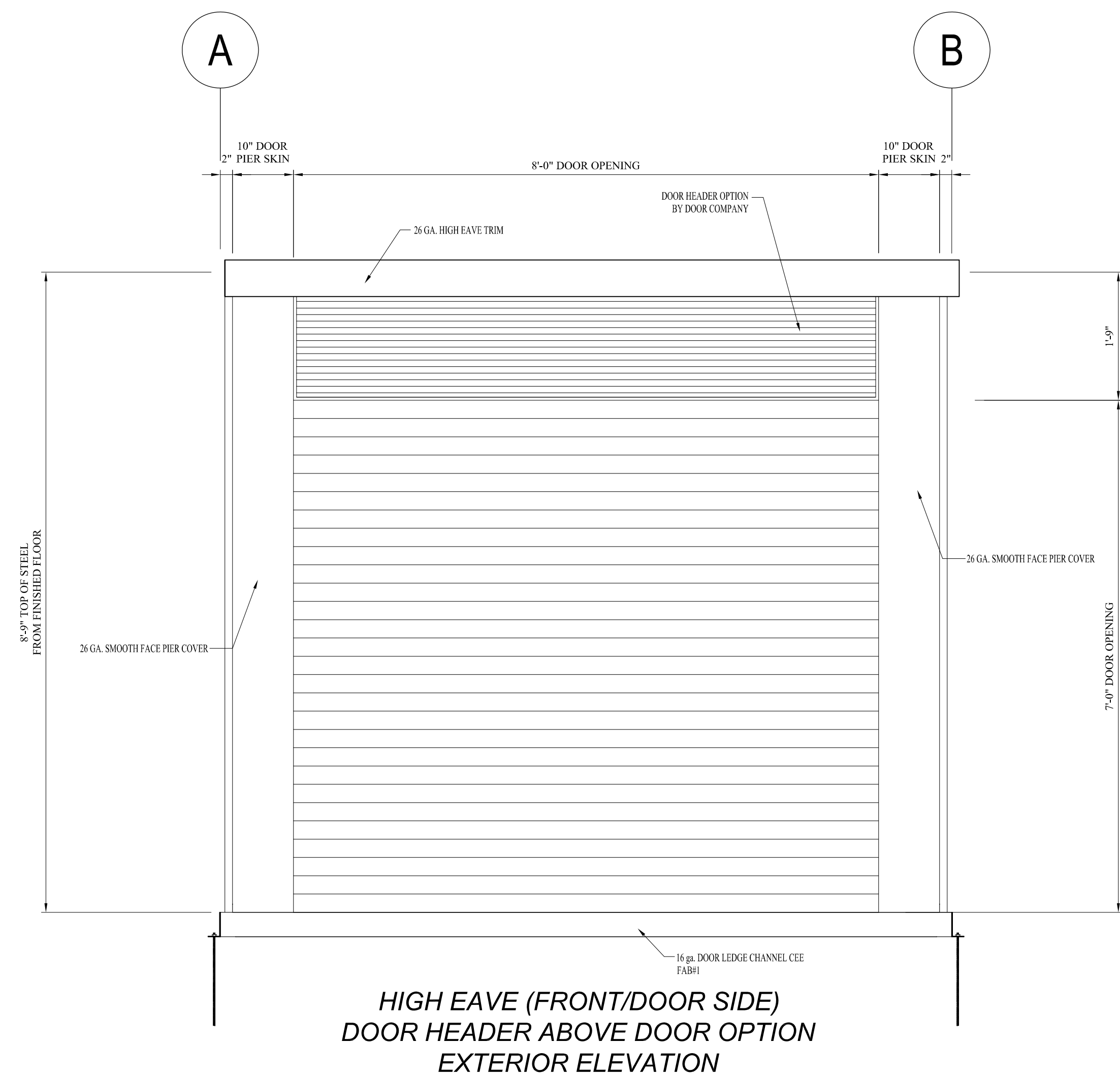
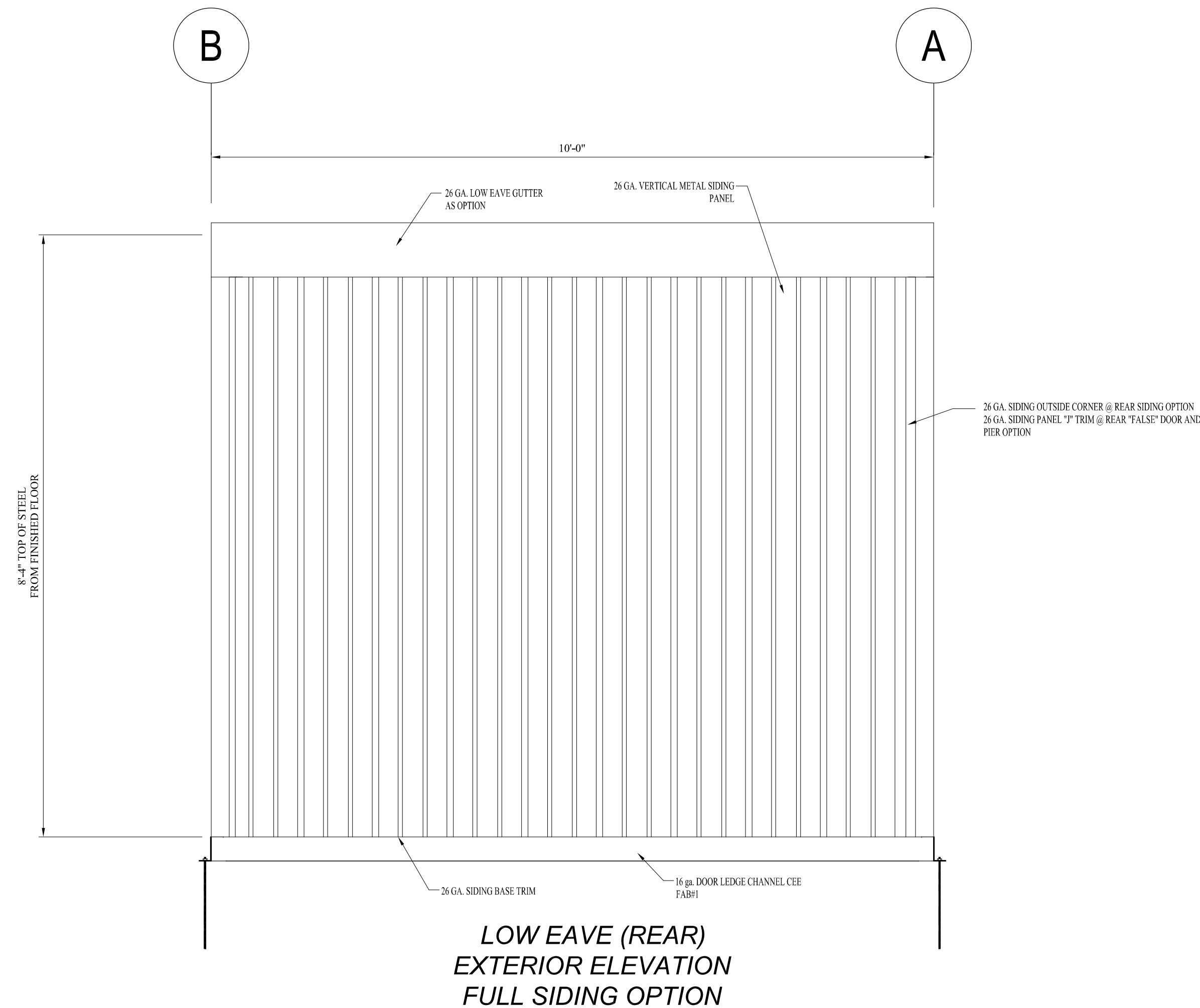
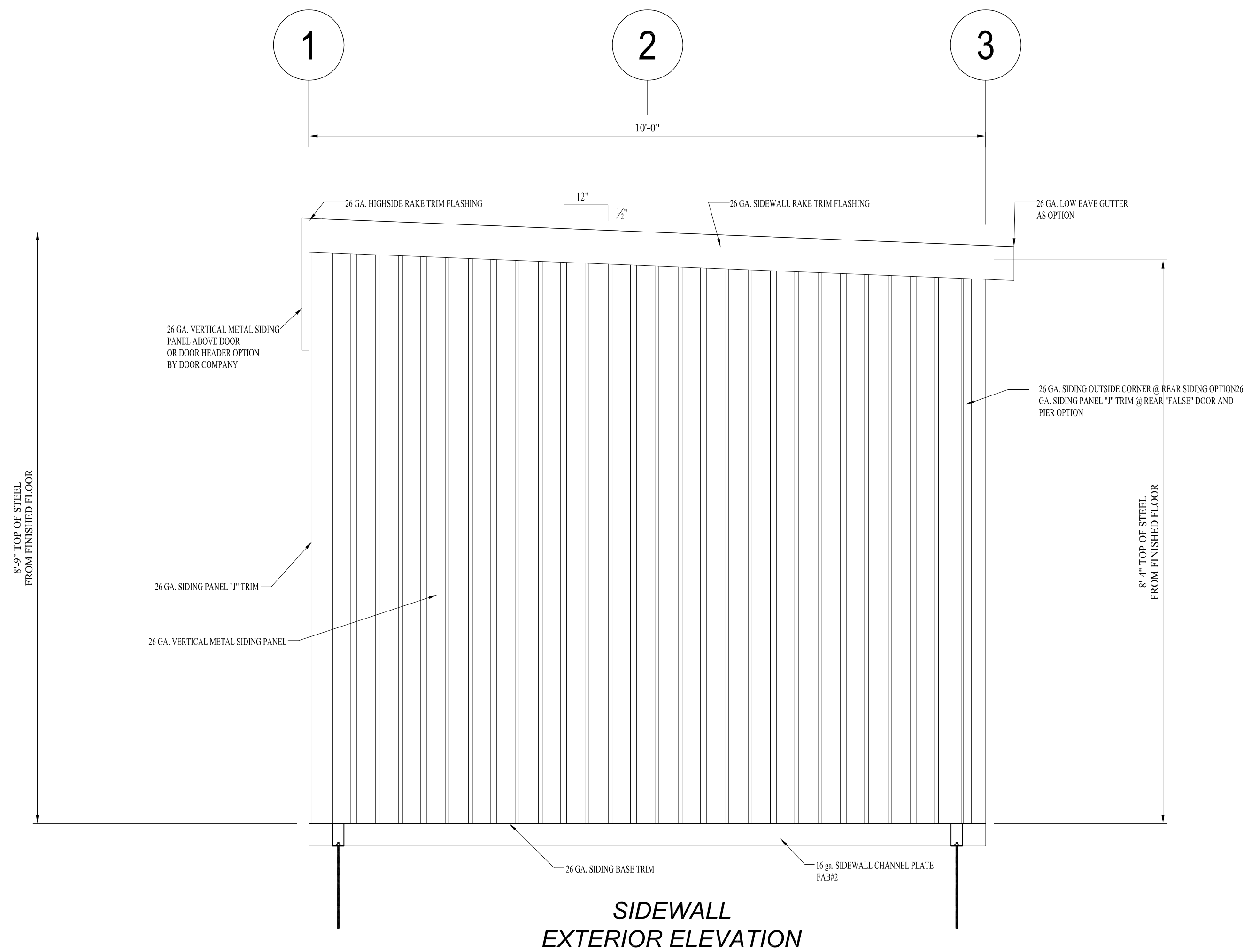
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5				11	
6				12	

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Steel Construction
Steel Building Products & Installation Services
Self Storage
P.O. BOX 2301 / ASTON, PA. 19014
PH: (610) 565-4868
FAX: (610) 565-4840

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UHAUL STORE #932072

DRAWN		DATE	
DATE	10/23/2024	SCALE	PER PLAN
SHEET	S3	SHEETS	



JOB PROGRESS		DESCRIPTION		BY		DATE	
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1				7			
2				8			
3				9			
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6				12			

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Self Storage

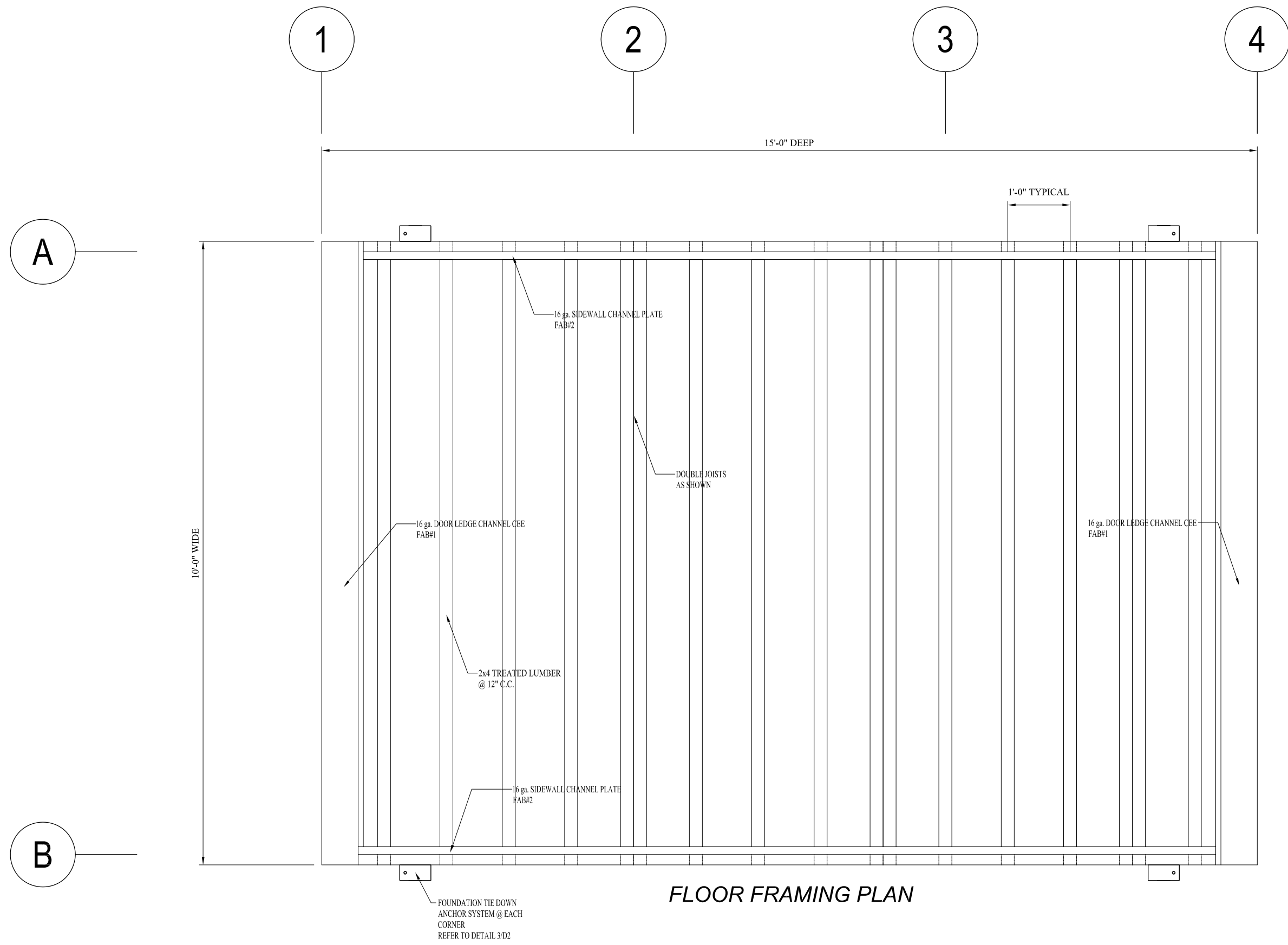
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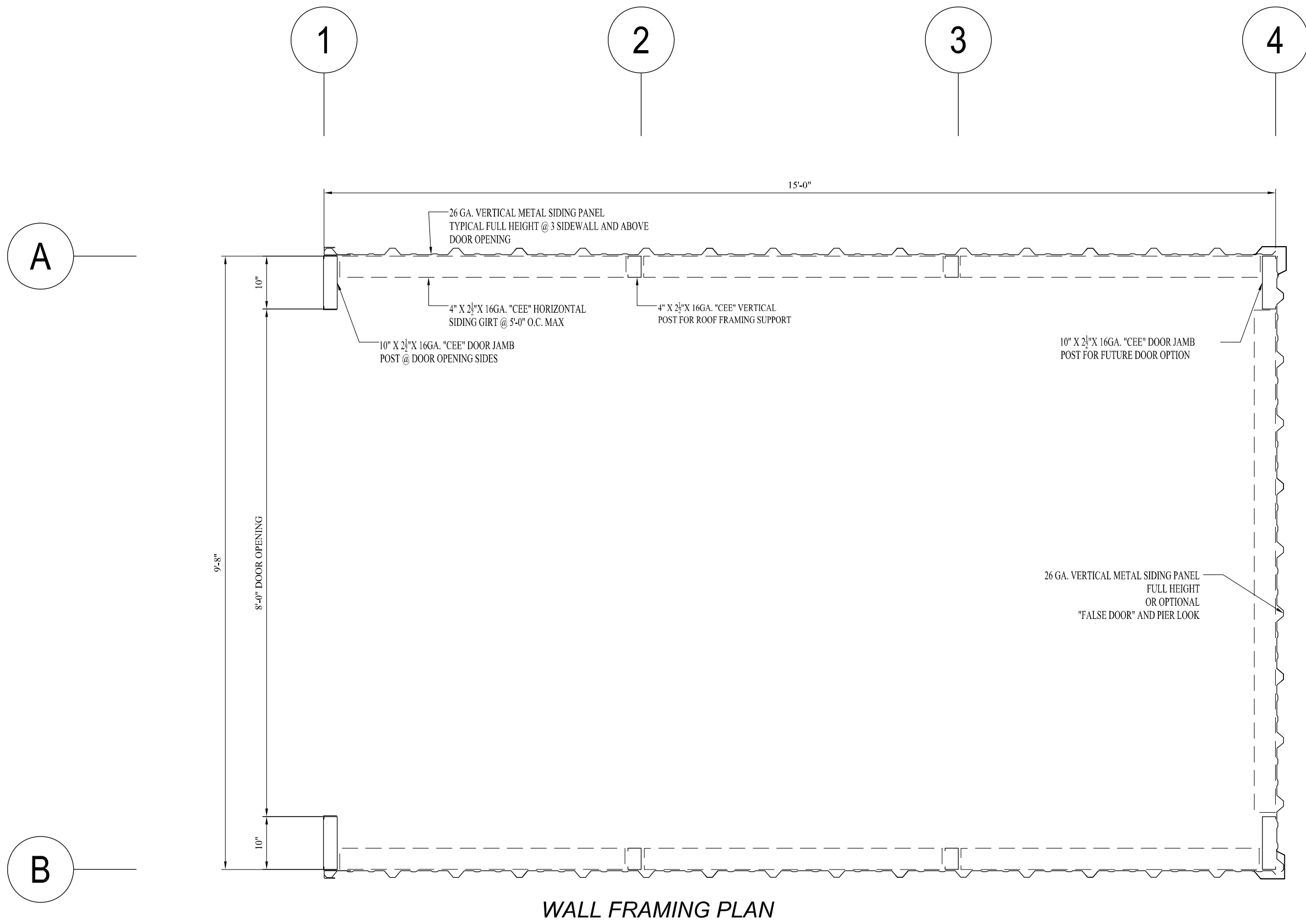
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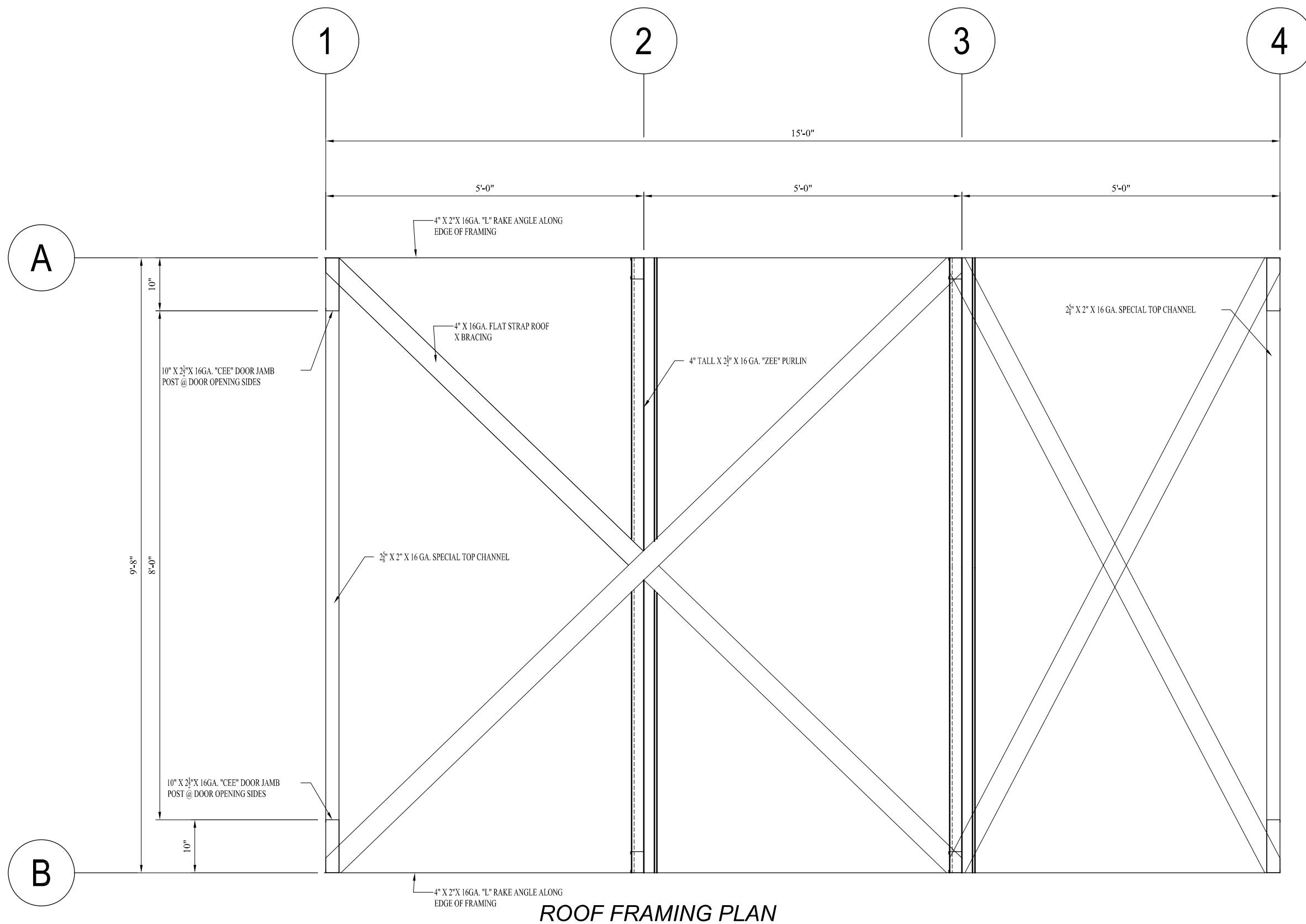
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10/23/2024		SCALE	
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S4		SHEETS	



FLOOR FRAMING PLAN

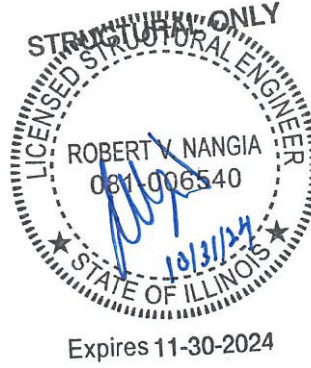


WALL FRAMING PLAN



ROOF FRAMING PLAN

RELOCATABLE MODULAR
10'-0" WIDE X 15'-0" DEEP
BUILDING LAYOUT PLAN



JOB PROGRESS		BY		NO.		DATE		DESCRIPTION	
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2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
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KBM, INC.
Steel Construction

Steel Building Products & Installation Services
Self Storage

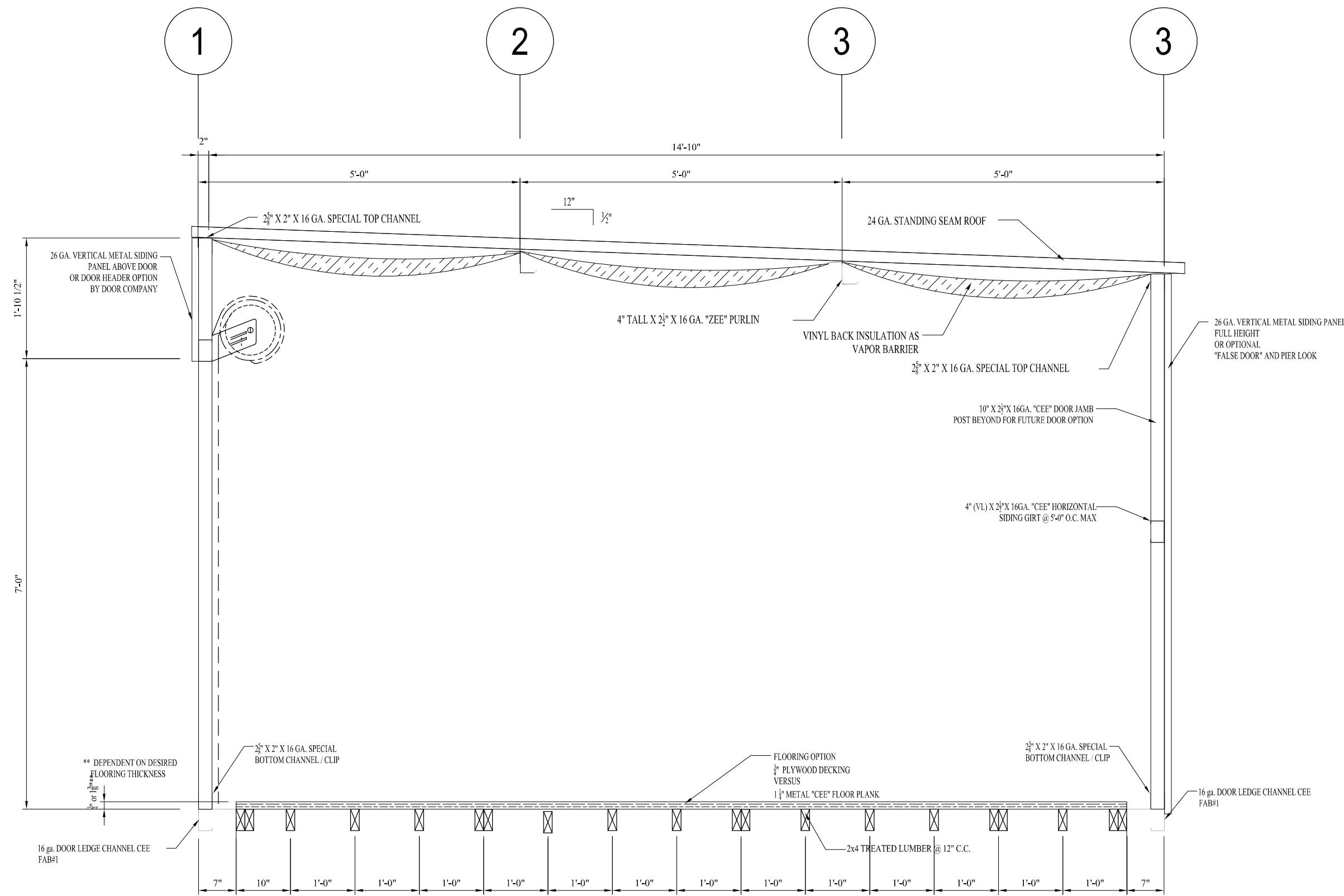
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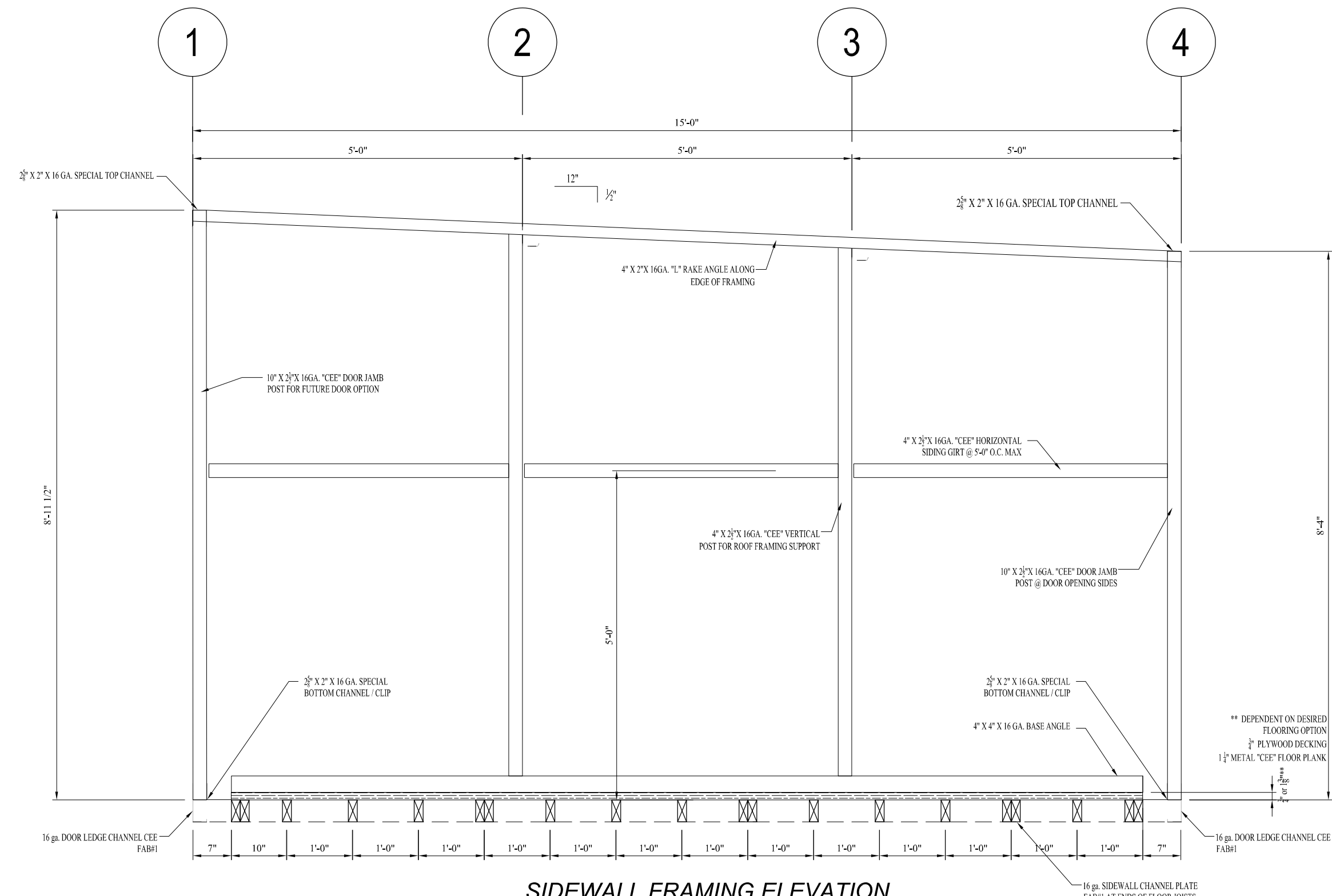
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UHAUL STORE #932072

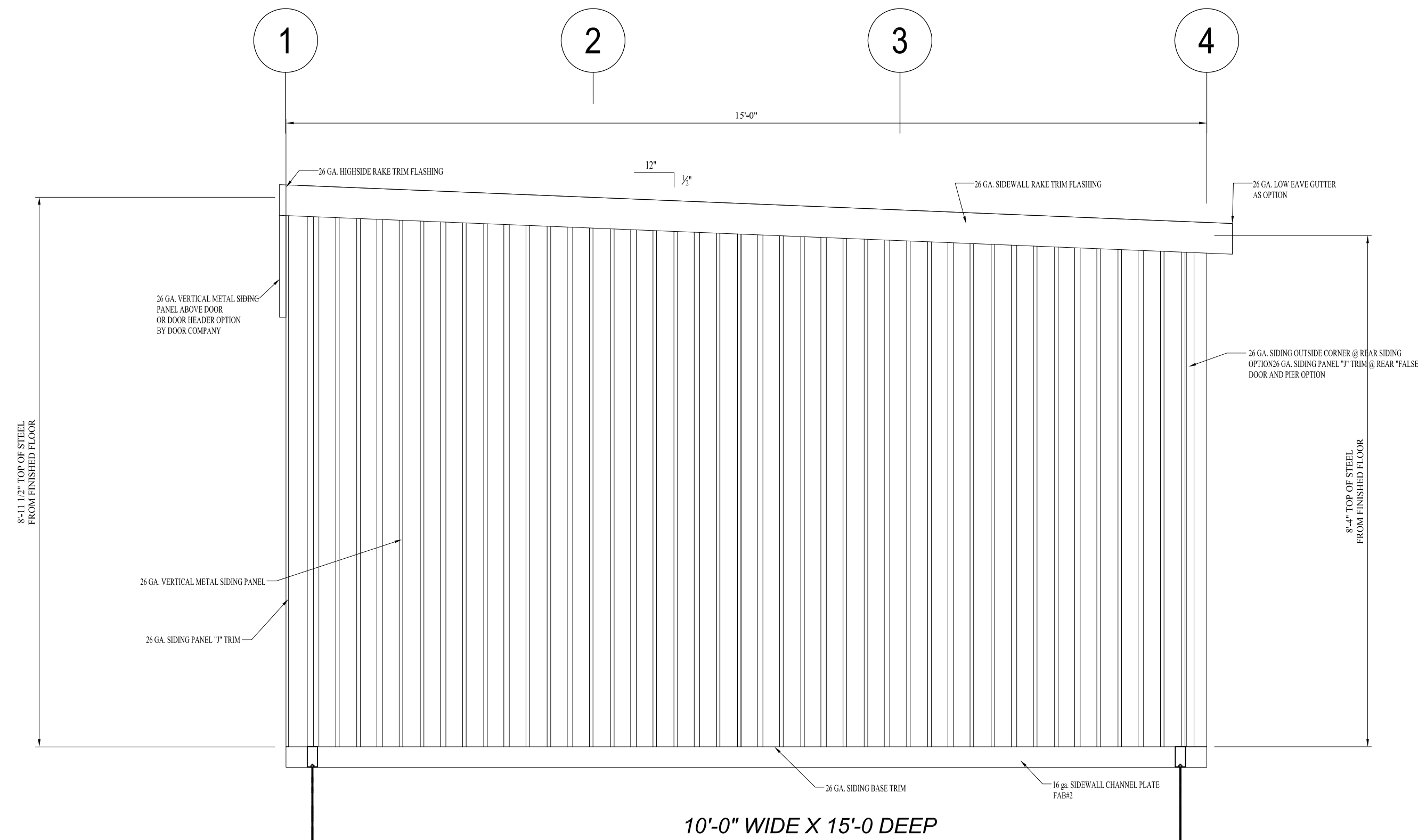
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DATE	10/23/2024
SCALE	
PER PLAN	
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10'-0" WIDE X 15'-0 DEEP BUILDING SECTION

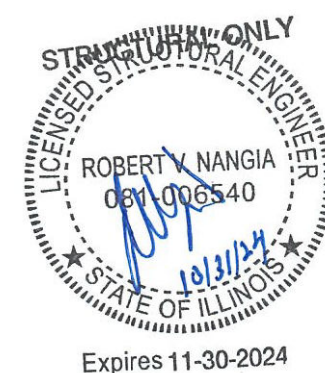


SIDEWALL FRAMING ELEVATION
10'-0" WIDE X 15'-0" DEEP MODEL



10'-0" WIDE X 15'-0 DEEP
SIDEWALL EXTERIOR ELEVATION

RELOCATABLE MODULAR 10'-0" WIDE X 15'-0" DEEP BUILDING ELEVATIONS



JOB PROGRESS		BY		NO.		DATE		DESCRIPTION	
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY	NO.	DATE
1			SFP	7					
2			SFP	8					
3				9					
4				10					
5				11					
6				12					

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Steel Storage

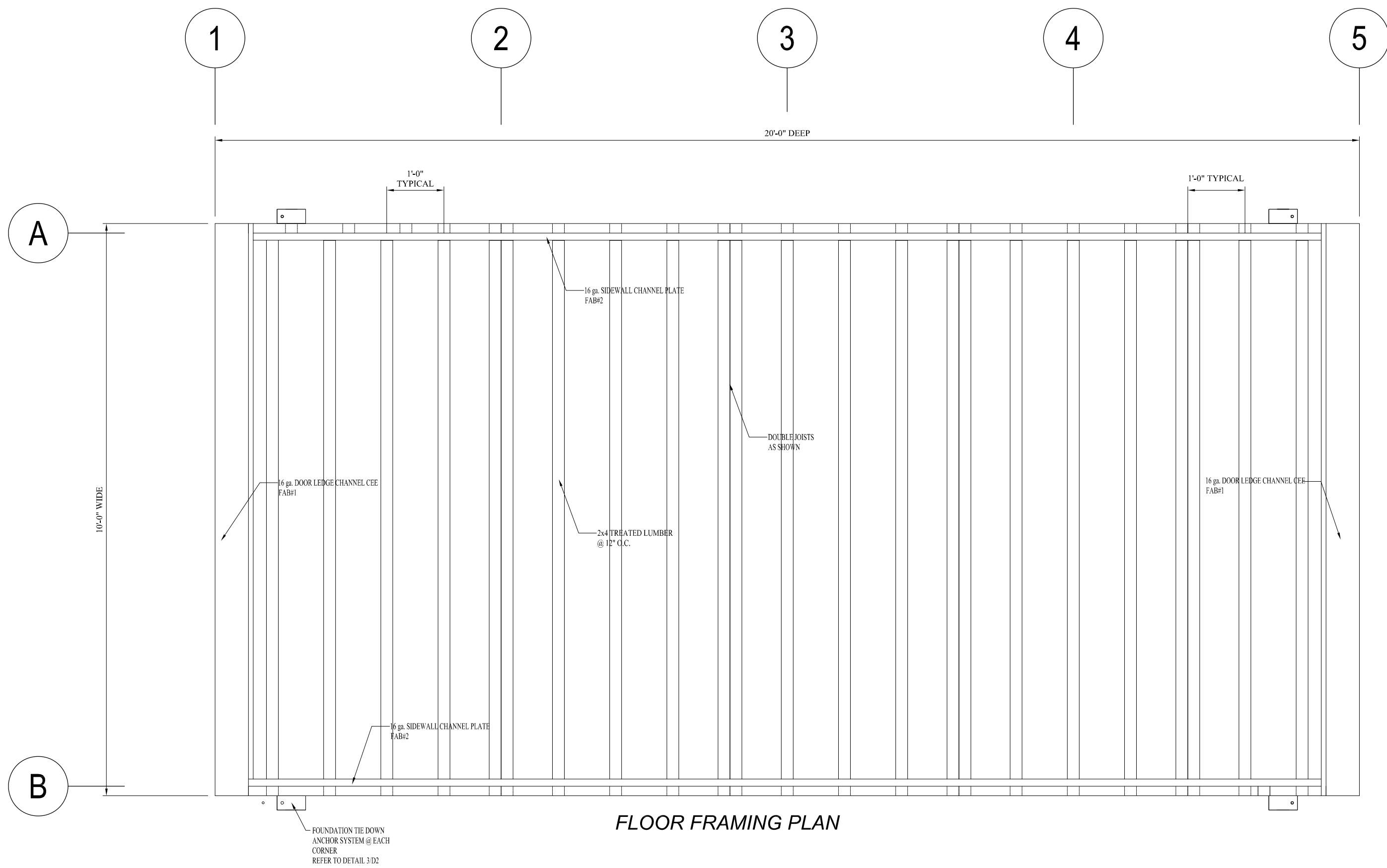
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FAX (610) 565-4680

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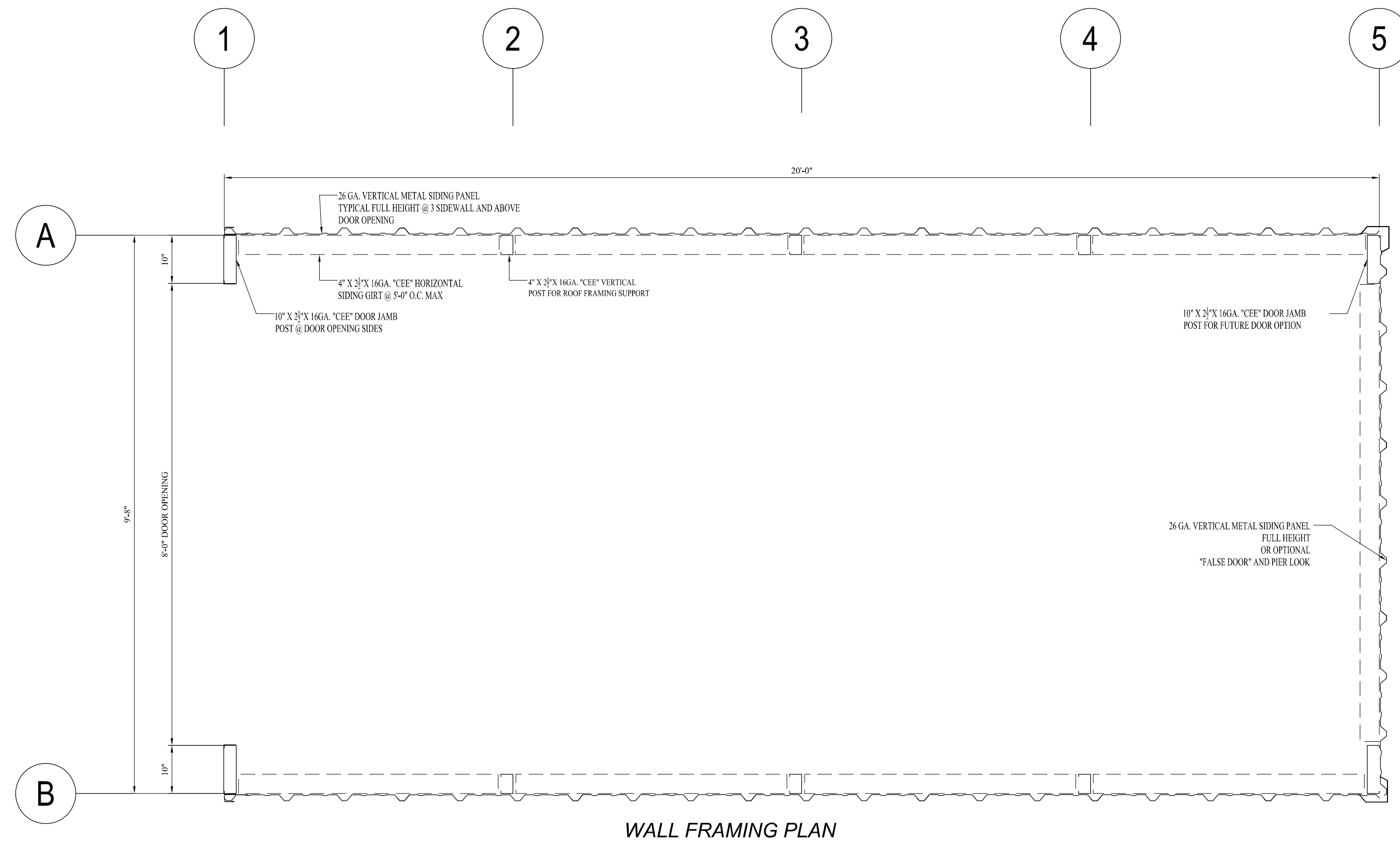
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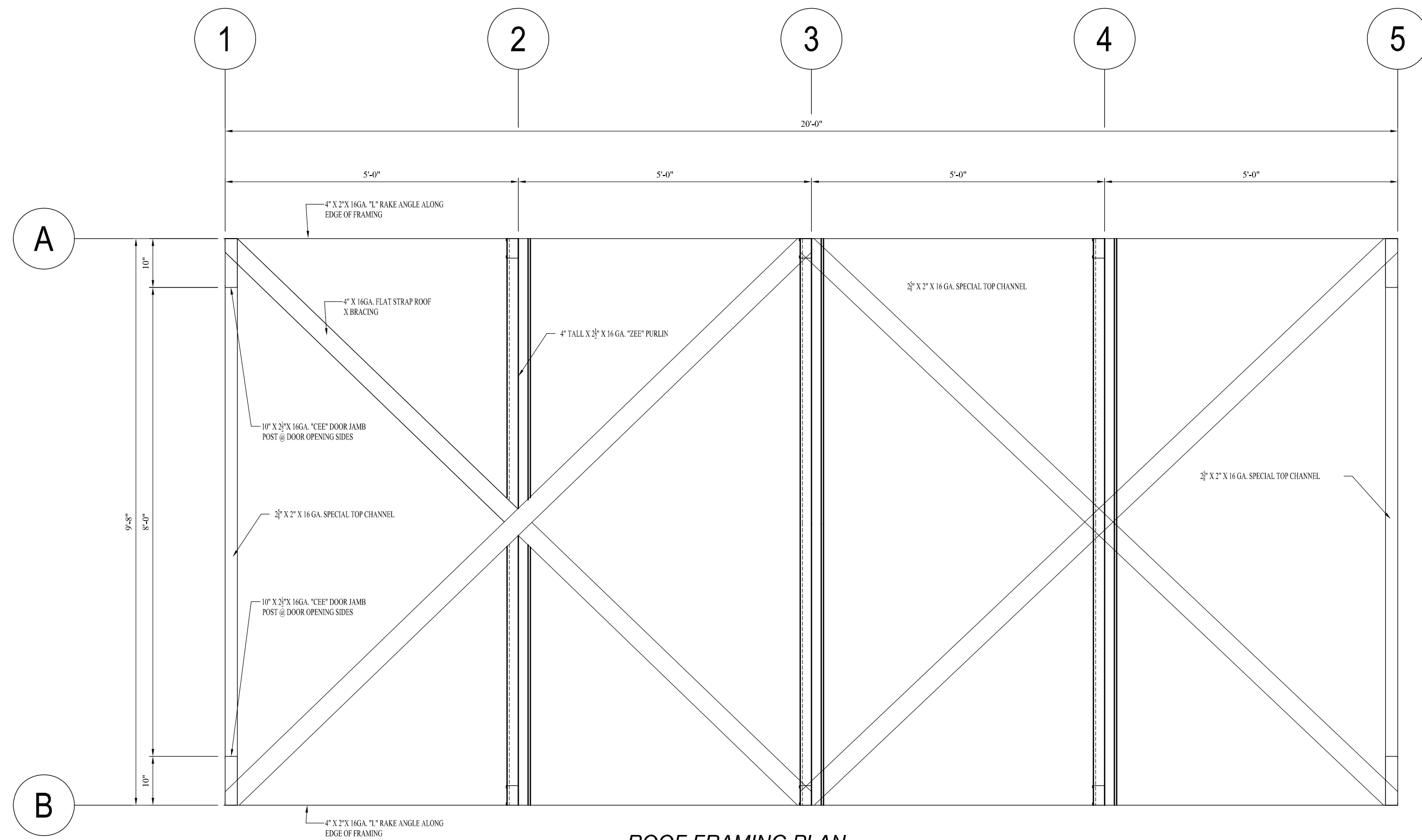
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DATE	10/23/2024
SCALE	
PER PLAN	
SHEET	S6
OF	SHEETS



FLOOR FRAMING PLAN

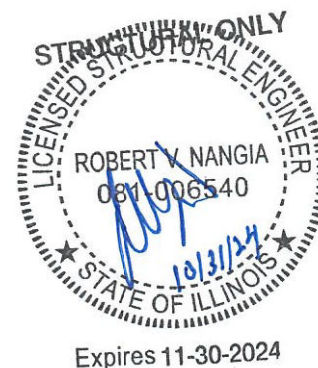


WALL FRAMING PLAN



ROOF FRAMING PLAN

RELOCATABLE MODULAR
10'-0" WIDE X 20'-0" DEEP
BUILDING LAYOUT PLAN



JOB PROGRESS					
NO.	DATE	DESCRIPTION	BY	NO.	DATE
1			sfp	7	
2			sfp	8	
3				9	
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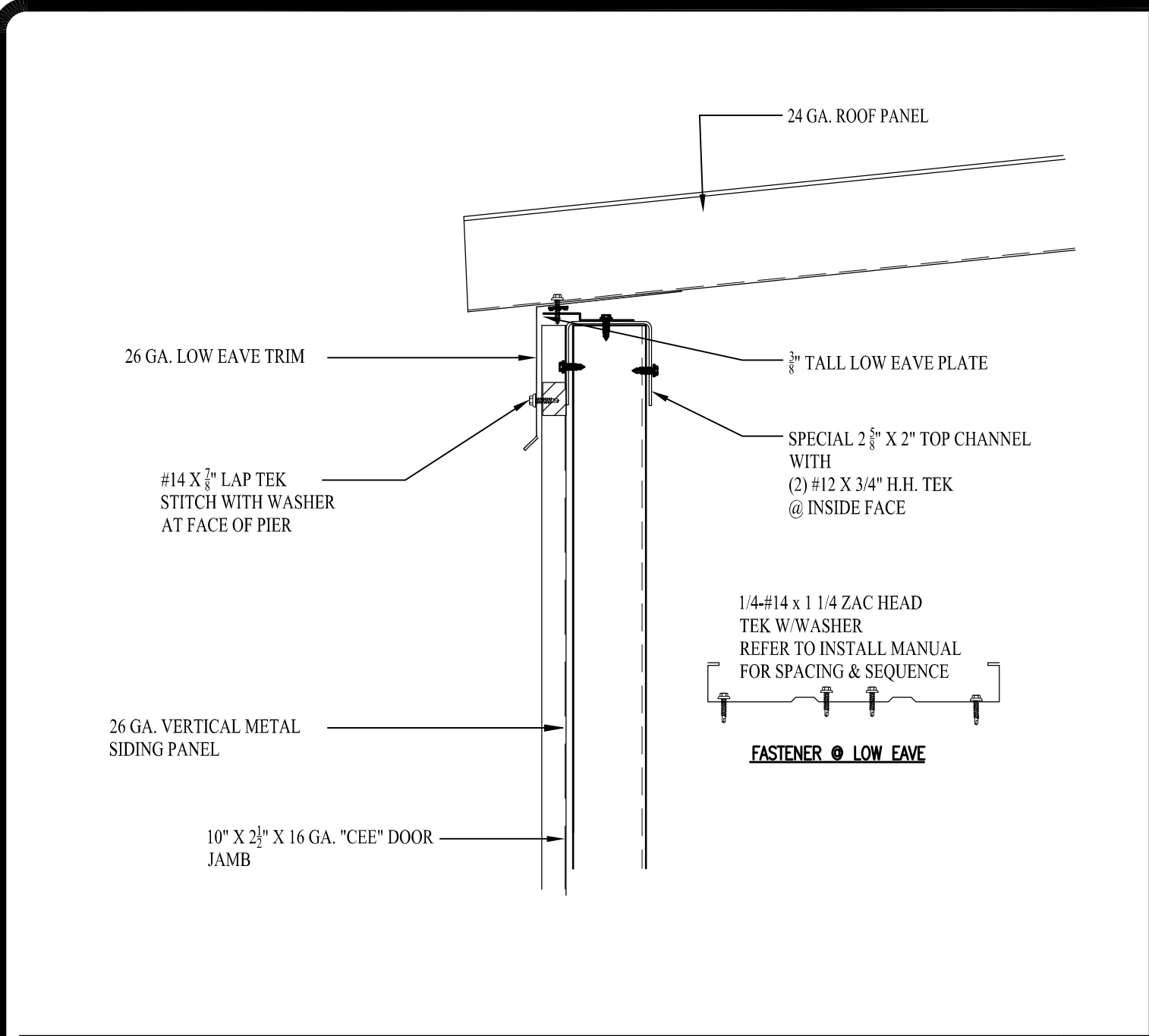
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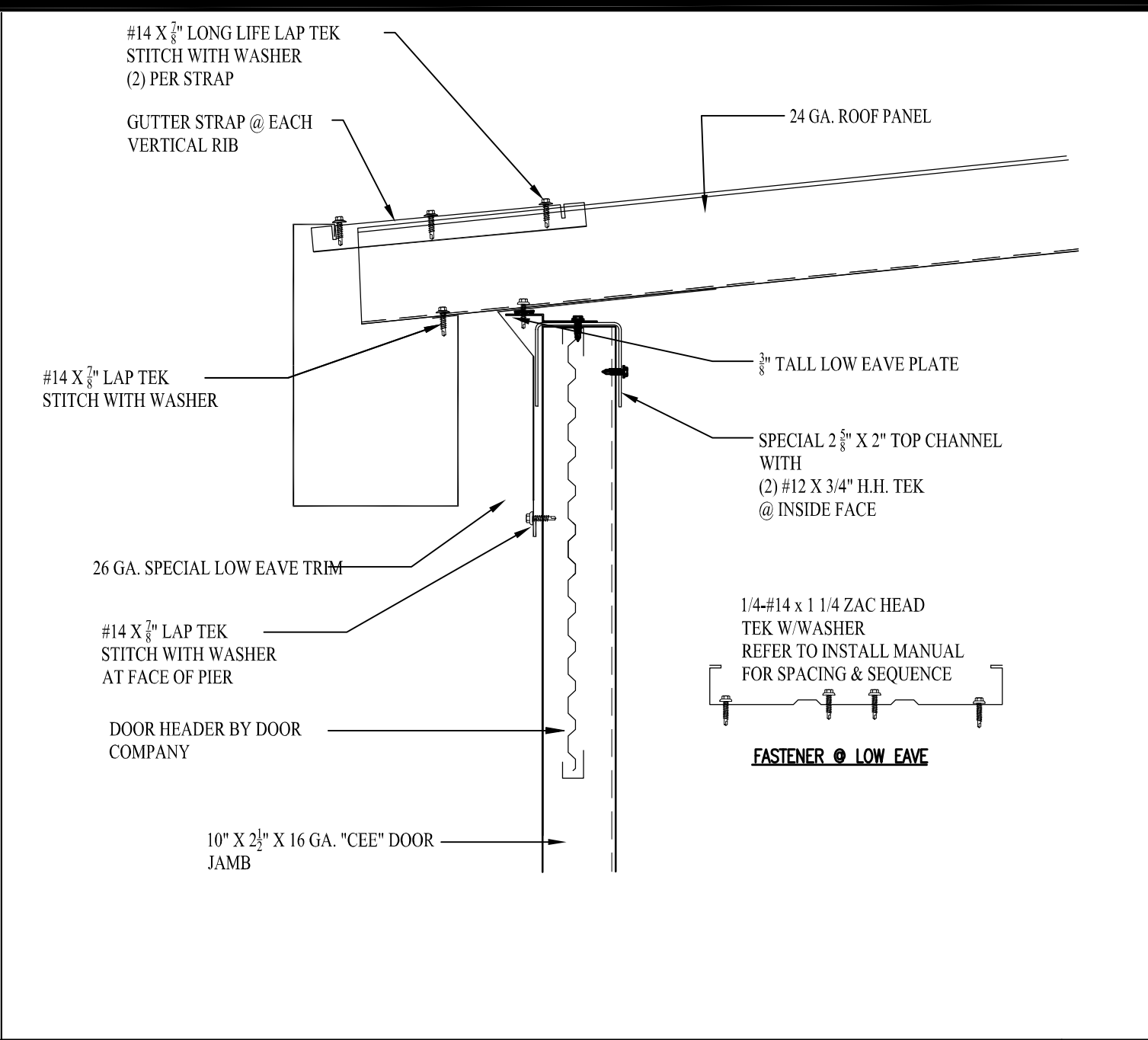
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ROCK ISLAND, IL 61201
UUHAUL STORE#932072

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DATE 10/23/2024
SCALE
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S8
OF
SHEETS



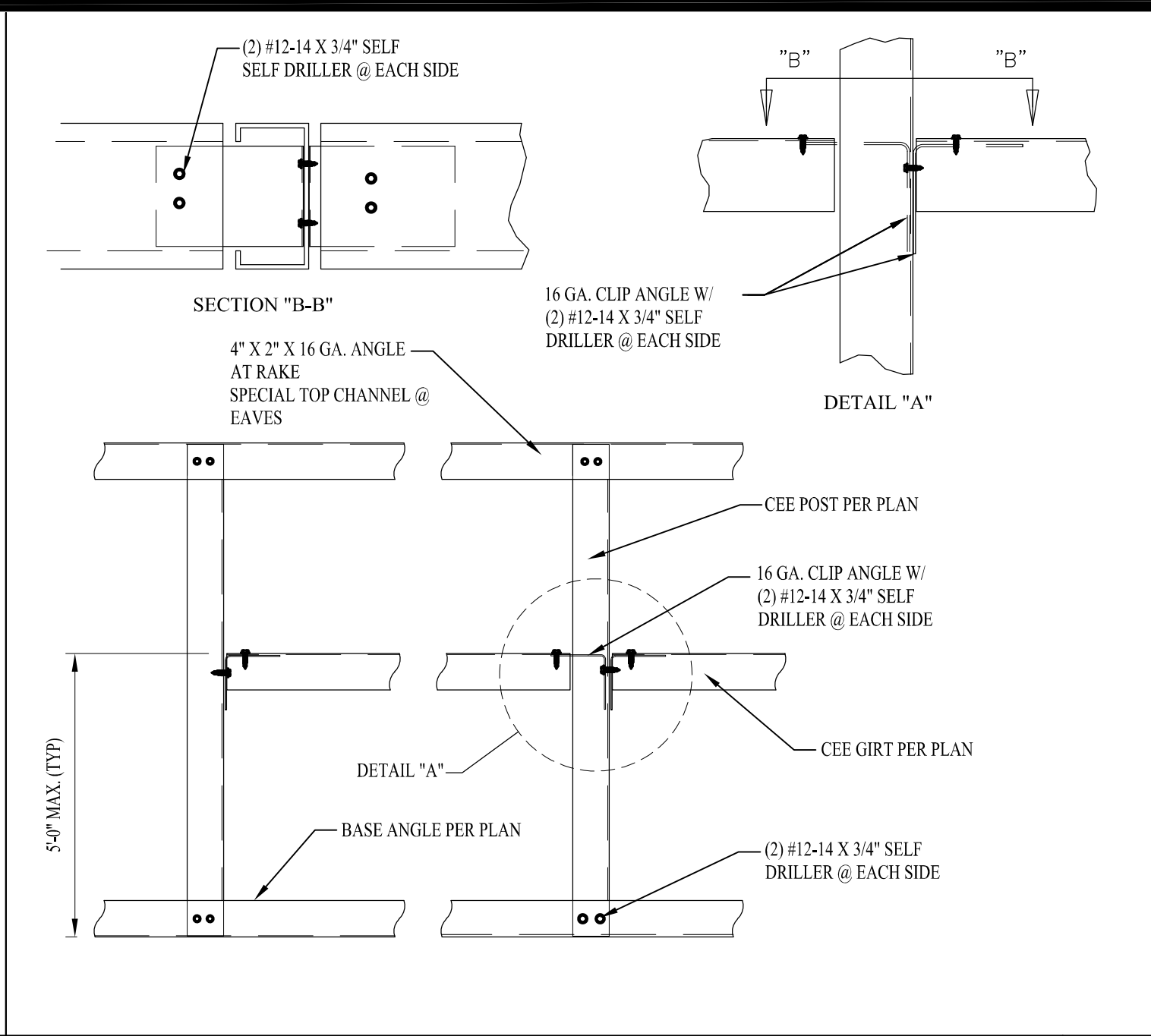
LOW EAVE TRIM WITH SIDING

11



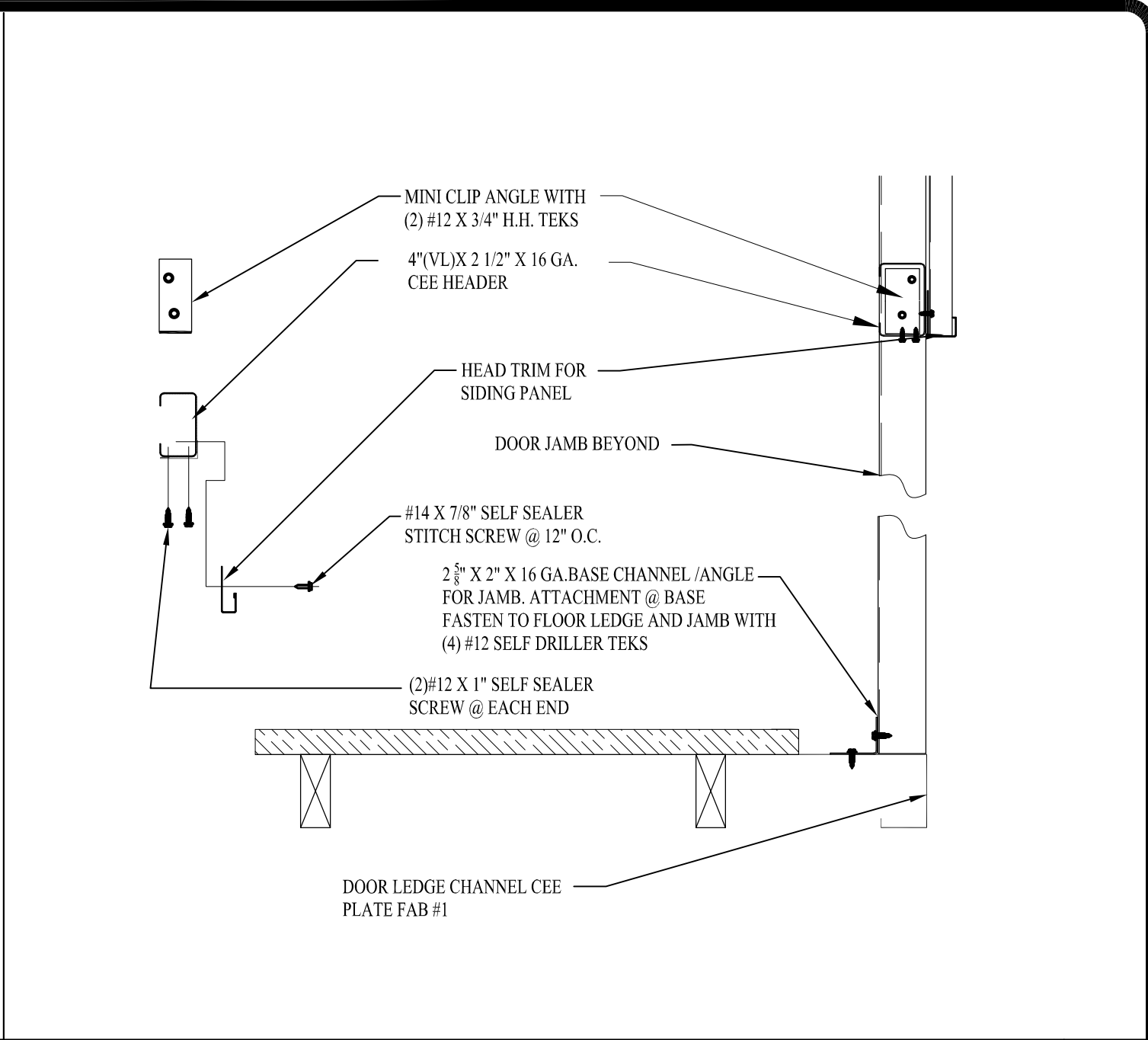
GUTTER OPTION WITH DOOR HEADER

8



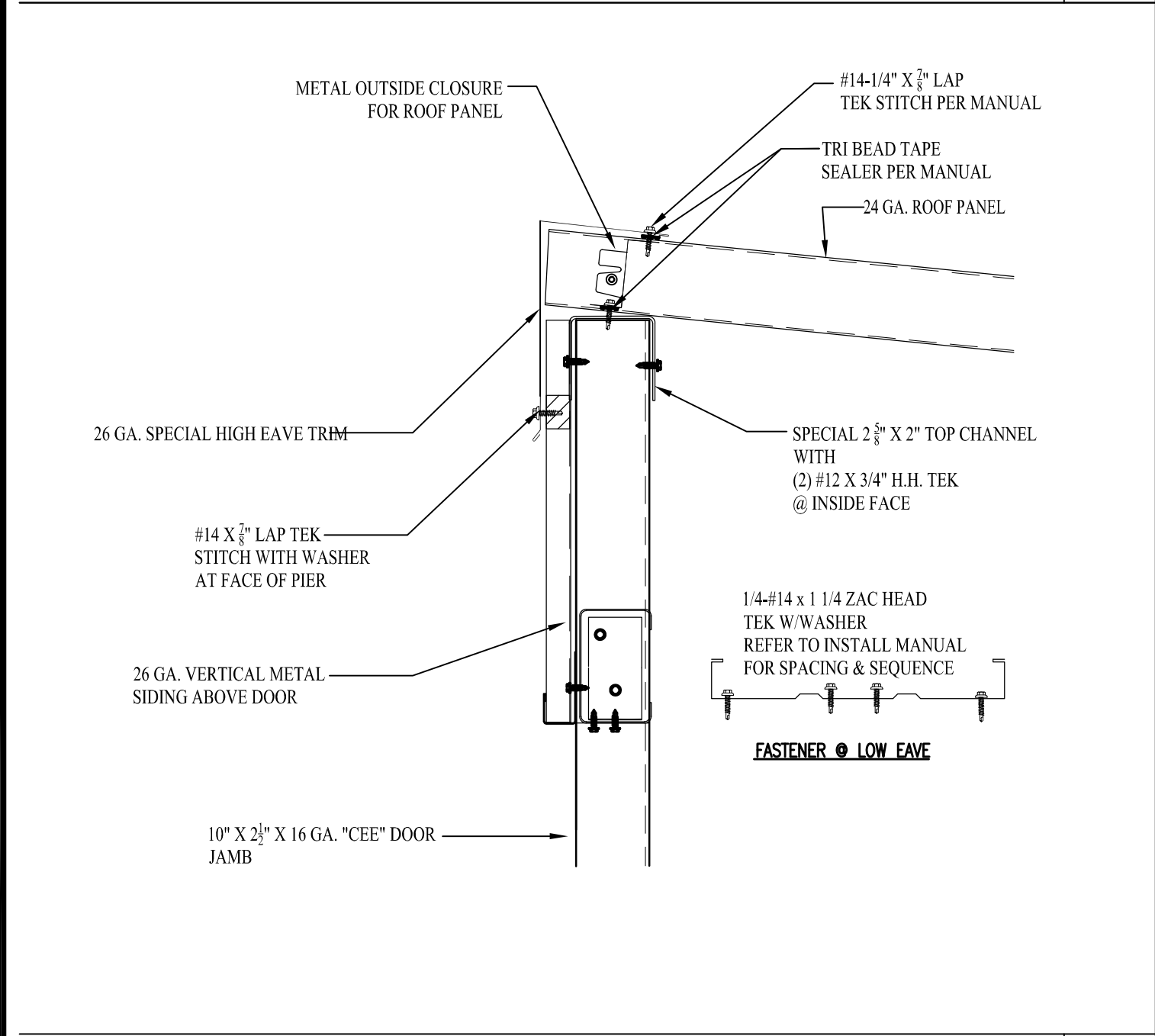
SIDING GIRT DETAIL

5



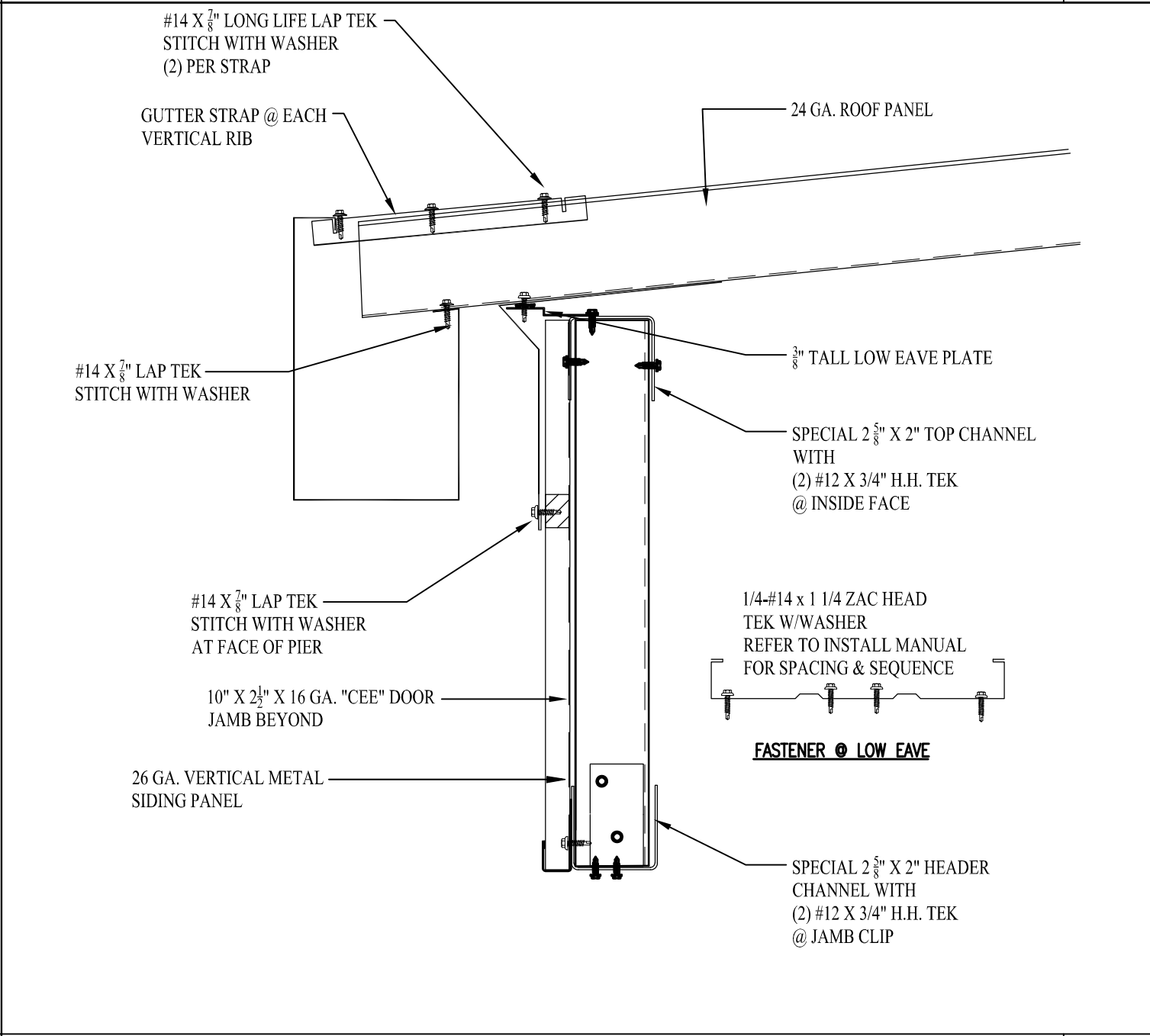
DOOR HEADER ASSEMBLY FOR SIDING OPTION

2



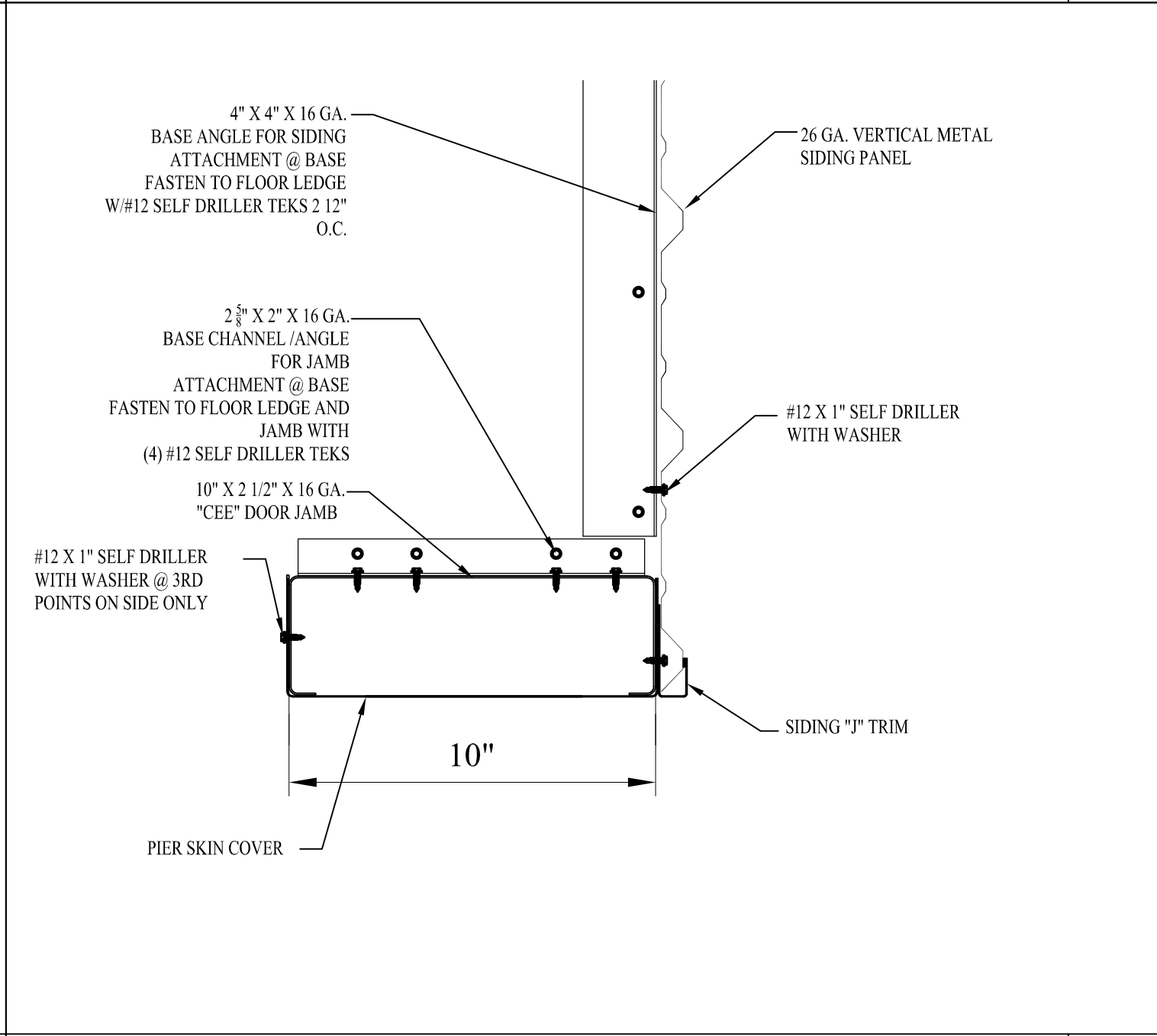
HIGH SIDE EAVE TRIM WITH SIDING

10



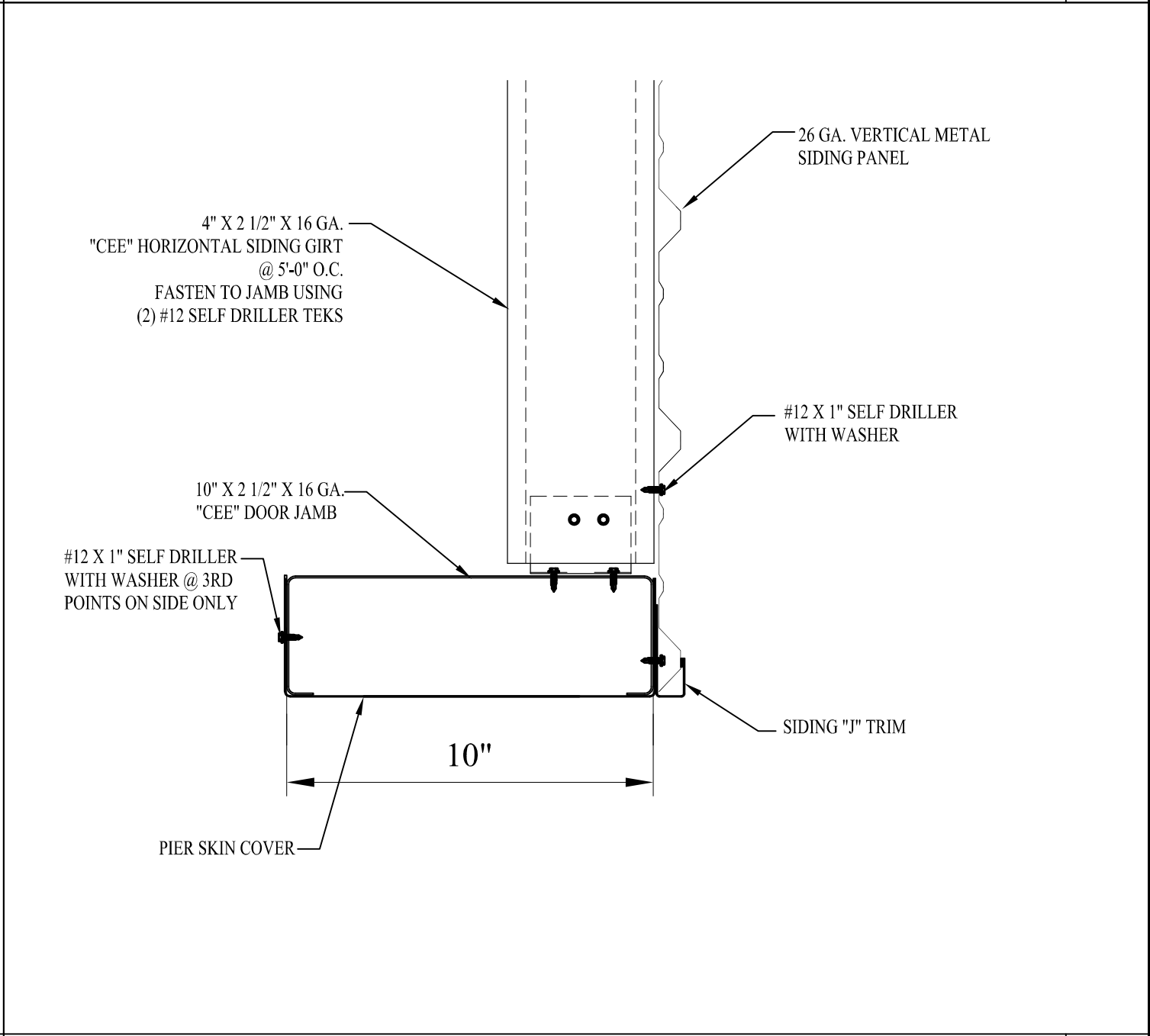
GUTTER OPTION WITH SIDING

7



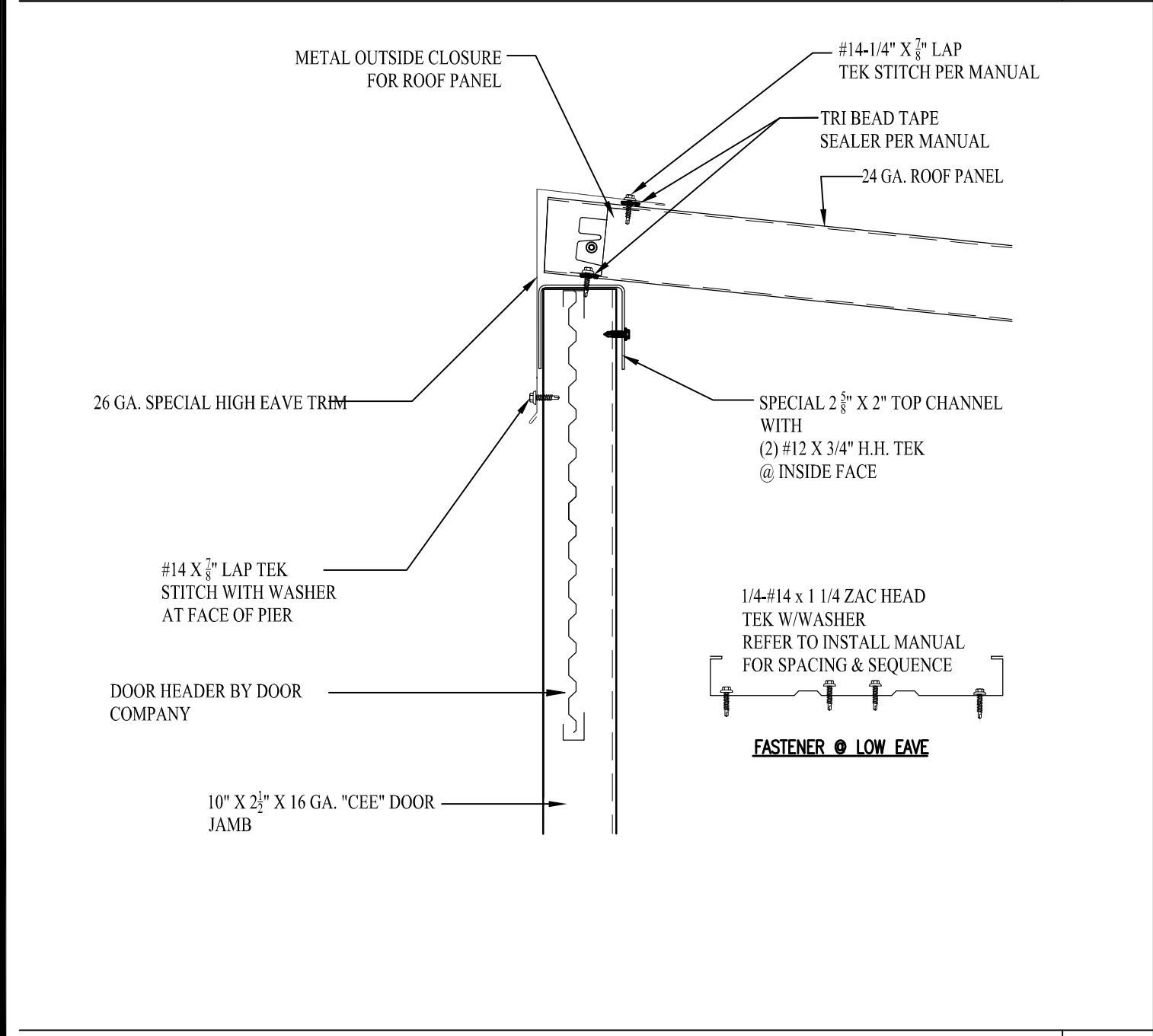
CORNER PIER ASSEMBLY AT FLOOR

4



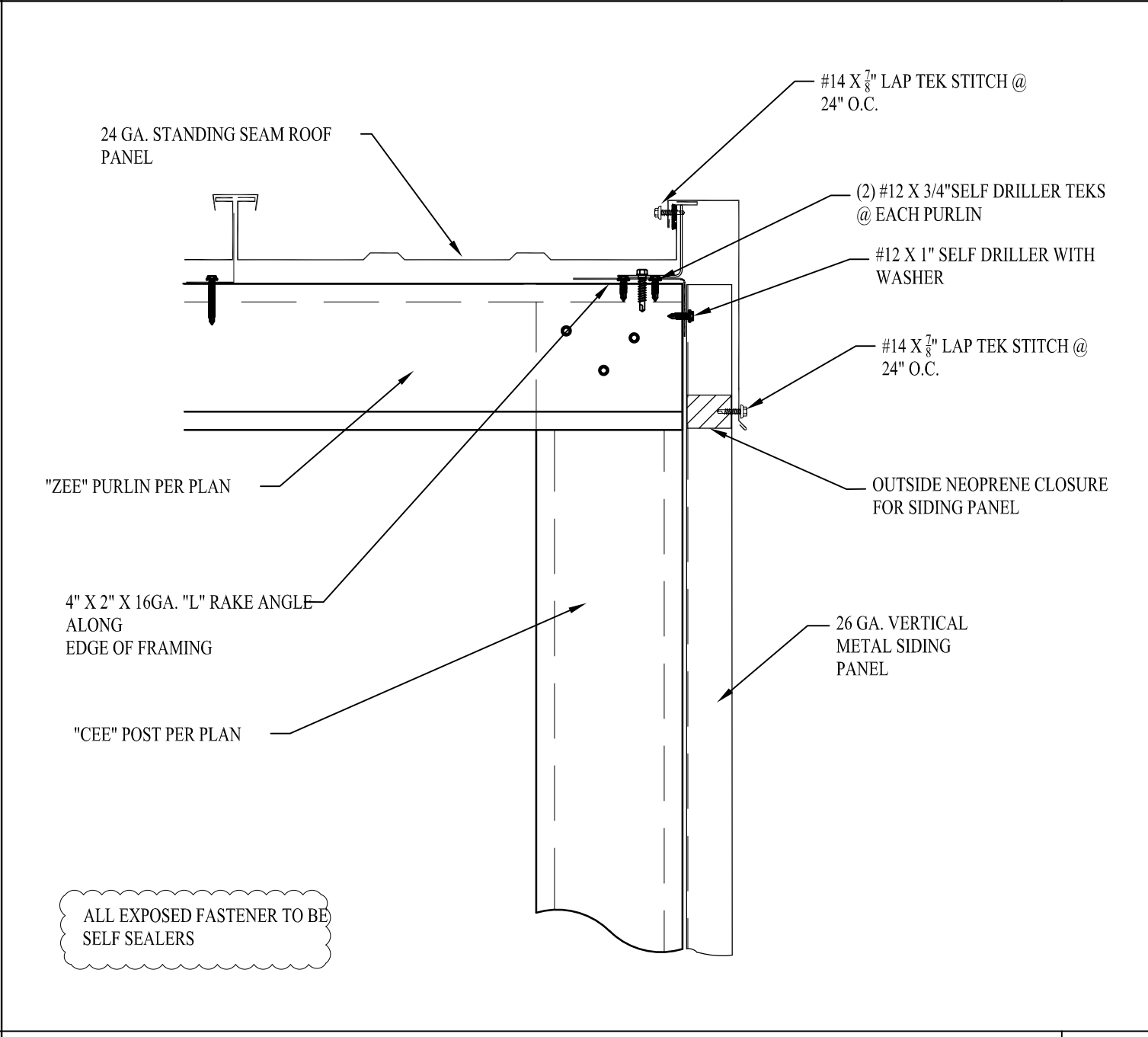
CORNER PIER ASSEMBLY @ MID HEIGHT

1



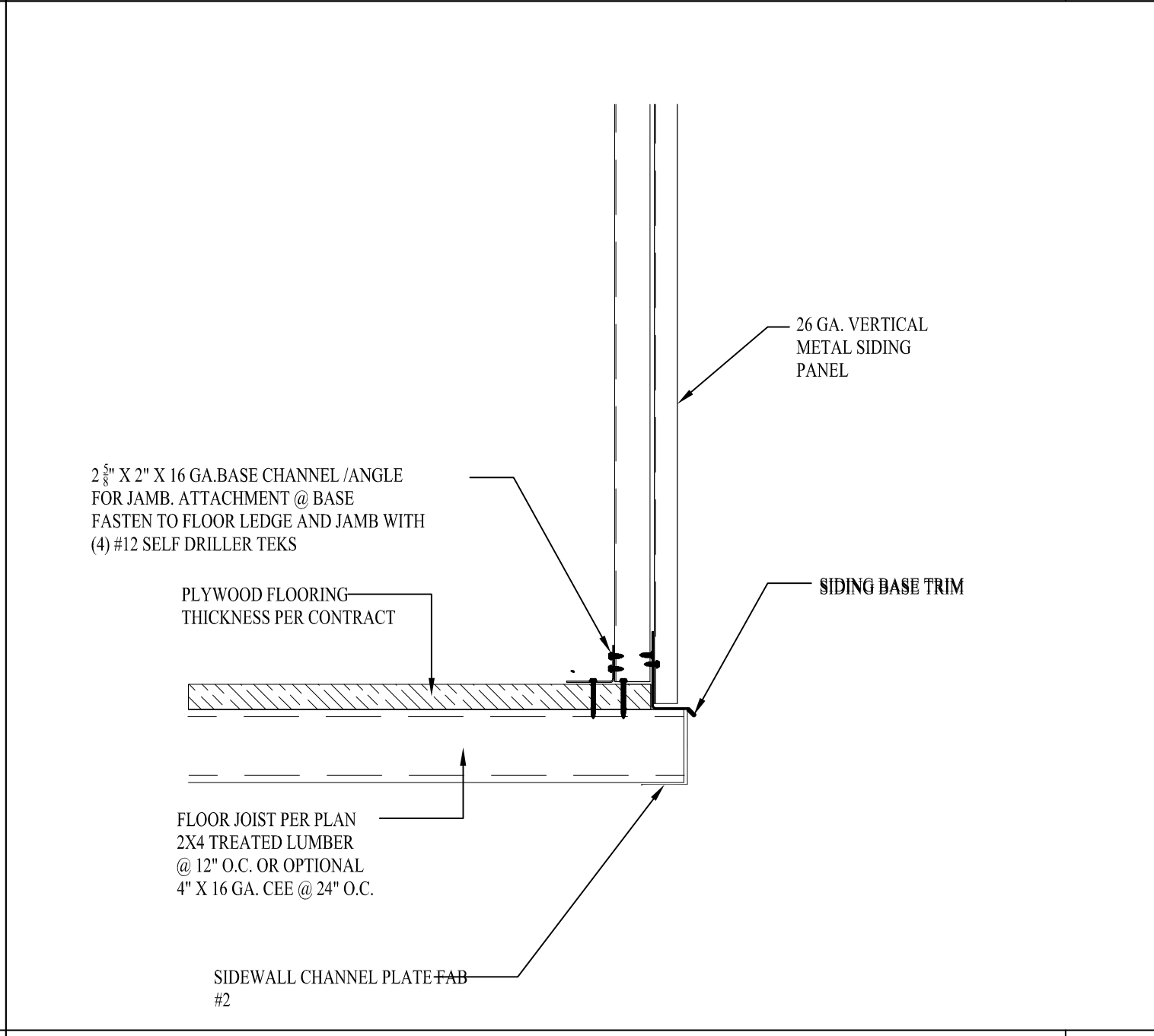
EAVE TRIM OPTION W/ DOOR HDR

9



SIDEWALL DETAIL

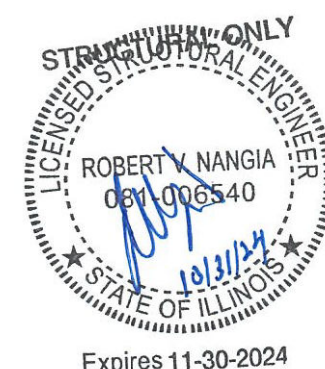
6



SIDING BASE DETAIL

3

RELOCATABLE MODULAR
BUILDING DETAILS



JOB PROGRESS		DESCRIPTION		BY		DATE	
NO.	DATE	DESCRIPTION		NO.	DATE	DESCRIPTION	
1				7			
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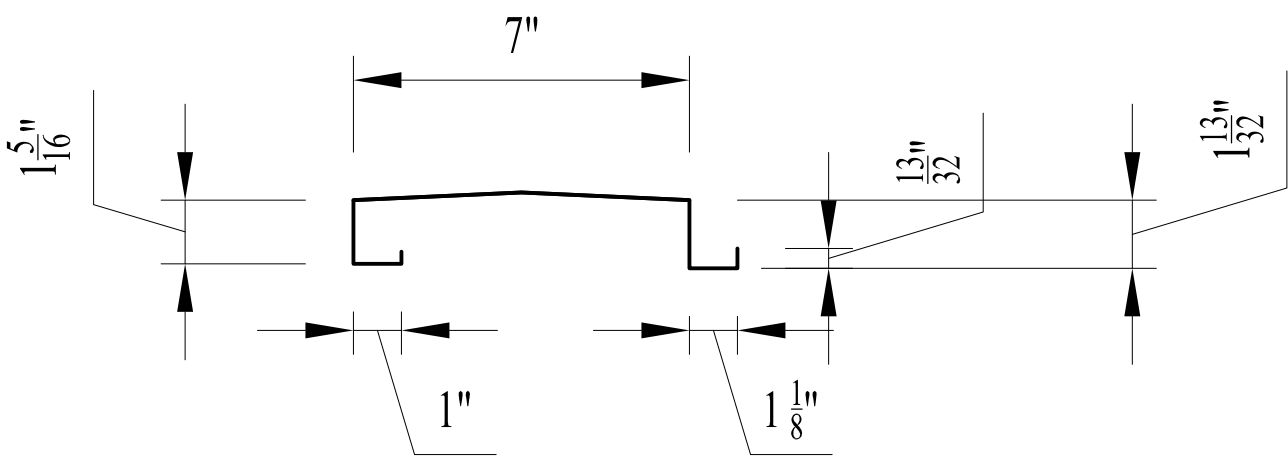
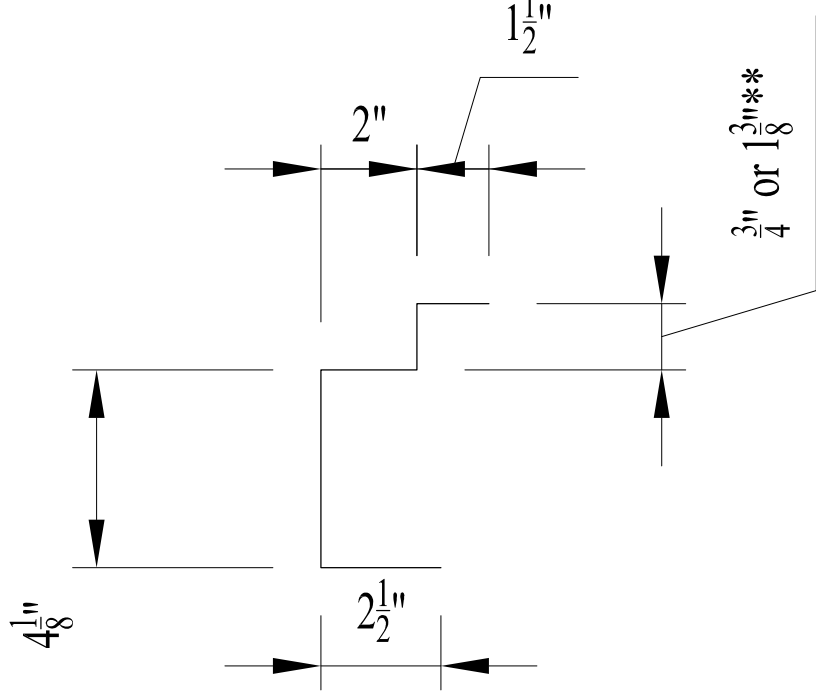
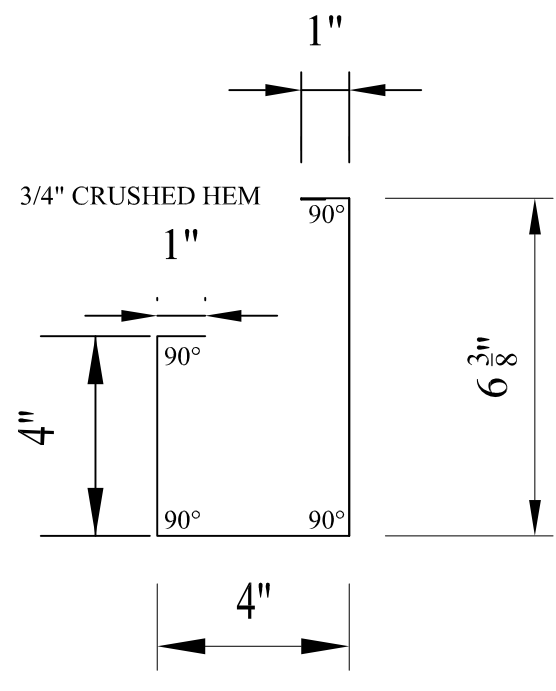
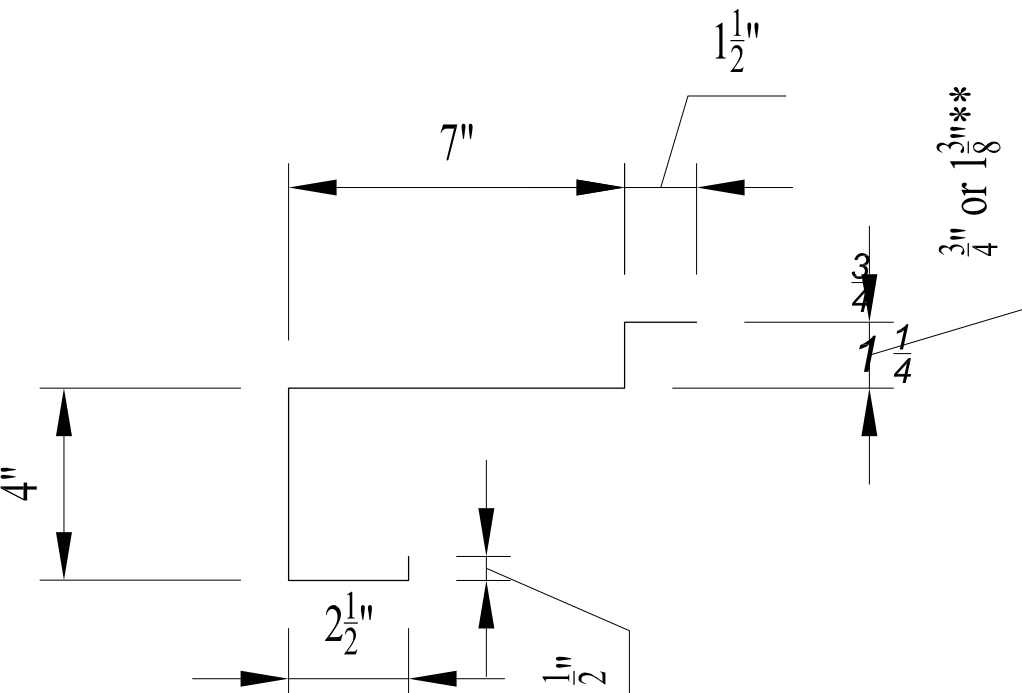
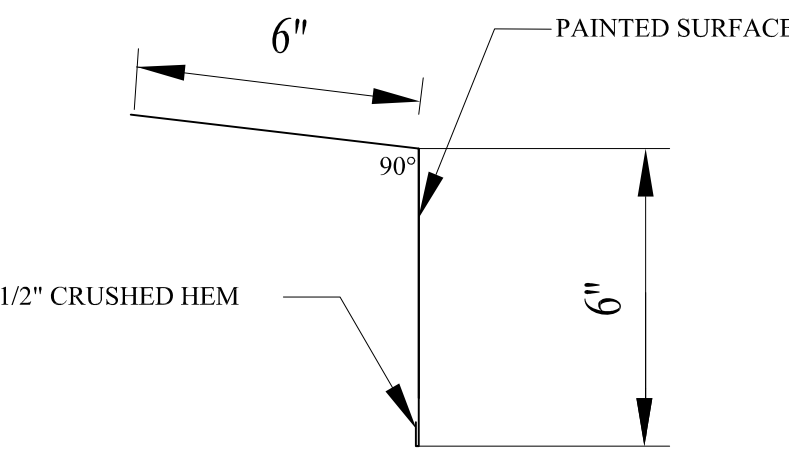
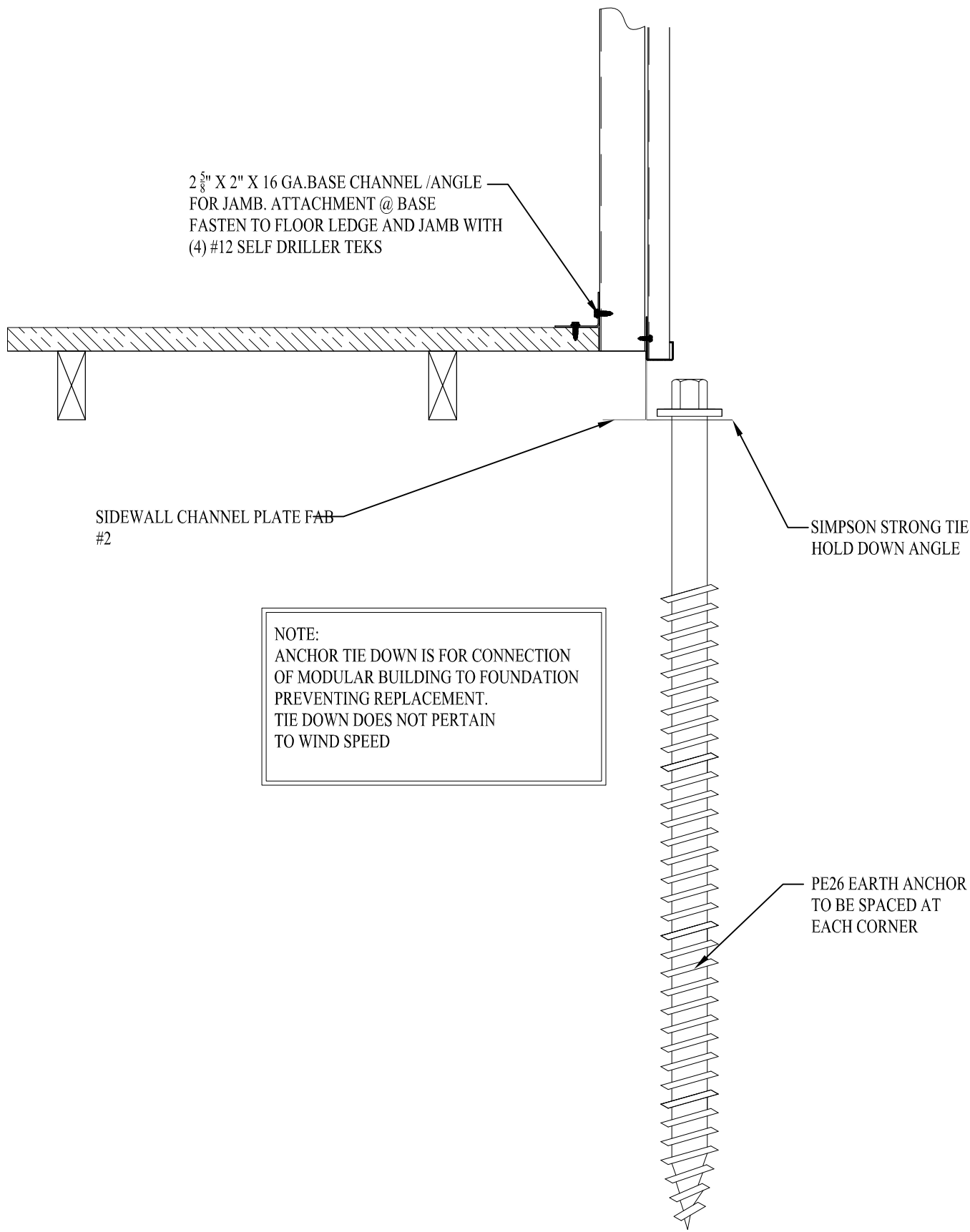
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ROCK ISLAND, IL 61201
UHAUL STORE#932072

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DATE	10/23/2024
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PER PLAN	
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OF	SHEETS

				** DEPENDENT ON DESIRED FLOORING OPTION 3/4" PLYWOOD DECKING 1 1/4" METAL "CEE" FLOOR PLANK  SIDEWALL CHANNEL PLATE	
		USED @ FULL SHEETED SIDEWALL LOCATIONS			
SPECIAL FLOOR CEE PLANK		4	SIDEWALL CHANNEL PLATE FAB #2		2
		** DEPENDENT ON DESIRED FLOORING OPTION 3/4" PLYWOOD DECKING 1 1/4" METAL "CEE" FLOOR PLANK  DOOR LEDGE CHANNEL CEE PLATE		USED @ DOOR OPENING SIDEWALL LOCATIONS (AND FUTURE OPENING OPTION)	
SPECIAL LOW EAVE GUTTER		6	DOOR LEDGE CHANNEL CEE PLATE FAB #1		1
		 NOTE: ANCHOR TIE DOWN IS FOR CONNECTION OF MODULAR BUILDING TO FOUNDATION PREVENTING REPLACEMENT. TIE DOWN DOES NOT PERTAIN TO WIND SPEED		RELOCATABLE MODULAR BUILDING SPECIAL FABs	
SPECIAL LOW EAVE TRIM		5	MODULAR FOUNDATION TIE DOWN ANCHOR		3
					

JOB PROGRESS		NO.	DATE	DESCRIPTION	BY
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UHAUL STORE#932072

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DATE	
10/23/2024	
SCALE	
PER PLAN	
SHEET	
D2	
OF	SHEETS



2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone : 602.263.6555 • Fax : 602.277.5824 • Email: edward_fox@uhaul.com

Outparcel Memo

U-Haul is dedicated to working with NAI Hiffman for the purpose of marketing and leasing the outparcel at 3840 46th Avenue, Rock Island, Illinois. By partnering with NAI Hiffman, U-Haul is tapping into their industry knowledge and marketing reach to attract potential tenants. This .50-acre property, located at the busy intersection of 46th Avenue and 38th Street, is zoned B-4 Highway-Intensive Business District, making it a prime spot for commercial development.

NAI Hiffman has been promoting this property since 2019 with a comprehensive marketing approach. This includes regular email blasts to the Quad City broker community, with recent outreach on dates like October 23, 2024, June 18, 2024, and March 28, 2024. U-Haul and NAI Hiffman have also been quick to respond to inquiries, ensuring interested parties receive timely updates and support.

The parcel's proximity to major highways, including I-74 and I-280, makes it an attractive option for businesses. NAI Hiffman's marketing materials highlight the property's visibility, accessibility, and location advantages to draw in a variety of potential tenants. This collaboration underscores U-Haul's commitment to supporting economic growth in the City of Rock Island while facilitating a successful lease of the property.

U-Haul looks forward to working with the City of Rock Island as you consider the Variance we are currently submitting.

Sincerely,

Edward Fox
AMERCO Real Estate - Planner



December 18, 2024

Katie Dalton
Amerco Real Estate Company, U-Haul
 2727 N Central Avenue
 Phoenix, AZ 85004

RE: Exclusive Listing Agreement (the "Agreement") for certain real property commonly known as 3840 46th Avenue, Rock Island, IL 61201 (the "Property") dated August 15, 2019 between Amerco Real Estate Company, a Nevada corporation ("Owner") and Hiffman Shaffer Associates, Inc. d/b/a NAI Hiffman, an Illinois corporation ("Broker")

Dear Katie:

This Letter Agreement ("Letter Agreement") shall reconfirm the agreement between Owner and Broker, that the term of the Agreement is hereby extended to December 31, 2025. If neither Owner nor Broker elects to terminate the Agreement as of the extension date above, the Term shall automatically be renewed for a period of ninety (90) days, except that Owner may at any time thereafter, with 30 days' prior written notice to Broker, terminate the Agreement, subject to the post term rights of the parties.

Except as specifically amended, the Agreement remains in full force and effect and is hereby ratified by the parties hereto. In the event that any of the terms or conditions of the Agreement conflict with this Letter Agreement, the terms and conditions of this Letter Agreement shall control.

Please signify agreement with the terms of this Letter Agreement by executing where provided below.

ACCEPTED

OWNER: AMERCO Real Estate Company

DocuSigned by:
 By: Matthew P Braccia
 Its: 063F6FF6A341E Authorized Agent
 Date: 12/19/2024

Address: 2727 N Central Ave.
Phoenix, AZ 85004
 Phone: 602-263-6555

**BROKER: Hiffman Shaffer Associates, Inc.
 d/b/a NAI Hiffman, an Illinois corporation**

By: [Signature]
 Its: Authorized Agent

Date: 12/18/24

Address: One Oakbrook Terrace, Ste. 400
Oakbrook Terrace, IL 60181
 Phone: 630-932-1234
 Fax: 630-932-7258

Memorandum

To: Rock Island City Council
From:
Subject: PLACEHOLDER Report from the Human Resources Department regarding a three-year contract agreement with AFSCME A from January 1, 2025 through December 31, 2027.



Motion: Motion to approve the proposed labor agreement as recommended.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

Submitted by: Colleen Skolrood, Executive Assistant

Approved by:

Memorandum



To: Rock Island City Council
From: Colleen Skolrood, Executive Assistant
Subject: Report from the Mayor's Office regarding appointments and reappointments to the Arts and Beautification Commission, Community Development Commission, Human Rights Commission, Martin Luther King Jr. Center Board, and Planning and Zoning Commission.

Motion: Motion to approve the appointments and reappointments as recommended.

RC Roll Call vote is needed.

Date: January 27, 2025

Introduction and Background Information:

Arts and Beautification Commission - The term is for three years, expiring January 2028.

Appointment of Pat Stolley—Mr. Stolley served on the Arts Commission and is currently involved in the Downtown Alliance. He has a background in arts and music.

Reappointment of Tiffany Stott - Ms. Stott has served on the Arts and Beautification Commission since 2024 and would like to continue to serve.

Reappointment of Jodie Kavensky - Ms. Kavensky has served on the Arts and Beautification Commission since 2024 and would like to continue to serve.

Community Development Commission - The term is for three years, expiring in February 2028.

Reappointment of Jeremy Crafton - Mr. Crafton has served on the Community Development Commission since 2023 and would like to continue to serve.

Reappointment of Jen Osing - Ms. Osing has served on the Community Development Commission since 2023 and would like to continue to serve.

Human Rights Commission - The term is for three years, expiring in June 2028.

Appointment of Isaac Carr - Mr. Carr has lived in the community for over 20 years. He has served on the Rock Island West End Revitalization Steering Committee and is currently involved in the Quad Cities Alliance for Immigrants and Refugees, Inc. (QCAIR).

Martin Luther King Jr. Center Board - The term is for three years, expiring in January 2028.

Reappointment of Jessey Hullon - Mr. Hullon has served on the Martin Luther King Jr.

Center Board since 2022 and would like to continue to serve.

Reappointment of James Jones - Mr. Jones has served on the Martin Luther King Jr. Center Board since 2022 and would like to continue to serve.

Appointment of Carmen Woods - Ms. Woods is an Assistant Principal for the Rock Island-Milan School District. She would like to give back to her community by serving on the Martin Luther King Jr. Community Center Board. She has been involved with the Quad Cities Minority Partnership, QC Scholars, and Big Brothers Big Sisters - Youth Mentoring.

Appointment of Joscelyn Rowe—Ms. Rowe has a background in non-profit fund development and looks forward to the opportunity to serve.

Planning and Zoning - The term is for three years, expiring in January 2028.

Reappointment of Bill Sowards - Mr. Sowards has served on the Planning and Zoning Commission since 2024 and would like to continue to serve.

Reappointment of Norm Moline - Mr. Moline has served on the Planning and Zoning Commission since 2024 and would like to continue to serve.

Reappointment of Reshanda Johnson - Ms. Johnson has served on the Planning and Zoning Commission since 2024 and would like to continue to serve.

Previous Council Action (if any):

Budget Impact:

Additional Information as applicable (i.e. provide alternative options, community or staff input, staffing impact; resident impact; etc.):

Council Goal (if applicable):

Recommendation:

It is recommended that the City Council approve the reappointments and appointments.

Submitted by: Colleen Skolrood, Executive Assistant

Approved by: