

Alderman to vote on new TIF district in Moline

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MOLINE — Aldermen will vote tonight on establishing a Tax Increment Financing district south of Quad City International Airport to further development in the area.

Aldermen, sitting as the committee of the whole, also are expected to hear a first reading on an ordinance authorizing \$6.5 million in general obligation bonds to pay for infrastructure for Case Creek Trails, the office/light industrial park planned for the area.

Case Creek Trails will be a large help in bringing jobs to the area and further expanding the city south of the Rock River, Mayor Don Welvaert said.

“It is great news for the city and obviously another opportunity to expand south of the airport,” he said.

Case Creek Trails would

be built on approximately 80 acres in the TIF. All of the land is owned by the airport.

If the TIF district is created, any increase in taxes due to increasing property values for the next 23 years would go to Moline and the developer of Case Creek Trails, Todd Raufeisen, for use within the TIF District. Other taxing bodies, including the schools and county, would not share in the increase.

Mr. Raufeisen will use his portion of the increment, a maximum of \$13.8 million, to pay TIF-eligible expenses related to the development. If the bond issuance is passed by the city council later this month, Moline will use its portion of the increment to pay off the \$6.5 million it will use to install infrastructure.

Finance director Kathy Carr said the bids for the bonds won't be opened until 10 a.m. June 21, the day of the next city council meeting.

Mr. Raufeisen has made a personal guarantee if the increment won't cover the bond payments, he will.

In other business, the city council will vote on two agreements that include incentive packages.

City staffers have proposed giving Key Auto Mall 50 percent of Moline's 1 percent municipal sales tax on sales above \$20 million to help the dealership expand and renovate showrooms.

The maximum sales tax rebate for Key would be \$500,000, and how long it would take to achieve the rebate would depend on vehicle sales.

Key Auto Mall is located at 3700 16th Ave.

The other incentive is a TIF to help Phillips Lofts LLC, rehabilitate the vacant Phillips Mini Mall at 1320-13200 5th Ave., and build a parking lot at 1312 5th Ave.

Downtown Moline is al-

ready a TIF district and the incentives are proposed within a development agreement.

Mr. Roemer, the managing member of Phillips Lofts LLC., has asked for varying percentages of the tax increment for five years, up to a maximum of \$240,000. City staffers believe Mr. Roemer will receive approximately \$178,000. The city would receive the rest of the increment through 2021, when the TIF expires.

The redevelopment of the building is proposed to include 2,400 square feet of commercial space, and 18 apartments total on the first through fourth floors.

The Moline Committee of the Whole meets at 6:30 p.m. on the second floor of city hall, 619 16th St. The city council meeting follows immediately after committee of the whole.

Agendas are posted at city hall and at www.moline.il.us.