



## **JOINT REVIEW BOARD MEETING**

Annual Meeting:

- North Hill TIF
- Great River Industrial Park
- Riverfront TIF “The Quarter”
- Kennedy Square TIF
- Downtown TIF
- Gateway Industrial Park TIF
- Lucky Strike TIF
- Port of Call TIF
- EMG TIF

Tuesday, August 6, 2019

10:00 a.m.

912 16<sup>th</sup> Avenue, East Moline, IL 61244

City Hall Annex Conference Room

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## **MINUTES**

Present:

Dr. Jay Morrow – United Township High School Dist. #30

Tim Knanishu – REDEEM

Doug Maxeiner, City Administrator – City of East Moline

Annaka Whiting, Finance Director – City of East Moline

Mr. Maxeiner called the meeting to order at 10:02am.

Roll Call of taxing district representatives was taken and noted.

Ms. Whiting provided a summary of the Illinois Office of the Comptroller Annual TIF Reports. Discussion on each TIF included: Base EAV, Current EAV, growth in EAV, beginning and ending balances, and revenues and expenditures. It was noted that the North Hill TIF and Gateway Industrial park TIF were both terminated in 2018. North Hill TIF had a final distribution of \$597,925, and Gateway Industrial Park TIF ended with a negative balance (\$228,330).

An update on current TIF activities:

- North Hill TIF – Terminated, no new activity
- Great River Industrial Park - Developer is selling the property, there are currently 1 ½ years left on the developer rebate, transfer of assignment to new owner is unknown.
- Riverfront TIF “The Quarter” – No new activity
- Kennedy Square TIF – No new activity, impact of Hope Creek becoming private was discussed as the potential for property tax would increase the tax increment.
- Downtown TIF – Renovation of old TBK Bank for the new Library, new TBK Bank office, potential streetscape and infrastructure projects were also discussed.
- Gateway Industrial Park TIF – Terminated, no new activity
- Lucky Strike TIF – No new activity

- Port of Call TIF – Hotel opened in 2018 and should be on the tax rolls for 2019 collected in 2020. Event Center, Restaurant, and Gas Station would likely be in 2020 collected in 2021.
- EMG TIF – various projects currently underway with potential of new projects at the old McLaughlin properties

There was no additional discussion or public comment

Mr. Maxeiner adjourned the meeting at 10:26am.

Respectfully Submitted,  
Annaka Whiting