



MINUTES
MOLINE CITY COUNCIL MEETING
SPECIAL
Autumn Trails Development
West of 3rd Street between 11th & 12th Avenues
Moline, IL
Tuesday, May 9, 2017

PRESENT: Alderman David Parker, Jr. (*Ward 2*)
Alderman Mike Wendt (*Ward 3*)
Alderman Sonia Berg (*Alderman At-Large*)

ABSENT: Mayor Stephanie Acri (*Chair*)
Alderman Quentin Rodriguez (*Ward 1*)
Alderman Richard "Dick" Potter (*Ward 4*)
Alderman Lori Turner (*Ward 5*)
Alderman Kevin Schoonmaker (*Ward 6*)
Alderman Mike Waldron (*Ward 7*)

STAFF: Maureen Riggs, City Attorney
Amy Saunders, Deputy City Clerk
Ray Forsythe, Planning & Development Director

OTHERS: Dan and Carla Weber, Developers
Anthony Watt, The Dispatch
Various Members of the Press

Public Comment: There was no public comment.

Council Meeting: A tour of two of the Autumn Trails Development condo units was given by developers, Dan and Carla Weber, from 5:00 p.m. until approximately 5:45 p.m. Ray Forsythe, Planning & Development Director, provided a handout concerning the Autumn Trails TIF #4. See attached.

Respectfully submitted,

A handwritten signature in cursive script that reads "Amy J. Saunders".

Amy J. Saunders
Deputy City Clerk

Autumm Trails – TIF #4



- Created 9/27/2005
- Legal Expiration Date 9/27/2028
- Projected Expiration Date 12/31/2017
- TIF Increment generated in 2017 \$194,616
- Base EAV \$101,494
- 2017 EAV \$2,254,481
- Original Development Agreement provided for:
 - Purchase of the former Bethany Building and land:
 - Demolition of the facility
 - New Construction of a 25 unit assisted living center
 - Parking
 - New Construction of 32-34 attached single family units
- 2nd Development Agreement provide for:
 - Developer (KAS Company, INC.) to negotiate with the bank for the interest in the balance of the property
 - Developer to pay all back taxes
 - Developer to complete the rehab and repair of the existing 2 units that have never been finished/sold
 - Developer to act as the General Contractor for the completion of the balance of the units: 8-10 total