



UNITED TOWNSHIP

HIGH SCHOOL DISTRICT 30

TO: Board of Education
FROM: Dr. Jay Morrow
DATE: January 7, 2026
RE: Possible new East Moline Tax Increment Financing District

The District received correspondence from the city of East Moline in late December on the possible establishment of a new TIF district and a new Rivers Edge Redevelopment Zone Designation. We will discuss this on January 12 and beyond. Here is a brief primer of each:

Proposed TIF District

The proposed TIF district is very large, encompassing the Avenue of the Cities, with a connector down Archer Drive to Route 84 extending to Kennedy Drive and then extending out to Illinois Route 5 near the Quad Cities Downs property.

We have requested a map of the potential TIF and, at publication time, have yet to receive the map. This potential TIF is in the study phase, where a consultant is reviewing the merits and qualifications for the request. Some items to keep on the radar:

- Approximately 799 parcels are proposed in this potential TIF, which is substantial.
- There are potentially properties in this proposed TIF district that UT had previously approved as tax abatement properties as incentives for the developer. Once the map is delivered, we will have a better idea. This has been communicated to city officials as a concern.
- In preliminary discussions, we have requested that the UTHS campus be included in the TIF, for potential future improvement projects under a reimbursable model. It appears Archer Drive is also a connector and we would request Soule Bowl be included in the TIF.

This is the first of many discussions we will have on this potential new TIF.

River Edge Redevelopment Zone

This statewide designation allows municipalities certain tools, within a small geographic distance from the Mississippi River, to offer incentives for development, such as a tax abatement and sales tax exemption from building products. We are still learning more about this “product” and the intent/reach of the city of East Moline. More information will be shared in future meetings. The main initial question is: Can a development be both in a TIF and the River Edge Development Zone?