



UNITED TOWNSHIP

HIGH SCHOOL DISTRICT 30

TO: Board of Education
FROM: Dr. Jay Morrow
DATE: June 1, 2026
RE: East Moline TIF

The City of East Moline is in the process of forming a new TIF with a large geographic area. The accompanying map indicates the areas under consideration and presented to city council.

As a reminder, TIF (tax increment financing) is a tool municipalities use to improve infrastructure to enhance new and existing businesses, as well as municipal infrastructure. How does it work?

- When a TIF is created by the municipality, the property taxes in the area covered by the TIF are created as a base.
- Everything in the base is what the taxing districts receive in property tax revenue over the next 23 years.
- Beyond the established base, over the next 23 years, any improvements or natural growth in property values within the boundaries create an “increment.” This “increment” can then be used to pay directly for legally eligible infrastructure by the municipality or sell debt (bonds) based on anticipated, future revenue within the TIF.

Please plan for a discussion based on the municipality dates e-mailed on June 1.