

Village of Carbon Cliff

Resolution No. 2026-01

**A RESOLUTION DECLARING THE VILLAGE OF CARBON CLIFF'S
OFFICIAL INTENT TO REIMBURSE EXPENDITURES
(PROPOSED VILLAGE OF CARBON CLIFF REDEVELOPMENT PROJECT AREA NO. 1)**

WHEREAS, the Village of Carbon Cliff, Rock Island County, Illinois (the “Village”) is a duly organized and validly existing home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, et seq., as from time to time amended (the “TIF Act”), the President and Board of Trustees (the “Corporate Authorities”) of the Village, on April 7, 2026, by Ordinance Numbers 2026-02, 2026-03, and 2026-04, approved a Redevelopment Project Plan and Eligibility Report for an area designated as the Carbon Cliff Redevelopment Project Area No. 1 (the “Project Area”), and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area; and

WHEREAS, certain property is located in the Project Area, generally at 400 2nd Avenue, Carbon Cliff, Illinois, and identified by Parcel Index Numbers 1804100036, 1804100023, 1804100019, 1804100018, and 1804100014; as well as the adjacent and contiguous parcels identified by Parcel Index Numbers 1805404001, 1804300001, 1804300003, 1805400003, 1805400004, 1805200013, 1805200014, 1804100017, 1804100013, 1805404006, 1804100033, 1804100034, 1805203002, and 1805203003 (the “Subject Property”); and

WHEREAS, the Village has been approached by JP2 Properties, LLC, an Illinois limited liability company (“Developer”), contract purchaser of the Subject Property, with a proposal to develop the Subject Property, including site preparation and installation of infrastructure for the purpose of constructing a mixed-use residential and commercial development (the “Project”); and

WHEREAS, the Developer has also informed the Village that the ability to undertake the Project on the Subject Property may require financial assistance from the Village for the costs of certain improvements that would be incurred in connection with the development, which costs would constitute “Redevelopment Project Costs” as such term is defined in the TIF Act; and

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the adoption of any ordinance authorizing the execution of a Redevelopment Agreement pertaining to the Subject Property with the Village, wherein reimbursement for such costs may be considered between the parties subject to certain terms and conditions; and

WHEREAS, this Resolution is intended to allow the Developers to incur certain costs relating to the redevelopment of the Subject Property that may be considered Redevelopment Project Costs, prior to adoption of any ordinance authorizing the execution of a Redevelopment Agreement pertaining to the Subject Property with the Village, subject to the conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Carbon Cliff, Rock Island County, Illinois, as follows:

SECTION 1: That the recitals set forth above are hereby incorporated herein by reference and made a part hereof.

SECTION 2: That, subject to the Village approving the Project and the Village and the Developer agreeing on the terms of a Redevelopment Agreement, the Village declares its intention to negotiate and enter into a Redevelopment Agreement with the Developer, which may provide for reimbursement of Redevelopment Project Costs. The Village acknowledges that, to keep the Project moving forward on an acceptable schedule, it may be necessary for the Developer to incur some Redevelopment Project Costs prior to negotiation, approval, and execution of a Redevelopment Agreement.

SECTION 3: That the Village's ability to negotiate a Redevelopment Agreement with the Developer is contingent upon the Developer's acquisition of the Subject Property.

SECTION 4: That neither the Developer nor any other party is entitled to rely on this Resolution as a commitment by the Village to approve the Project, to provide any reimbursement of Redevelopment Project Costs, to enter into a Redevelopment Agreement, or to adopt tax increment allocation financing within the Study Area, and the Village reserves the right in its sole and absolute discretion to not approve the Project, to not enter into a Redevelopment Agreement and to not adopt tax increment allocation financing within the Project Area, and in such event the Village shall not be subject to any liability or damages of any nature. Neither the Developer nor any other party shall have any claim against the Village as a result of any decision by the Village not to approve the Project, to not reimburse Redevelopment Project Costs, and to not enter into a Redevelopment Agreement.

SECTION 5: That the Village reasonably expects to reimburse itself, and/or the Developer

under the terms of a Redevelopment Agreement, should one be entered into between Developer and the Village, for eligible costs incurred prior to the receipt of incremental tax revenues generated within the Project Area.

SECTION 6: That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

SECTION 7: That if any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

SECTION 8: That all resolutions or parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

Passed by the President and the Village Board of Trustees of the Village of Carbon Cliff, Rock Island County, Illinois, this 7th day of April 2026.

	Ayes:	Nays:	Absent:
Susan Allison	X	_____	_____
Wendi Alonzo	X	_____	_____
Todd Cantrell	X	_____	_____
Robert Dreher	X	_____	_____
Lisa Dreifurst	X	_____	_____
LeeVon Harris	X	_____	_____
V.P. Bill Hintz	n/a	_____	_____
	Ayes:	Nays:	Absent:
Results:	6	0	0

APPROVED:



 Bill Hintz, Village President

Attest:


 Meagan Stang, Village Clerk

EXHIBIT A
DEPICTION OF THE BOUNDARY
OF THE STUDY AREA

Figure A – Boundary Map

