

# **TAX INCREMENT REDEVELOPMENT PLAN NO. 2**

PREPARED FOR  
The City of Wood River, Illinois

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## I. INTRODUCTION

A significant portion of the proposed Wood River Tax Increment Financing Redevelopment Project Area No.2 has for a number of years registered little overall growth or has been in a state of decline in some areas. This situation is documented by the deterioration of properties as well as the loss of business and city population. This decline has led to a reduction in employment opportunities and diminishing physical facilities both from the private and public sectors.

The City of Wood River proposes to use the economic implementation vehicle of tax increment financing, as well as other economic development resources to arrest the decline in the Wood River Redevelopment Project Area and induce the investment of private capital. The Redevelopment Project Area, overall, has not been subject to overall economic growth, and the prospect for private investment is poor without the adoption of the proposed Redevelopment Plan. The private developments that are under consideration include, but are not limited to various industrial and commercial enterprises. Other possible private actions include the renovation of existing structures, as well as construction of new office facilities.

It is proposed by the City of Wood River that the existing industrial land areas that are situated in the Redevelopment Project Area should be developed and revitalized through the redevelopment of the area for business park purposes, specifically the former 160-acre Amoco property that is currently owned by the City. This type of activity will require the close cooperation between the City of Wood River and the existing business people.

The public improvements that are anticipated for the Redevelopment Project Area includes, but are not limited to street construction and renovation, sanitary and storm sewers, water lines, recreation facilities, public buildings, demolition and site clearance, land acquisition, as well as landscaping and visual improvements.

The City of Wood River also proposes a vigorous site planning, promotion and marketing program for the Redevelopment Project Area to attract new economic development that will create additional employment for the citizens of the City.

Tax increment financing is permitted by the Illinois Tax Increment Redevelopment Act and sets forth requirements and procedures for establishing a Redevelopment Project Area. The Redevelopment Plan documents the qualifications of the area as a "Conservation Area". The purpose of the Redevelopment Plan is to provide an instrument that can be used to correct the blighting conditions in the Redevelopment Project Area over a 23-year period of time. The Redevelopment Plan identifies the specific activities, sources of funds, procedures and various other necessary regulations in order to implement tax increment in the Wood River Redevelopment Project Area No.2, pursuant to the State law. The adoption and implementation of the Redevelopment Plan is necessary to provide for the development and revitalization of the Redevelopment Project Area.

Coordinated planning is necessary to realize the full redevelopment potential of the selected Redevelopment Project Area in a cost-effective and timely manner. Without a

comprehensive Redevelopment Plan to stabilize and preserve the Redevelopment Project Area, blighting conditions may continue to occur and spread. The increased deterioration in conjunction with decreased assessed value, resulting in decreased real property taxes and the reduction in both the work force and employment will make further demands upon the limited public services and revenues.

It is essential that Wood River's tax increment financing program assume the lead role in catalyzing private redevelopment by eliminating the conditions of deferred maintenance, deterioration, inadequate utilities, excessive land coverage, excessive vacancy, abandonment, deleterious land use, obsolescence, and lack of planning which have been problems in the past. Through this Redevelopment Plan, the City of Wood River can serve as the central force for marshalling the assets and energies of the private sector for a unified private-public redevelopment effort.

## **II. TAX INCREMENT FINANCING**

### **A. INTRODUCTION**

Tax increment financing is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act." The Act, which became effective on January 10, 1977, is recorded in the Illinois Revised Statutes, Chapter 24, Section 11-74 et. seq. Tax increment financing is a technique intended to be used by municipalities to eradicate deteriorated conditions and carry out redevelopment, rehabilitation and conservation measures. Thus, tax increment financing is a tool that allows a municipality to institute a redevelopment program that will capture redevelopment costs, those real property taxes derived from the redeveloped property that exceed the real property taxes derived from the property prior to redevelopment.

The concept behind the tax increment law is straight forward and allows a municipality to carryout redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance the project costs, such as land acquisition, site clearance, building rehabilitation and the construction of public infrastructure.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions that lead to blight is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that redevelopment project areas qualify either as a "Blighted Area" or as a "Conservation Area" or as a combination of both Blighted Areas and Conservation Areas within the definitions for each set forth in the Act. The eligibility requirements and definition of blighting factors are specifically outlined in the text, "Findings Of Eligibility Of The Redevelopment Project Area," in the Appendix of the Plan.

### **III. REDEVELOPMENT PROJECT AREA**

#### **A. BOUNDARY DELINEATION**

There are a number of factors that need to be taken into consideration when establishing the boundary of a Tax Increment Financing Redevelopment Project Area. There were established planning guidelines and standards herein that have been followed in the delineation of the Redevelopment Project Area boundary, as well as in the preparation of this Redevelopment Plan. In many cases these standards and guidelines exceed those minimums established by the Tax Increment Allocation Redevelopment Act.

There was conducted by PGA V-Urban Consulting extensive field investigations in November and December (1993) and January (1994), and discussions and interviews with City officials and staff. Based on these interviews and investigations, requirements for establishing the boundaries of the Redevelopment Project Area were determined.

The legal description of the boundary of the Wood River Tax Increment Financing Redevelopment Project Area No.2 is presented in Exhibit I of the Appendix. The boundary also is delineated on the Exhibit Maps, Blighting Factors and General Land Use Plan. The boundary that has been drawn is sound and logical, consistent with the State Statute's public programs for development growth, the eliminating of blighted areas and or preventing blight from occurring.

#### **B. PROGRAM REQUIREMENTS/FINDINGS**

The following findings have been made with respect to establishing the Wood River Redevelopment Project Area No.2.

1. The Redevelopment Project Area meets the requirements of the Statute as a "Conservation Area". Further, the factors are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area exceeds the minimum size of 1-1/2 acres.
3. The Redevelopment Project Area is contiguous, contained within a single, perimeter boundary.

4. All properties included in Redevelopment Project Area will substantially benefit from being included in the Area.
5. The Redevelopment Plan is consistent with the prepared 1994 Land Use element of the Comprehensive Plan for the community.
6. The Redevelopment Project Area has not been subject to growth and private investment and is not likely to do so without the adoption of this Redevelopment Plan.
7. There will be a commitment to fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance. Each recipient of Tax Increment Financing assistance will be required to adhere to fair employment practices and affirmative action programs in the conduct of their business and in any redevelopment activities in which they may become involved within the Redevelopment Project Area.

#### **IV. BASIS FOR REDEVELOPMENT**

##### **A. INTRODUCTION**

A Redevelopment Project Area according to the Tax Increment Allocation Redevelopment Act (Chapter 24, Section 11-74 et. seq., Illinois Revised Statutes) is that area designated by a municipality (city, village or incorporated town) in which the finding is made that there exists conditions which cause the area to be classified as a Blighted Area, Conservation Area, or Industrial Park Conservation Area. The criteria and the individual factors that are employed in pursuing the evaluation of the physical conditions in the area under investigation are outlined in the text, "Findings Of Eligibility Of The Redevelopment Project Area", contained in the Appendix of the Plan.

##### **B. INVESTIGATION AND ANALYSIS OF BLIGHTING FACTORS**

There was performed both a quantitative and qualitative investigation, as well as a partial statistical analysis of the physical conditions and the presence of the ten blighting factors, in addition to the existence of structures that are thirty-five years of age or more. The results of this investigation and evaluation of the Redevelopment Area for each of the blighting factors that were determined to exist are documented and summarized in the Table, Blighting Factors Summary and Blighting Factors Map on the following pages.

1. **Analysis Of An Improved Area**  
The Redevelopment Project Area No.2 consists of a total of 365 properties (parcels) that contain a total of 327 structures. There was undertaken by the Consultant an examination and evaluation of each property and/or structure in the Redevelopment Project Area to determine the presence of the individual blighting factors. The specific conditions that were determined to exist at the time of the field investigation of December 1993

by PGA V, Inc., as they relate to each blighting factor, is summarized in the following analysis.

### **\*AGE OF STRUCTURES**

#### **Summary of Finding**

The Redevelopment Project Area No.2 contains a total of 327 structures of which 60 percent or 197 structures are thirty-five years of age or older as determined by field surveys made by PGA V-Urban Consulting in December 1993.

The Redevelopment Project Area, as well as adjacent areas are characterized as an area that contains a high percentage of older structures, and many structures that are in need of repair. The geographical distribution of the structures that are thirty-five (35) years old or more is widespread throughout all Sections (A, B, C and D) the Redevelopment Project Area.

### **\* DEPRECIATION OF PHYSICAL MAINTENANCE**

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, site and public improvements and grounds comprising the proposed redevelopment area.

#### **Summary of Findings**

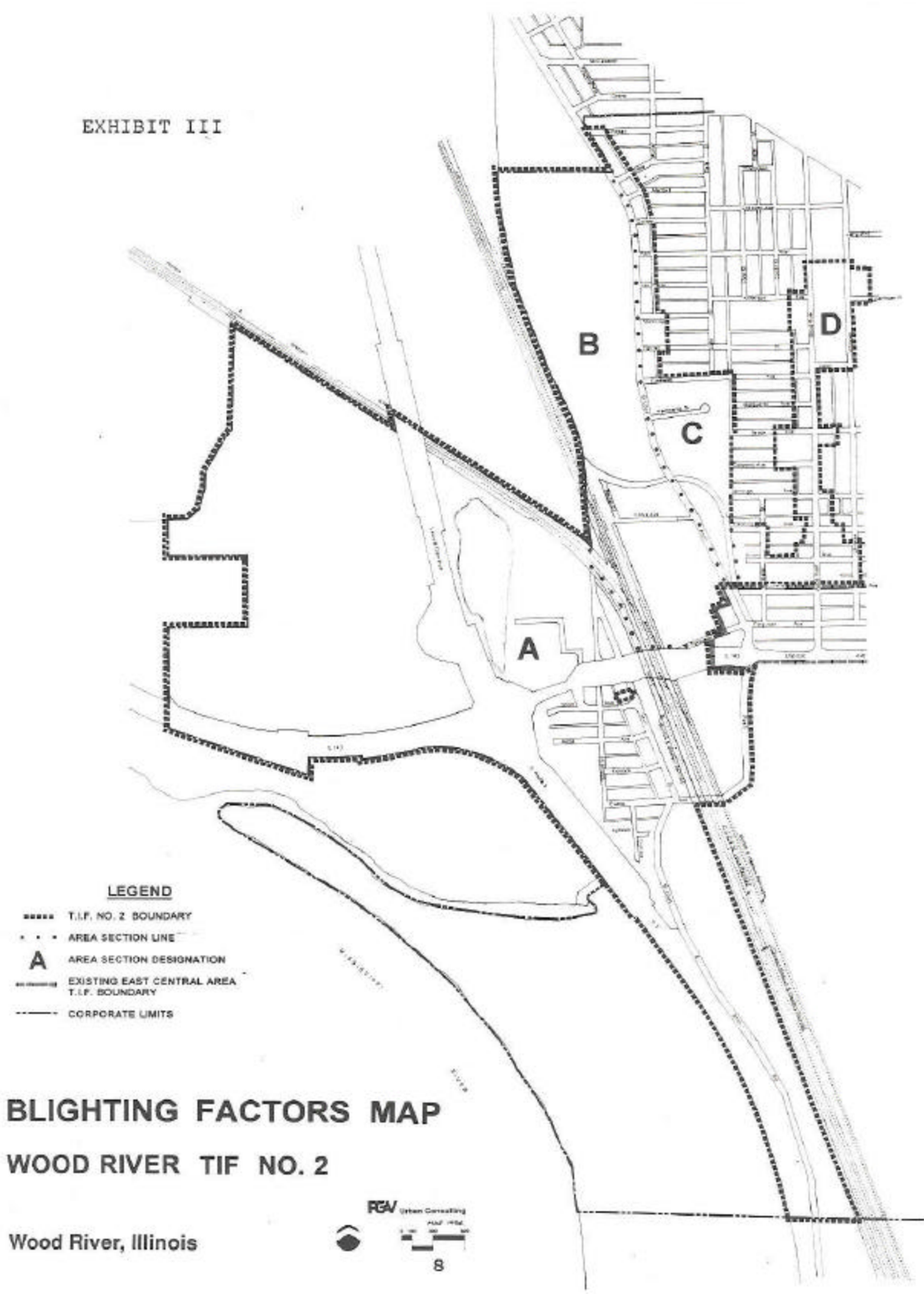
The large majority of the Redevelopment Project Area exhibits characteristics that reflect a depreciation in physical maintenance.

The depreciation of site improvements was found to exist in a predominant manner in all Sections of the Redevelopment Area. These are combined characteristics in building and site deterioration and obsolescence, as well as streets, alleys, sidewalks, curbs and storm drainage improvements, sanitary facilities, and water facilities that need replacement and new construction. Nearly all the properties are impacted to some degree by a decline in physical maintenance based on field observations by PGA V in December of 1993 and through public utility information provided by the City.

TABLE ONE  
BLIGHTING FACTORS SUMMARY

BLIGHTING FACTORS														
Section	Bldgs. 35 Years of Age or Older	Depreciation of Physical Maintenance	Detention	Dilapidation	Obsolescence	Excessive Vacancy	Abandonment	Excessive Land Coverage	Inadequate Utilities	Deleterious Land Use or Layout	Lack of Community Planning	Total Number of Blighting Factors Present	50% or More of Development Has 3 or More Factors	Number of Buildings
A	119	X	X	X	X	X		X	X	X	X	9	X	185
B	23	X	X	X	X			X	X	X	X	8	X	49
C	20	X	X		X	X		X	X	X	X	8	X	38
D	35	X	X		X	X	X	X	X	X	X	9	X	55
TOTALS	197 = 60%	X	X	X	X	X	X	X	X	X	X	8 TO 9	X	327

EXHIBIT III



**BLIGHTING FACTORS MAP**  
**WOOD RIVER TIF NO. 2**

Wood River, Illinois



**\* DETERIORATION**

Deterioration refers to any physical deficiencies or disrepair of structures and/or site improvements requiring treatment or repair.

**Summary of Findings**

There were recorded deteriorating conditions in a majority of the total 327 structures and the surface improvements of properties throughout the Redevelopment Project Area. The deteriorated surface improvements were primarily pavement and storm drainage facilities. The typical deteriorated conditions were pavement cracking, crumbling, potholes, depressions, loose paving material, water ponding, weeds, etc. In some instances, deterioration existed in fences, signs, retaining walls and steps. There are numerous parcels with good structures and deterioration of site improvements. The field survey of building conditions in the Redevelopment Project Area found structures with major defects-in the secondary structural components and/or major defects in primary structural components, including walls, roofs, windows, foundations, gutters, downspouts, porches, chimneys, fascia materials, etc. Deterioration is predominant throughout all Sections of the Redevelopment Area. PGAV, Inc. determined the extent of deterioration in December 1993.

**\* DILAPIDATION**

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements or the neglect of necessary repairs, suffering the building or improvements to fall into a state of decay.

**Summary of Findings**

The field survey of blighting factors conducted by the Consultant found that very few of the 327 structures in the Redevelopment Project Area are considered dilapidated. These very old structures were found to have serious: and/or advanced state of disrepair of; structural components, such as foundations, walls and roofs. This condition necessitates the clearing and removal of such structures as the most feasible and economical means to remove blight. Only a very limited number of structures in each Section of the Area were in a dilapidated condition. The field survey was done in December 1993 by PGAV, Inc.

**\*OBSOLESCENCE**

An obsolete building or improvement is one that is no longer used or going out of use - not entirely disused, but gradually becoming so.

**Summary of Findings**

Obsolete platting of parcels and public right-of-ways is also a condition that exists throughout Sections A, C and D.

Obsolete site and building improvements were found to exist in all Sections Redevelopment Project Areas. Obsolete improvements included extensive open drainage ditches along street frontages caused by obsolete construction of streets

without enclosed or improved open storm sewers, curbs and gutters. Several streets in the Redevelopment Project Area are without sidewalks. Some private driveways lack paved surfaces, as well as most all alleys in the Area. On some residential and commercial lots there are no paved sidewalks to the streets. Most of the paved surfaces lacked storm water detention facilities. The building and obsolete site improvements are based on field inspections in December 1993 by PGA V, Inc.

**\*EXCESSIVE VACANCIES**

Excessive vacancies refer to the presence of structures which are unoccupied or underutilized in a high percentage (over 50) of the total floor space and which represents an adverse influence on the area because of the frequency, extent, or duration of such vacancies.

**Summary of Findings**

The field investigation by PGAV of the Redevelopment Project Area indicates that there exist only a few structures that have excessive vacancy of floor space. Section B did not have any excessive vacancies.

**\*ABANDONMENT**

**Summary of Findings**

Abandonment includes buildings that have been abandoned from the original designed use or they have been vacant for a period of 12 months or more. Only a few buildings in Section D were considered as abandoned by PGA V.

**\*EXCESSIVE LAND COVERAGE**

**Summary of Findings**

Although excessive land coverage exists throughout the Area, it was not a predominant factor. Most cases of excessive land coverage were because of inadequate parking and/or off-street loading facilities.

**\* INADEQUATE UTILITIES**

This factor relates to storm sewers and storm drainage, sanitary sewers and water lines that may be considered to be inadequate. Inadequate utilities would include those which are (a) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (b) deteriorated antiquated, obsolete, or in disrepair or (c) lacking.

**Summary of Findings**

The Redevelopment Project Area, as a whole, is without an adequate storm water disposal system. There are no curbs and gutters along some of the streets and in most cases where a storm water ditch exists it is inadequate to carry a sizable flow of storm water. The storm and sanitary sewers are combined in some parts of the Area. In periods of excessive storm water flow; this condition causes a need for

additional treatment and sanitary sewage facilities at the City's treatment plant. In addition, there are low areas and insufficient pump station capabilities in the Area. Also, new storm inlets are needed to replace obsolete and deteriorated facilities. All the Sections in the Area have inadequate storm water facilities.

The Area's water utility is inadequate in terms of size, type of facility or age and network. A 16-inch back-up feeder is needed between the water plant and tower to serve the Redevelopment Area and the City. The residential areas for the most part are inadequately served by old 4-inch or smaller lines and which deadened without a loop system for pressure and fire fighting purposes. Also, an old deficient steel line needs to be replaced in the commercial area, along with valve deficiencies. The old Amoco property on Highways 3 and 143 is without any type of utility for the development and utilization of the land.

The entire Redevelopment Area is impacted by inadequate utilities. The Area includes all Sections, A, B, C and D. The determination of inadequate utilities (although not a life-threatening matter) resulted from discussions with City staff and PGA V, Inc. in December 1993.

#### **\* DELETERIOUS LAND USE OR LAYOUT**

Deleterious land-uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

#### **Summary of Findings**

There are cases of incompatible and mixed land uses. Residential and commercial or industrial uses are mixed in an incompatible manner. The commercial and industrial uses create vehicular and pedestrian traffic that are incompatible with residential uses. Spot residential buildings in a predominantly commercial area restrict the potential expansion and new development and revitalization of the Redevelopment Project Area. Only a limited amount of deleterious land uses exist in the Area. PGA V, Inc. determined the extent of deleterious land uses via field surveys in November and December of 1993.

#### **\*LACK OF COMMUNITY PLANNING**

#### **Summary of Findings**

There was found to exist throughout the Redevelopment Project Area the lack of or inadequate community planning. 1988 Comprehensive Development Plan Update and Land Use and Transportation Plan is the replacement of the 1969 Comprehensive Plan. Currently, the Land Use Plan of 1988 is being revised by the City. The Plans were prepared after the development of a majority of the Area. The Redevelopment Project Area exhibits a high degree of improper platting. A large portion of the Redevelopment Project Area reflects outdated street layout and poor parcel configuration, as well as inadequate utilities especially water, sanitary sewers and storm water drainage. The changes in land use patterns and development needs over the years has resulted in inadequate land space for economic development, the encroachment of nonresidential uses into prior

residential areas (and vice versa), deleterious land use, excessive land coverage, a juxtaposition of incompatible land uses, flood and storm' drainage problems, and building deterioration. There is evidence of a lack of community planning throughout the entire Redevelopment Project Area. Several narrow and shallow commercial and industrial lots are not of sufficient size to meet the space needs of most commercial and industrial developers for either new or expansion proposals.

The lack of or inadequate community planning is a major obstacle to development of the Project Area. Unsubdivided properties, poor access arrangements, inadequate service arrangements, poor property exposure, etc. were all found to exist throughout the Area. The entire Area was determined to exhibit a high degree of a lack of community planning.

A lack of community planning predominantly exists throughout all Sections on the Area.

#### **\* UNIMPROVED OR VACANT LAND**

##### **Summary of Findings**

The former Amoco property of about 160 acres along Illinois Highway 3 and 143 is unimproved vacant land. The land is subject to partial flooding in wetland designated areas by the Corps of Engineers (1-17-92) and the land is adjacent to deteriorated structures and site improvements to the west and east of the property. Furthermore, the site lacks the subdivision of land for land development and access. In addition, the property lacks any utility system (e.g., water, sewers, gas, etc.) to facilitate development. The property is considered a blighted area in a Conservation Area.

The Corps of Engineers made a preliminary designation in January 1992 of about 45 acres of wetlands, including a creek that is subject to flooding on the Amoco property. In order to develop the property, a mitigation plan will be required to enhance development.

#### **C. ANALYSIS AND CONCLUSION OF INVESTIGATION OF BLIGHT**

The Wood River Redevelopment Project Area No.2 is impacted by a number of blighting factors. The blighting factors that were determined to exist in the Redevelopment Project Area are summarized and aggregated by four major Sections (A, B, C and D) in Table, Blighting Factor Summary and the Blighting Factors Map. Thus, the Redevelopment Project Area was determined to meet and exceed the qualifications to be classified as a Conservation Area.

The determination that the Wood River Redevelopment Project Area No.2 qualifies as a "Conservation Area" was based on the findings of the presence to a meaningful extent, as well as the reasonable geographic distribution of three or more blighting factors and fifty (50) percent or more of the-structures are thirty-five (35) years of age or older.

Furthermore, the unimproved vacant land (formerly the Amoco property) qualified as a blighted area in the Conservation Area.

#### **D. FINDINGS OF NEED FOR TAX INCREMENT FINANCING**

It was determined in the Investigation and Analysis of Blighting Factors in the Redevelopment Project Area, presented elsewhere in this document, that the Area as a whole is a Conservation Area. However, the Act states that no redevelopment plan shall be adopted without meeting the following four requirements.

##### **1. Area Not Subject to Growth**

Presently, the Redevelopment Project Area is characterized by the lack of infrastructure and incentives to generate growth. These deficiencies have impeded growth within the area and redevelopment by private enterprise. The tax base has not exhibited growth, and the area exhibits the under utilization of the land and the lack of public infrastructure. The Wood River TIF Area No.2 Area has over a number of years exhibited a lack of growth and development by private enterprise. The old 160-acre Amoco property has never been developed. In the mid 1940's, International Harvester prepared plans to build a new plant on the site. Due to flood problems at that time, International Harvester stopped their plans.

Over the last five years (1989-1993), only four building permits of \$100,000 or more in value were issued by the City. The estimated value of the permits represents an estimated increase of \$79,000 in assessed value per year that is only 7% of the total assessed valuation (\$5.594 million) of the Redevelopment Area. This increase is a minor increase in comparison to the potential estimated increase of \$7 million (with TIF assistance).

The lack of growth and development in the TIF Area is reflected by the economic indicator of population (U.S. Census). From 1970 to 1990, the Wood River population has decreased 12.9% or 1,696 people. The present Wood River population of 11,490 is at its lowest in 30 years. More recently, from 1980 to 1990 the Wood River population has dropped 7.7% or 959 people.

The following is a list of Wood River's population for the past 40 years.

YEAR	WOOD RIVER
1950	10,190
1960	11,694
1970	13,186
1980	12,449
1990	11,490

Proposed private redevelopment projects are contingent upon adoption of a Redevelopment Project Area and Redevelopment Plan as there is little likelihood that money required to make all the public improvements to serve the development sites, absent tax increment financing funds can be raised. Absent participation and assistance by the public sector, private investment will not take

place in the Redevelopment Project Area as a whole, the tax base will further erode, and the health, safety, and welfare of the public will be impaired. Recent efforts with several potential industries and businesses by the City to secure new economic activity and employment revealed it is necessary for the City of Wood River to provide assistance and incentives to attract new private enterprise to the City.

## **2. Conformance with the City's Comprehensive Plan**

The Comprehensive Plan for the City of Wood River was prepared and adopted in 1969. Since that time, a 1988 Land Use and Transportation Plan (an element of the Comprehensive Plan) was prepared and adopted in June of 1988. Currently, the 1988 Land Use Plan is being updated by the Wood River Planning Commission and considered for future adoption by the City. The Redevelopment Plan and the Redevelopment Projects for Area No.2 generally conform to the proposed 1994 Land Use Plan and the zoning of the City. The Redevelopment Project Area is planned for residential, commercial, industrial and public land uses that conform to the 1994 Land Use Plan. The Appendix contains a Letter of Conformance from the City of Wood River.

## **3. Estimated Dates for Completion of the Redevelopment Project**

The obligations incurred to finance the improvements will be repaid by increments collected over an estimated period of approximately twenty years from the date of adoption of the ordinance approving the Redevelopment Plan. The estimated date for the completion of the Redevelopment Plan shall be no later than 23 years from the date of adoption of the Redevelopment Plan by the City.

## **4. Would Not Be Developed But For Tax Increment Financing**

The City Council has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues, and that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.

Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitment for private redevelopment.

In an effort to generate development interest, the City has and will continue to advertise the Redevelopment Project Area for redevelopment proposals. This process further reinforced the need for municipal assistance in order to realize economic development in the Redevelopment Project Area. Unless the

Redevelopment Plan is adopted by the City of Wood River, the development of the Redevelopment Project Area is not practical and economically feasible.

#### **E. FINDINGS AND CONCLUSION**

The Redevelopment Project Area shall be designated as a "Conservation Area" as defined by the Tax Increment Allocation Redevelopment Act. The Redevelopment Project Area exhibits blighting factors contained in Chapter 24, Section 11-74.4-3 of the Illinois State Statutes. See the, "Findings Of Eligibility Of The Redevelopment Project Area", in the Appendix.

### **V. REDEVELOPMENT PLAN**

#### **A. INTRODUCTION**

There is presented in this section the Redevelopment Plan for the Wood River TIF Redevelopment Project Area No.2. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as Conservation, Blighted or Industrial Park Conservation Area, there shall be prepared a Redevelopment Plan. A Redevelopment Plan is defined in the Act as a comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "Blighted Area" or "Conservation Area" or combination thereof or "Industrial Park Conservation Area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

#### **B. PROPOSED GENERAL LAND USE PLAN**

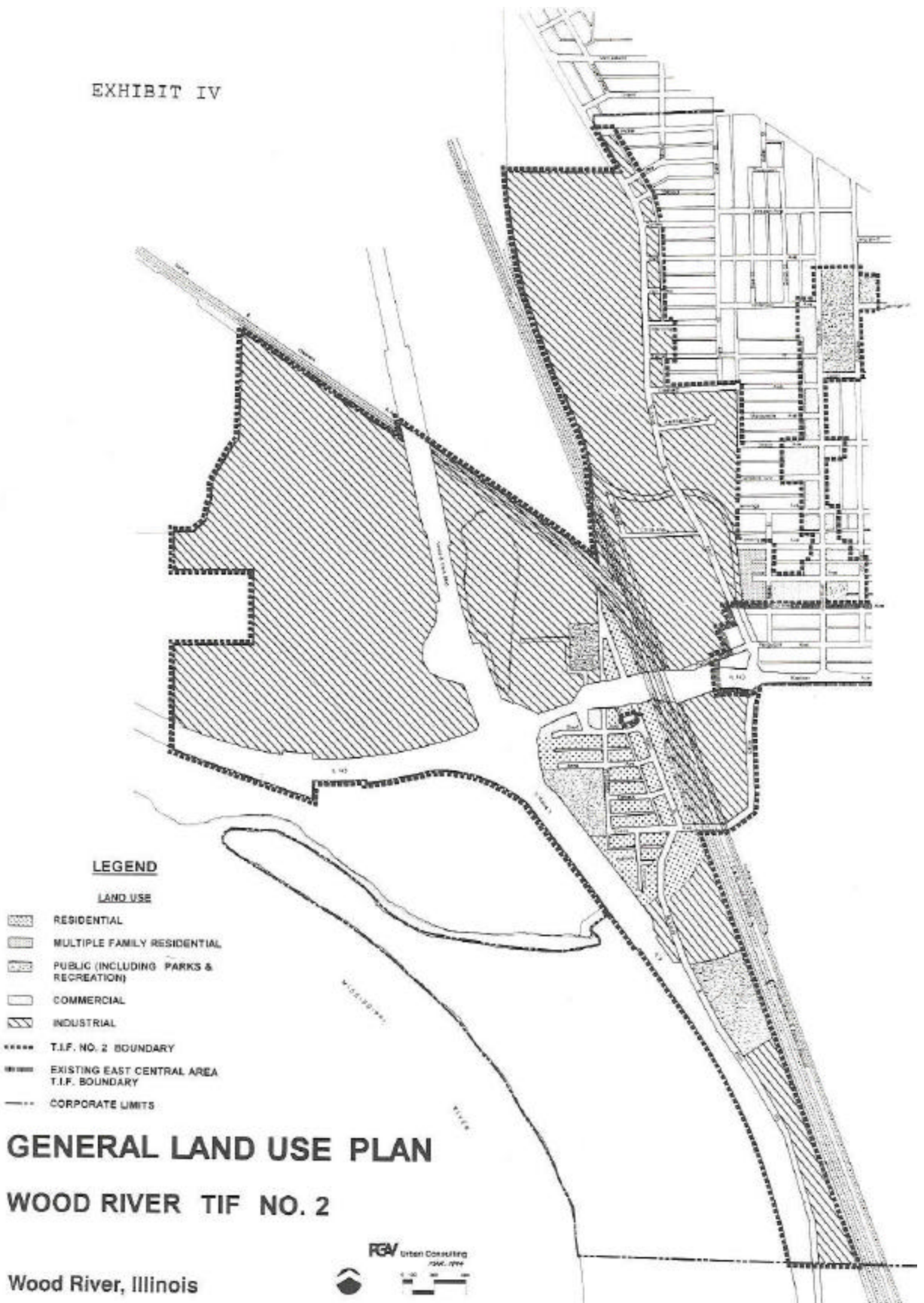
The proposed General Land Use Plan for the Wood River TIF No.2 Redevelopment Project Area is presented on the following page. The proposed development and land use categories are designated thereon.

The General Land Use Plan conforms to the proposed 1994 Land Use Element of the Comprehensive Plan of the City of Wood River for the geographical area covered by the proposed 1994 Plan. All redevelopment projects shall be subject to the provisions of the City of Wood River's Zoning Ordinances and other applicable codes as may be in existence and may be amended from time-to-time. The General Land Use Plan generally conforms to the City's Zoning Districts for the land areas, also.

The City of Wood River proposes to realize its goals of conservation of desirable features in the Redevelopment Project Area while eliminating the conditions of blight and obsolescence. The City will, thereby, be encouraging private investment in new commercial, industrial, limited residential and public facilities through the utilization of tax increment financing.

The City of Wood River proposes to undertake a Redevelopment Plan and Project which consists of planned economic development activities, sound fiscal policies, marketable land uses, and private and public activities. The anticipated Redevelopment Program policies are as follows:

EXHIBIT IV



## **C. POLICIES**

1. The City of Wood River may provide assistance for site control, as needed to the advance the redevelopment project, including the acquisition of property and dedication of land for public street right-of-way.
2. Economic development programs, as well as loans and grants from the State of Illinois to assist redevelopment projects may be pursued by the City as needed to provide financial feasibility for development.
3. The City will provide appropriate utilities, public works, site improvements and street and road developments.
4. Financial assistance for the rehabilitation and enhancement of existing commercial, industrial and public properties in conformance with the Redevelopment Plan will be provided by the City.
5. There will be established by the City of Wood River a new Redevelopment Project Area or tax increment district as a mechanism through which private redevelopment and rehabilitation can be realized.
6. The existing East Central Area TIF District of the City of Wood River will be utilized to assist in public and private development.
7. Relocation assistance will be provided by the City, as may be necessary, in the form of advisory and consultation services, and possible financial assistance.

## **D. OBJECTIVES**

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a "Conservation Area" by carrying out the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions by actions outlined herein.
3. Enhance the real estate tax base for the City of Wood River and all other taxing districts that extend into the Wood River TIF Redevelopment Project Area No. 2 through the implementation and completion of the project identified herein.
4. Encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Project Area through the provision of financial assistance for new development and rehabilitation as permitted by the State Tax Increment Allocation Redevelopment Act.

5. Improve the overall environment of the area so as to encourage the conservation and rehabilitation of existing private developments wherever possible in a manner that is compatible with surrounding land uses.
6. Promote and provide opportunities for office, retail, commercial, industrial, public, residential and other uses to serve the general citizenry of the City of Wood River and its customer base.
7. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Project Area.
8. Improve land, utilities, and community public facilities to attract quality redevelopment in the Redevelopment Project Area.
9. Provide planned public improvements and facilities in the Redevelopment Project Area relative to its competition in the marketplace.
10. Create new permanent jobs in the Redevelopment Project Area.
11. Implement needed public infrastructure construction in the Redevelopment Project Area.
12. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner. This would then permit all additional real estate taxes to be distributed to local taxing bodies.

The City of Wood River has considered alternative means of financing the necessary public infrastructure projects within the Redevelopment Project Area. It was determined that tax increment financing constitutes the most effective means available for enabling the development of the Redevelopment Project Area to proceed. The City as whole and all other local taxing bodies will benefit from the development of the Redevelopment Project Area and the achievement of the aforementioned objectives.

#### **E. REDEVELOPMENT PROJECT**

To achieve the objectives proposed in the Plan for the Redevelopment Project Area, a number of improvement activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public investments in infrastructure improvements, as indicated in the estimated Description of Public Improvements and Project Costs in the Appendix. These improvement activities may include but are not restricted to the following:

## **1. Private Redevelopments Project Activity**

To achieve a total Redevelopment Plan, many improvement activities may be employed. Thus, a combination of private investments and public improvements is an essential element of the Redevelopment Plan.

The private activities that are proposed for the Redevelopment Project Area include various types of manufacturing enterprises, transportation and wholesale businesses, offices, transient housing and various commercial retail outlets and other service businesses. Approximately 200 acres or more of land may be available for commercial and industrial development, pending access and public utilities improvements.

In addition to the above noted private activities, the Redevelopment Project Area may include, but are not limited to the following:

\* Rehabilitation of existing industrial and commercial buildings where said rehabilitation can bring the building into conformity with the Redevelopment Plan. Residential rehabilitation will be generated as a result of public improvements in the Area.

## **2. Public Redevelopment Improvement Activities**

Public improvements will be used to serve and complement private investment. These improvements may include, but not be limited to: street improvements, land assembly and site preparation, public utilities (water, sanitary and storm sewer facilities), landscaping, signalization, traffic control and lighting, as well as other programs of financial assistance, may be provided by the City. Thus, to achieve the objectives of the Redevelopment Plan, the City of Wood River may undertake the following public improvements.

- a. Street construction and related signalization, resurfacing, pavement removal and reconstruction.
- b. Sidewalk and pedestrian walkway construction and/or replacement.
- c. Curb and gutter construction and/or replacement.
- d. Street lighting replacement or upgrading, including pedestrian area lighting.
- e. Storm sewers and related drainage facilities.
- f. Sanitary sewers and appurtenances, including treatment plant facilities as needed.
- g. Water lines, sleeves, valves, etc.

- h. Landscaping of streets, entry and traffic islands, including signs on public right-of-way and not private property.
- i. Demolition and site clearance.
- j. Site grading for land development capabilities and storm water drainage.
- k. Land acquisition, demolition and disposition.

## **VI. IMPLEMENTAION STRATEGY**

The development of and the carrying out of a well-devised implementation strategy is a key element in the success of the Wood River TIF Redevelopment Project Area No.2. Thus, in order to maximize program efficiency and to take advantage of current conservation - redevelopment actions and with full consideration of available funds, a phased implementation strategy will be employed. However, to achieve a total Redevelopment Plan, a number of actions will need to be undertaken. Thus, a combination of private investments and public improvements is an essential element of the Redevelopment Plan.

### **A. PRIORITIES FOR PUBLIC ACTIONS**

The City of Wood River anticipates undertaking the following activities.

1. Adoption of Redevelopment Plan.
2. Construction of streets and public utilities (e.g. sanitary, water and storm drainage) for new economic development, including any environmental mitigation plans and storm sewer analyses, including the former Amoco property.
3. Land acquisition and disposition for new economic development.
4. Provide a marketing program to entice new economic development.
5. Provide interest subsidy to developers, as needed for economic feasibility.
6. Initiate an industrial and commercial rehabilitation assistance program.
7. Undertake the various public improvements including street improvements, alleys, sidewalks, lighting, parking, building facilities, public utilities and other similar improvements in the Redevelopment Project Area. Public improvements will be coordinated with the time and completion of private development projects.

### **B. ESTIMATED REDEVELOPMENT PROJECT COSTS**

The City may include as Redevelopment Project costs all reasonable costs incurred or estimated to be incurred and any costs that are incidental to the Redevelopment Project and Redevelopment Plan.

Such cost include, without limitation to, the following:

1. Cost of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, environmental, marketing, financial, planning or other services.
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal or interest therein, demolition of buildings, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures.
4. Cost of construction of public works or improvements.
5. Cost of job training and retraining.
6. Financial costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations, issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs.
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
9. Payments in lieu of taxes.
10. Interest cost incurred by a developer related to the construction, renovation, or rehabilitation of a redevelopment project. Such payments in any one-year may not exceed 30% of such annual interest costs and relocation costs incurred pursuant to the Tax Increment Allocation Redevelopment Act.

The estimated total cost associated with the eligible redevelopment activities described, herein, is presented in the Appendix. Any bonds issued shall have a life of not more than 20 years. This estimate includes all reasonable or necessary costs incurred or estimated to be incurred in the implementation of the Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized.

### **C. MOST RECENT EQUALIZED ASSESSED VALUATION**

The total equalized 1993 assessed valuation for the Wood River TIF Tax Increment Redevelopment Project Area No.2 has been estimated at approximately \$5,594,140. This figure will be verified by the County Clerk of Madison County.

### **D. REDEVELOPMENT VALUATION**

Thus, contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that several major private developments may occur within the Redevelopment Project Area designated.

The private redevelopment investment in this Redevelopment Project Area is expected to increase the assessed tax valuation from approximately \$5,594,140 to about \$12,500,000 upon completion of the potential private projects.

### **E. SOURCE OF FUNDS**

The source of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue in the form of increases in the equalized assessed value (EA V) of property, in the Redevelopment Project Area shall be allocated to a special fund each year (the "Special Allocation Fund"), and the assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire obligations incurred to finance Redevelopment Project Costs. In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Wood River pursuant to the authority granted to it under the Tax Increment Allocation Redevelopment Act may issue obligations to pay for the Redevelopment Project Costs.

These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Tax Increment Allocation Redevelopment Act. The City may use tax increment revenues from the 1986 East Central Area Tax Increment Redevelopment Plan of the City in accordance with State Statutes, Tax Increment Allocation Redevelopment Act, Chapter 24, Section 11-74.4 et.seq., except for State retail sales tax increment. Also, the City's local retail tax may be used as a financial resource to finance project costs, including local sales tax from the 1986 Redevelopment Plan.

If available, revenues from other economic development funding sources may include State and Federal Programs, and land disposition proceeds from the sale of land in the Redevelopment Project Area. The final decision concerning redistribution of yearly

increment revenues may be made a part of a bond ordinance. It is assumed that the cost of implementing the Redevelopment Plan will require committing all increment funds from the Tax Increment Conservation - Redevelopment Area to debt retirement. It is estimated that present financial feasibility requires revenues available each year equal to 125% - 175% of the annual debt services payment in connection with the retirement of the bonds.

In the event there is any excess of the funds deemed necessary by ordinance for the retirements of obligations, reserves, sinking funds, and redevelopment project costs, this may be declared as surplus and will be available for distribution to the various taxing districts in the Redevelopment Project Area in the manner provided by Statute.

#### **F. NATURE AND TERM OF OBLIGATION**

Without excluding other methods of City financing, the principal source of funding will be Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial feasibility of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

#### **G. COMPLETION OF REDEVELOPMENT PROJECT AND RETIREMENT OF OBLIGATIONS TO FINANCE PROJECT COSTS**

The estimated date for the completion of the Redevelopment Plan is no later than 23 years from the date of adoption of the Redevelopment Plan by the City. Any obligations incurred to finance the Conservation - Redevelopment Project Costs are to be retired no later than 20 years after the date of such issuance and prior to said expiration of the Redevelopment Plan.

#### **H. FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION**

The City of Wood River will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance. Each recipient of TIF assistance will be required to adhere to fair employment practices and affirmative action programs in the conduct of their business and in any redevelopment activities in which they may become involved within the Redevelopment Project Area.

### **VII. REVIEWIG AND AMENDING THE TIF PLAN**

#### **A. AMENDING REDEVELOPMENT PLAN**

The Wood River TIF No.2 Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, Chapter 24, Section 11-74.4, et.seq. of the Illinois Revised Statutes. Also, all reporting requirements and other statutory provisions will be adhered to.

The Act stipulates that once the City adopts an ordinance approving a redevelopment plan, the redevelopment project, and project area, no ordinance shall be adopted which alters the tax increment financing district boundaries, or affects the proposed general land use or the nature of the project without complying with the public hearing procedures provided in the Tax Increment Allocation Redevelopment Act. The City shall comply with these requirements in connection with any amendments to this Redevelopment Plan proposed in the future.

## **EXHIBIT I**

### **LEGAL DESCRIPTION T.I.F. DISTRICT NO.2 WOOD RIVER, ILLINOIS**

Wood River T.I.F. District No.2 shall include tracts of land located in Sections 21,28, the Southeast Quarter of Section 20, the Southwest Quarter of Section 22, the Northeast Quarter of Section 29, and the Northeast Quarter of Section 33, Township 5 North, Range 9 West of the Third Principal Meridian in the City of Wood River, Madison County, Illinois, the boundary of which is more specifically described as follows: Beginning at the intersection of the east right-or-way line of Whitelaw Avenue and the north right-or-way line of Lorena Avenue; thence west along the north right-or-way line of Lorena Avenue to the northeast corner of Haller Avenue and Lorena Avenue; thence continuing west along a line parallel to the north right-or-way line of Ferguson Avenue, approximately 380 feet to the westerly right-or-way line of St. Louis & Alton Road; thence southerly approximately 230 feet along the westerly right-or-way line of St. Louis & Alton Road; thence westerly approximately 132 feet along a line parallel to the northerly right-or-way line of Ferguson Avenue; thence southerly approximately 180 feet along a line parallel to the westerly right-or-way line of St. Louis & Alton Road to the southerly right-or-way line of Ferguson Avenue; thence westerly approximately 168 feet along the southerly right-or-way line of Ferguson Avenue; thence southerly approximately 250 feet along the westerly property line of the remainder of Block 4, Benbow City, and its southerly prolongation across Madison Avenue to the southerly right-or-way line of Madison Avenue (Illinois Route 143); thence easterly approximately 270 feet along the southerly right-or-way line of Madison Avenue to the southwesterly corner of the intersection of Madison Avenue and St. Louis & Alton Road; thence easterly approximately 120 feet to the east right-of-way line of St. Louis & Alton Road, said point being the southeasterly corner of the intersection of Madison Avenue and St. Louis & Alton Road; thence southerly along the easterly right-of-way line of St. Louis & Alton Road to the easterly right-of-way line of the Norfolk & Western Railroad; thence westerly along the easterly prolongation of the south right-of-way line of Evans Avenue across the right-of-ways of the Norfolk & Western Railroad, the C.C.C. and St. Louis Railroad, the Chicago, Missouri and Western Railway Company, and the Norfolk and Western Railroad to its intersection with the westerly right-of-way line of the Norfolk and Western Railroad; thence southerly along said westerly right-of-way line to the Wood River-Hartford Corporation limits; thence westerly along said corporation limits to the westerly right-of-way line of Illinois Route 3; thence northwesterly along said westerly right-of-way line to the southerly right-of-way line of Illinois Route 143; thence westerly along said southerly right-of-way line to the west line of the east 1/2 of the northeast 1/4 of Section 29; thence northerly along said 1/4 section line to the southwesterly corner of a tract of land conveyed to Koch Industries by deed recorded in Book 3630. Page 1637 in the Recorder's Office of Madison County; thence easterly a distance of 779.54 feet along the south line of said tract; thence northerly a distance of 719.92 feet along the east line of said tract; thence westerly a distance of 760.96 feet along the north line-9f said tract to the west line of the east 1/2 of the northeast 1/4 of Section 29; thence north a distance of 305.88 feet along said 1/4 section line to the south line of Section 20; thence east along said south line of Section 20 a distance of 113.23 feet to the center line of the Old Channel of Wood River Creek; thence northerly along the Old Channel of Wood River Creek and the Wood River Corporation Line to

the southerly right-of-way line of the Norfolk and Western Railroad; thence easterly along said southerly right-of-way line to the westerly right-of-way line of Illinois Route 3 (Lewis and Clark Boulevard); thence northerly along said westerly right-of-way line to the northerly right-of-way line of the Norfolk and Western Railroad; thence easterly along said northerly right-of-way line to the north-south center line of Section 28; thence north along said center line of Section 28 and the north-south center line of Section 21 to the easterly right-of-way line of the C.C.C. & St. Louis Railroad; thence northerly along said easterly right-of-way line to the Wood River - East Alton corporation limits, said line also being the north line of a tract of land conveyed to Union Tank Car Company by deed recorded in Book 1834, Page 340 in the Recorder's Office of Madison County; thence easterly along said line and its easterly prolongation to the easterly right-of-way line of St. Louis & Alton Road; thence northerly along said easterly right-of-way line to the north right-of-way line of Picker Avenue; thence easterly along said north right-of-way line to its intersection with the northwesterly prolongation of the easterly right-of-way line of a 15 foot alley located one-half block east of St. Louis & Alton Road; thence southerly along said easterly right-of-way line and its northwesterly prolongation to the south right-of-way line of Van Preter Avenue; thence continuing southerly along the former east right-of-way line of said alley to the center line of a 15 foot wide alley running east and west between Van Preter Avenue and Manning Avenue, said alley having been vacated by the City of Wood River; thence west 7.5 feet along the west prolongation of the center line of said alley to the former center line of a vacated alley located one-half block east of St. Louis & Alton Road; thence southerly along the former center line of said alley to the north right-of-way line of Manning Avenue; thence east along said north right-of-way line of Manning Avenue to its intersection with the northerly prolongation of the west line of Lot 462, Block 8, Harnett Terrace Annex; thence south along the west line of said Lot 462, the west line of Lot 477, Block 8, Harnett Terrace Annex, and their north and south prolongations to the south right-of-way line of Harnett Place; thence west along said south right-of-way line to the east right-of-way line of a 15 foot wide alley located one-half block east of St. Louis & Alton Road; thence south along said east right-of-way line to the north right-of-way line of Eckhardt Avenue; thence east along said north right-of-way line to the east right-of-way line of Elliott Avenue; thence south along said east right-of-way line to the south right-of-way line of Beach Avenue; thence west along said south right-of-way line approximately 20 feet to the former center line of a 10 foot wide alley, said alley having been vacated by the City of Wood River; thence south along the former center line of said vacated alley to the south right-of-way line of Jennings Avenue; thence west 5 feet along the south right-of-way line of Jennings Avenue to the west line of Lot 10, Block 4, Carsten's First Addition; thence south along said west line and the west line of Lot 11, Block 14, River View Addition, to the North right-of-way line of Penning Avenue; thence east along the north right-of-way line of Penning Avenue to the east right-of-way line of Haller Avenue; thence south along the east right-of-way line of Haller Avenue to the north right-of-way line of Acton Avenue; thence east along the north right-of-way line of Acton Avenue to the southwest corner of Lot 32, Block 10, River View Addition; thence north along the west line of said Lot 32 and its northerly prolongation to the north right-of-way line of a 15 foot wide alley; thence east along the north right-of-way line of said alley to the southwest corner of Lot 4, Block 10, River View Addition; thence north along the west line of said Lot 4 and its northerly prolongation to the north right-of-way line of Penning Avenue; thence east along said north right-of-way line to the southwest corner of Lot 3, Block 13, River View Addition; thence north along the west line of said Lot 3 to the south right-of-way line of a 15 foot alley; thence west along said south right-of-way line to

the southerly prolongation of the former center line of a 10 foot alley located one-half block west of Wood River Avenue, said alley having been vacated by the City of Wood River; thence north along the former center line of said alley and its southerly prolongation to the south right-of-way line of Jennings Avenue; thence west along said south right-of-way line a distance of 5 feet to the southerly prolongation of the west right-of-way line of a 10 foot alley located one-half block west of Wood River Avenue; thence north along said west right-of-way line and its southerly prolongation to the south right-of-way line of Carstens Avenue; thence west along the south right-of-way line of Carstens Avenue to the northwest corner of Lot 19, Block 2, Carstens First Addition; thence north along the west line of Lot 52 and Lot 19, Block 1, Carsten's First Addition and their north and south prolongations to the north right-of-way line of Beach Avenue; thence east along said north right-of-way line to the southeast corner of Lot 117, Picker Park Subdivision, said point being located on the west right-of-way line of a 10 foot alley; thence north along said west right-of-way line to the northeast corner of Lot 24, Picker Place Subdivision; thence west along the north line of said Lot 24 a distance of 5 feet; thence north along the east line of Lots 7 and 30 of Stelzel Place to the northeast corner of said Lot 30; thence continuing north on a line 150 feet west of and parallel to the west right-of-way line of Wood River Avenue and its north and south prolongations to the north right-of-way line of Anderson Avenue; thence east along the north right-of-way line of Anderson Avenue to the west right-of-way line of Wood River Avenue; thence north along the west right-of-way line of Wood River Avenue a distance of approximately 295 feet to its intersection with the westerly prolongation of the north line of a tract of land owned by the City of Wood River used for park purposes, said line also being the south line of Wood River Community High School; thence east along said north line and its east and west prolongations to the east right-of-way line of Whitelaw Avenue; thence south along said east right-of-way line to the northwest corner of Lot 5, Block 2, Caldwell and Chessen's Second Addition; thence east along the north line of said Lot 5 and its easterly prolongation a distance of 165 feet to the east right-of-way line of a 15 foot alley; thence south along said east right-of-way line and its south prolongation to the south right-of-way line of Carringer Place; thence west along said south right-of-way line to the east right-of-way line of Whitelaw Avenue; thence south along said east right-of-way line to the south right-of-way line of Eaton Avenue; thence west along said south right-of-way line to the east right-of-way line of Wood River Avenue; thence south along said east right-of-way line to the north right-of-way line of Beach Avenue; thence east along said north right-of-way line to the southwest corner of Lot 24, Block 4, Caldwell and Chessen's First Addition, said point also being located on the east right-of-way line of a 16 foot alley; thence south along the east right-of-way line of said alley to the southwest corner of Lot 14, Block 2, Caldwell and Chessen's First Addition; thence west along the south line of Lot 11, Block 2, Caldwell and Chessen's First Addition, and its east prolongation to the east right-of-way line of Wood River Avenue; thence south along said east right-of-way line to the north right-of-way line of Jennings Avenue; thence east along said north right-of-way line approximately 112 feet to its intersection with the north prolongation of the west line of Lot 5, Block 1, Caldwell and Chessen's First Addition; thence south along the west line of said Lot 5 and its north and south prolongations to the south right-of-way line of an alley; thence west along said south right-of-way line to the northeast corner of Lot 18, Block 12, River View Addition; thence south along the east line of said Lot 18 to the north right-of-way line of Penning Avenue; thence east along said north right-of-way line to its intersection with the north prolongation of the east line of Lot 13, Block 11, River View Addition; thence south along the east line of said Lot 13 and its north prolongation to the north right-of-way line of a 15 foot alley

running east and west between Penning Avenue and Acton Avenue; thence east along the north right-of-way line of said alley to the east right-of-way line of Whitelaw Avenue; thence south along said east right-of-way line to the north right-of-way line of Lorena Avenue and the point of beginning.

Excluded from T.I.F. District No.2 is a parcel of land identified as Parcel Number 18-2-06-28-11-201-026, described as follows:

Lots 14 and 15, Block 5, Wood River Heights, as shown on a plat of said subdivision recorded in Plat Book 7, Page 55 in the Recorder's Office of Madison County, Illinois.

**EXHIBIT II**  
**FINDINGS OF ELIGIBILITY OF THE REDEVELOPMENT PROJECT AREA**

In determining whether or not the proposed redevelopment project area meets the eligibility requirements of the "Illinois Tax Increment Allocation Redevelopment Act" as found in the Illinois Revised Statutes Chapter 11-74.4.41 et.seq. PGAV staff accomplished various methods of research and field surveys. These include the below:

1. Examination of local records and contacts with local individuals knowledgeable as to area conditions and history, age of buildings and site improvements, construction and real estate matters and related items.
2. Meetings with City staff to discuss adequacy and condition and municipal code compliance of local buildings, streets, utilities, etc.
3. Prior experience by PGAV staff in working on over 60 T.I.F. districts for a variety of previous clients.
4. Library and record data on file at the offices of PGAV concerning codes, ordinances, etc.
5. On-site field surveys of project area conditions by trained property inspectors on the staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
6. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue T.I.F. manual in conducting eligibility compliance review for State of Illinois tax increment finance districts.
7. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977 these include recognition that:
  - I. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the T.I.F. statute.
  - II. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
  - III. These findings are made on the basis that the presence of blight or conditions that lead to blight is detrimental to the safety, health, welfare and morals of the public.

IV. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that redevelopment project areas qualify either as a "blighted area" or as a "conservation area" or as a combination of both blighted areas and conservation areas within the definition for each as set forth in the Act. These definitions are discussed below:

### **Eligibility of a Blighted Area**

A blighted area may be either Improved or vacant. If the area Is Improved (e.g., with Industrial, commercial and residential buildings or Improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- Age,
- Dilapidation,
- Obsolescence, Deterioration,
- Illegal use of individual structures,
- Presence of structures below minimum code standard,
- Excessive vacancies,
- Overcrowding of structures and community facilities,
- Lack of ventilation, light, or sanitary facilities,
- Inadequate utilities,
- Excessive land coverage,
- Deleterious land-use or layout,
- Depreciation of physical maintenance,
- Lack of community planning.

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land;
- The area immediately prior to becoming vacant qualified as a blighted improved area;
- The area consists of an unused quarry or unused quarries;
- The area consists of unused rail yards, rail tracks or railroad rights-of-way;
- The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area, which improvements have been in existence for at least 5 years;
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites; or
- The area is not less than 50 nor more than 100 acres and 75% of which is

vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the areas has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose. .

### **Eligibility of a Conservation Area**

Conservation areas are those areas that are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked. Such areas are not yet blighted areas. To qualify as a conservation area, It must be shown that 50 percent or more of the structures In the area have an age of 35 years or more that there is a presence of a combination of three or more of the following fourteen factors:

- Dilapidation,
- Obsolescence,
- Deterioration,
- Illegal use of Individual structures,
- Presence of structures below minimum code standards,
- Abandonment,
- Excessive vacancies,
- Overcrowding of structures and community facilities,
- Lack of ventilation, light, or sanitary facilities,
- Inadequate utilities
- Excessive land coverage,
- Deleterious land-use or layout
- Depreciation of physical maintenance,
- Lack of community planning.

While the Act defines a blighted area and a conservation area, respectively, it does not define the various factors for each, nor does it describe what constitutes presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable and defensible criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. The following basic rules should be followed:

- 1.The minimum number of factors must be present and the presence of each must be documented;
- 2.Each factor to be claimed should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the Intent of the Act; and
- 3.The effect of the factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility must be established for each and every property in the project area.

Thus, while It may be concluded that the mere presence of the minimum, number of stated factors may be sufficient to make a finding that an area is a "blighted area" or "conservation area," the evaluation should be made on the basis that the factors are present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of factors throughout the study area should be reasonable so that basically good areas are not arbitrarily found to be "blighted" or "conservation" areas simply because of proximity to areas that are blighted.

### **Evaluation of Blighting Factors**

This section is intended to provide assistance to Illinois Municipalities in evaluating each of the various blighting factors listed in the Act to determine conformance to the Act's definitions of "blighted area" and "conservation area." Conditions may vary from municipality to municipality, and the specific criteria developed to support findings for each factor may similarly vary. Additionally, there is overlap among the factors and, in some instances; evidence in support of one factor may also support the presence of other factors.

The following should therefore be considered as guidelines and should be adapted for local use based on local conditions.

### **Qualifying an Improved areas as either a blighted area or Conservation Area**

The Act lists fourteen factors to be considered in designating an improved area as "blighted area;" and an "age" test plus fourteen factors in designating an improved area as a "conservation area."

**Age** is therefore treated differently for each. For conservation areas, age is a factor that must be found as a precondition to all other factors. As set forth in the Act, a conservation area is an improved area in which 50 percent or more of the structures have an age of 35 years or more, along with the presence of at least three of the remaining factors listed in the conservation area definition. For blighted areas, age is treated as one of the fourteen factors listed in the "blighted area" definition In the Act, and not as a separate precondition. Furthermore, age is not defined for blighted areas as it is for conservation areas.

**Abandonment** is listed as an additional factor to be considered for conservation' areas. Abandonment is not among the factors to be considered for blighted areas.

The thirteen remaining factors are common to both improved "blighted area" and "conservation area" definitions. These are:

- Dilapidation,
- Obsolescence,
- Deterioration,
- Illegal use of individual structures,
- Presence of structures below minimum code standards,
- Excessive vacancies,
- Overcrowding of structures and community facilities,
- Lack of ventilation, light, or sanitary facilities,
- Inadequate facilities,

Excessive land coverage,  
Deleterious land-use or layout,  
Depreciation of physical maintenance,  
Lack of community planning.

Thus the guidelines set forth below for these thirteen factors are the same for both conservation and blighted areas.

### **1) Age**

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the Impact of time, temperature and moisture. Additionally, older buildings tend not to be Ideally suited for modern-day uses meeting contemporary space and development standards.

Age as a prerequisite factor in determining an area's qualification as a "conservation area" Is clearly set forth In the Act--50 percent or more of the structures must have an age of 35 years or more. City records, including building department files, photographs, aerials, etc., may be used to document the presence of this factor. Architects or others familiar with building construction types and periods may also offer professional opinions of building age.

On the other hand, no criteria are set forth in the Act to define age for a "blighted area," although a lead might be taken from the "conservation area" definition that "50 percent or more of the structures in the area have an age of 35 years or more." In general, the Department of Revenue will apply this definition as reasonable criteria for blighted areas, as well. However, there may be some exceptions that might be considered. For example, many industrial and commercial structures may have been built in a period before the emergence of contemporary development standards that reflect changed technological or market conditions. Such buildings may be considered old because of their functional unsuitability today, whether or not they are 35 years of age or more. This may require professional or expert opinion from a redevelopment specialist, real estate advisor, or appraiser. Age, as a factor, may thus be considered in certain cases for periods less than 35 years, so long as a reasonable justification can be presented.

### **2) Dilapidation**

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements or the neglect of necessary repairs, suffering the building or improvement to fall into a state of decay. Dilapidation as a factor, then, should be based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. Reasonable and defensible criteria should be developed to be used in determining the comparative quality of all buildings and Improvements In the proposed project area, including specific showing of those found to be in an advance state of disrepair.

At a minimum, dilapidated buildings should be those with critical defects In primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components In such combination

and extent that (a) major repair is required or, (b) the defects are so serious and so extensive that the buildings must be removed. Documenting this factor will require a building condition analysis, discussed later in this manual.

### **3) Obsolescence**

An obsolete building or improvement is one that is no longer used. An obsolescent building or improvement is one that is becoming obsolete or going out of use – not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples that might be cited included:

#### **Functional Obsolescence**

Structures are typically built for specific uses or purposes and their design, location, height and Space arrangement are each Intended for a specific occupancy at a given time. Buildings are obsolescent when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

#### **Economic Obsolescence**

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value.

#### **Obsolete Platting**

Obsolete platting would include parcels of limited or narrow size and configuration or parcels of Irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Platting that created inadequate r.o.w. widths for streets, alleys and other public r.o.w.'s or which omitted easements for public utilities, should also be considered obsolete.

#### **Obsolete Site Improvements**

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

### **4) Deterioration**

Deterioration refers to physical deficiencies or disrepair in buildings or site Improvements requiring treatment or repair.

### **Deterioration of Buildings**

While deterioration may be evident in basically sound buildings, e.g., lack of painting, loose or missing materials, or holes and cracks over limited areas, such deterioration can be corrected through normal maintenance.

Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration that is not easily correctable in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

### **Deterioration of Surface Improvements**

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Field surveys should document and map the location, extent and distribution of deteriorating buildings and other site improvements such as fences, walls, signs, utility vaults, utility poles, dead or dying trees, bushes and other landscaping.

## **5) Presence of Structures Below Minimum Code Standards**

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

## **6) Illegal Use of Individual Structures**

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupation;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution sale and or consumption of
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state, or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage, or use of dangerous explosives and firearms.

## **7) Excessive Vacancies**

Establishing the presence of this factor require the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancies refer to the presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of such vacancies. It includes properties that evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

## **8) Lack of Ventilation, Light, or Sanitary Facilities**

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor should be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health of building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

## **9) Inadequate Utilities**

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service that may be shown to be inadequate.

Inadequate utilities would include those that are (a) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (b) deteriorated antiquated, obsolete, or in disrepair or (c) lacking.

## **10) Excessive Land Coverage**

### **11) Overcrowding of Structures and Community Facilities**

This factor may be documented by showing all Instances where building coverage is excessive. Zoning ordinances commonly contain standards for residential, commercial, and industrial, properties that relate floor area to lot area. In residential districts a lower ratio is usually required. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to

present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development.

### **12) Deleterious Land Use Layout**

Deleterious land uses include all instances of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

### **13) Depreciation of Physical Maintenance**

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the proposed redevelopment area. Evidence to show the presence of this factor may include, but is not limited to, the following:

- Buildings: unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; etc. This information may be collected as part of the building conditions surveys undertaken to document the existence of dilapidation and deterioration.
- Front yards, side yards, back yards and vacant parcels: accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, etc.
- Public or Private Utilities
- Streets, alleys and parking areas: potholes; broken-up or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, etc.

### **14) Lack of Community Planning**

This may be counted as a factor if the proposed redevelopment area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. This, of course, may be documented by establishing the date of adoption of the City's master plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels or inadequate size or shape to meet contemporary development standards.

### **15) Abandonment**

This factor only applies to "conservation area" designation. Abandonment usually refers to the relinquishing of all right, title, claim and possession with intention of not reclaiming the property or resuming its ownership, possession or enjoyment. However, in some cases, a determination of abandonment is appropriate if the occupant walks away without legally relinquishing title. For

example, a structure not occupied for over 12 months should probably be characterized as abandoned.

However, mere vacancy over an extended period of time may not necessarily constitute abandonment. Secondary source Information may be required to document the relinquishing of property and the intention not to return.

Evidence supporting abandonment may include:

- Unsuccessful attempts to locate owners of properties that give the appearance of abandonment (e.g., long-term vacancy, apparent neglect over a long period of time, “gutting” of buildings, etc.);
- Nonpayment of property taxes for extended periods of time, along with the observable evidence of long-term disuse and neglect.

### **Qualifying a Vacant Area As A Blighted Area**

Vacant land means any parcel or combination of parcels of real properties without industrial, commercial and residential buildings that have not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, unless such parcel is included in an Industrial Park Conservation Area or such parcel has (or parcels have) been subdivided. As indicated earlier there are seven classifications under which such a vacant area or a major vacant portion of an improved area may be found to be blighted.

The criteria for each are discussed below.

1. A vacant area may be found to be a blighted area based on a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all a part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. These are further discussed as follows:

- **Obsolete Platting of Vacant Land.** Obsolete platting of vacant land would include parcels of limited or narrow size and configuration or parcels of Irregular size or shape that would be difficult to develop on planned basis and in a manner compatible with contemporary standards and requirements.
- **Diversity of Ownership of Vacant Land.** Diversity of ownership of vacant land refers to a situation where different ownerships and interests in the land are sufficient in number to retard or impede the ability to assemble the land for development meeting contemporary development standards.
- **Tax and Special Assessment Delinquencies.** Evidence of nonpayment of real estate property taxes and/or special assessments for an unreasonable period of time must be shown to document the presence of this factor. This could also include evidence of forfeiture.
- **Flooding on all or Part of Such Vacant Land.** Evidence to support this finding may be derived from municipal engineering records, U.S. Army Corps of

Engineers or other federal or State agency documents, and other secondary source information that satisfactorily documents the condition of flooding.

Deterioration of Structures or Site Improvements in Neighboring Areas. If a vacant area is adjacent to an improved area that evidences deterioration of structures or site improvements within the guidelines otherwise set forth for deterioration of a "blighted area", this factor may be found to be present.

2. The area immediately prior to becoming vacant qualified as a blighted improved area. An area that has been previously designated as blighted under state or local urban renewal or redevelopment legislation or ordinances, and in which buildings and site improvements have been removed subsequent to such designation, may still be presumed to be blighted so long as its prior designation can be documented.
3. The area consists of an unused quarry or unused quarriers. For purposes of this classification, a quarry refers to an open excavation where the works are visible at the surface, or a place or pit where stone, slate, marble, etc. is dug out or separated from a mass of rock, or other similar open excavations.
4. The area consists of unused rail yards, rail tracks or railroad rights-of-way. This blight classification is self-evident. The presence of the rail usage must be shown.
5. The area prior to its designation is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area, which improvements have been in existence for at least 5 years. Evidence to support this finding may be derived from municipal engineering records, U.S. Army Corps of Engineers or other federal or State agency documents, and other secondary source information that satisfactorily documents the condition of flooding as described herein. The existence of the improvement (or improvements) for at least 5 years must be documented along with evidence that the improvements caused the flooding.
6. The area consists of an unused disposal site, containing earth, stone, building debris or similar materials, which were removed from construction, demolition, excavation or dredge sites. This blight classification is self-evident. The presence of the unused disposal site must be documented.
7. The area is not less than 50 nor more than 100 acres and 75 percent of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose. Specific evidence must be produced to document each of the requirements described in this classification.

"Provision (1) of the subsection (a)" refers to the factors listed in Vacant Land Classification 1, as described above. Therefore, in addition to the specific

requirements set forth in this paragraph, the presence of one of the four following factors must be indicated: obsolete platting; diversity of ownership; tax" and special assessment delinquency; and deterioration of structures or site improvements adjacent to such land.

### **Boundary Delineation**

The Act for the most part does not establish specific guidelines or principles for delineating the boundaries of tax increment financing redevelopment projects.

However, it is clear that sound and logical boundaries should be drawn consistent with the Act's public purposes of eliminating blighted areas and preventing blight from occurring. While the added emphasis of tax increment financing on economic revitalization, does not diminish the Act's public purposes nature, the Act's primary purposes should not be disregarded or set aside in planning for local economic revitalization.

This section outlines certain mandatory requirements along with some suggested guidelines for establishing or revising tax increment redevelopment project boundaries. These are:

### **Mandatory Requirements**

1. A redevelopment project area must be contiguous, contained within a single, perimeter boundary.
2. A redevelopment project area must not be less in the aggregate than 1-1/2 acres in size.
3. In a redevelopment project area, the minimum number of blighting factors must be present to warrant either a "blighted area. of conservation area designation. Additionally, these factors should each be present to a meaningful extent and should be reasonably distributed throughout the redevelopment project area.
4. A redevelopment project area must be delineated to ensure that no properties will be included in the area that do not substantially benefit from being included. Care should be exercised in determining whether parcels to be included do, in fact, meet the "substantial benefit" test.

Substantial benefit may be shown for the following classes or types of properties, if properly justified:

- a. Properties that are part of a site to be assembled for redevelopment consistent with the objectives of the redevelopment plan and the municipality's economic revitalization program. Boundaries should be delineated in a well-thought-out and planned manner to ensure that such redevelopment occurs: (a) on a coordinated rather than a piece-meal basis so that land-use, access, vehicular circulation, pedestrian way, parking, service and urban design systems functionally come together to meet contemporary development principles and standards,
- b. in a manner which will contribute to the elimination of blighting factors or prevent their occurrence, and (c) within a reasonable and defined time period so

that the area may contribute productively to the economic vitality of the community.

c. Properties not subject to acquisition or land assembly which are reasonably expected to be improved or rehabilitated with public assistance or privately as a result of the positive benefits generated through implementation of the redevelopment plan.

d. Properties not subject to acquisition or land assembly, but enjoying or benefiting from an enhanced and stabilized environment and improved image resulting from (a) new development in the area, (b) installation of public improvements and supporting facilities (including landscaping and amenity), (c) improved access and circulation systems, (d) new or improved parking systems, etc.

e. Vacant or underutilized properties whose developability is enhanced through the Implementation of the redevelopment plan.

### **Guidelines Beyond Mandatory Requirements**

1. Redevelopment project areas should be shaped to circumscribe blighted or conservation areas embracing the municipality's program of blight removal, blight prevention, and economic revitalization.

2. Major demarcation features are suggested for use as boundaries, such as streets, alleys, rivers, lake fronts, other waterways, rail lines, major land-use dividers, etc. Entire street or alley rights-of-way should be included within the project boundary, rather than using the center-line or interior right-of-way line.

3. Sound planning factors should also be considered in delineating projects, e.g., to include homogeneous or related functional land-use areas, areas necessary for access, circulation, or parking, etc., so long as the area as a whole otherwise qualifies as a "blighted" or "conservation" area.

**TABLE TWO  
DESCRIPTION OF PUBLIC IMPROVEMENTS**

1. LEWIS AND CLARK ENVIROTECH BUSINESS PARK	\$5,000,000
a. Streets & Related Improvements	
b. Water Line Network	
c. Sanitary Sewers	
d. Storm Drainage Improvements	
2. WOOD RIVER HEIGHTS ("LITTLE ITALY")	500,000
a. Streets & Related Improvements	
b. Water Lines	
c. Storm Drainage Improvements	
d. Property Acquisition	
3. WOOD RIVER AVENUE (VARIOUS SUBDIVISIONS)	700,000
a. Street & Related Improvements	
b. Water Line Replacement	
c. Property Acquisition	
4. OLD ST. LOUIS ROAD CORRIDOR	2,000,000
a. Storm Drainage Plan & Improvements	
b. Street & Related Improvements	
c. Pump Station Improvements	
d. Sanitary Sewers	
e. Property Acquisition	
5. PUBLIC SAFETY FACILITIES	1,000,000
6. PARK, RECREATION, ADMINISTRATIVE AND EDUCATIONAL FACILITIES	500,000
(Aquatic Center, Tennis Courts, Parking Lot Improvements, Lighting, Disabled Improvements, Building Improvements, Property Acquisition, etc.)	

7. SEWAGE TREATMENT PLANT UPGRADE (Extensive Rehabilitation for Regional Sewage Treatment Plant, Wood River Main Pump Station and Combined Sewer Overflow Facilities)	2,500,000
8. MISCELLANEOUS PUBLIC UTILITY INFRASTRUCTURE THROUGHOUT T.I.F. (Backup 16" Feeder Water Line, HPS, Water Valve Replacement, Upgrade Line Size & Provide Loop System, Street Signalization, Catch Basins Facilities, Easement & Property Acquisition, etc.)	800,000 Street Lighting to
	<b>TOTAL \$13,000,000</b>

**TABLE THREE  
PROJECT BUDGET**

<b>DESCRIPTION</b>	<b>ESTIMATED COSTS</b>
1. PUBLIC IMPROVEMENTS	\$13,000,000
2. ECONOMIC DEVELOPMENT	\$1,500,000
a. Land Acquisition	
b. Site Clearance & Preparation	
c. Environmental & Wetland Mitigation	
d. Business Incubator	
3. REHABILITATION REVOLVING LOAN FUND	\$1,000,000
a. Commercial	
b. Industrial	
4. INTEREST SUBSIDY	\$1,000,000
5. CAPITALIZED INTEREST COST	\$1,000,000
6. ADMINISTRATION	\$500,000
7. PROFESSIONAL SERVICES (Development & Implementation Planning, Legal, Engineering, Architectural, Real Estate, etc.)	\$500,000
8. CONTINGENCY (5%)	\$900,000
	<b>TOTAL \$19,400,000</b>



