ORDINANCE NUMBER 5906

AN ORDINANCE APPROVING THE RIVERFRONT AREA TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT

WHEREAS, the City of Alton, Illinois, desires to implement tax increment financing pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 11-74.4 *et seq*, as amended, hereinafter referred to as the "Act" for the proposed Riverfront Tax Increment Redevelopment Plan and Riverfront Tax Increment Redevelopment Project within the municipal boundaries of the City of Alton, Illinois, and within the Riverfront Tax Increment Redevelopment Project Area as described in Section l(a) of this ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on August 10, 1994, in the Council Chambers, City of Alton; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on June 20, 1994, by publication on July 17 and July 21, 1994, and by certified mail to taxpayers on July 22, 1994 through July 29. 1994; and

WHEREAS, the Riverfront Tax Increment Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed other studies and is generally informed of the conditions in the proposed Riverfront Tax Increment Redevelopment Protect Area as said term "conservation" is used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Riverfront Tax Increment Redevelopment Protect Area to determine whether private development would take place in the proposed Riverfront Area as a whole without the adoption of the proposed Riverfront Tax Increment Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Riverfront Tax Increment Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Riverfront Tax Increment

Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed its proposed Riverfront Tax Increment Redevelopment Plan and Project and Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed Riverfront Tax Increment Redevelopment Plan and Project conform to the Comprehensive Plan of the City:

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ALTON, ILLINOIS, that:

SECTION 1

The City Council of Alton, Illinois, hereby makes the following findings:

a. The area constituting the proposed Riverfront Tax Increment Redevelopment Project Area in the City of Alton, Illinois, is described on as follows:

A tract of land located in Sections 10,11,13, and 14 in Township 5 North, Range 10 West and in Sections 17, 18, 19, and 20 in Township 5 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, more fully described as follows:

Beginning at the intersection of the east line of Market Street with the north line of Third Street in Section 14, Township 5 North, Range 10 West; thence easterly along the north line of Third Street to the west line of Henry Street; thence northerly along the west line of Henry Street to the north line of Fourth Street; thence easterly along the north line of Fourth Street to the east line of Ridge Street; thence southerly along the east line of Ridge Street to the north line of the alley running in an east-west direction between Fourth Street and Broadway; thence easterly along said north line of alley to the west line of Plum Street; thence northerly along the west line of Plum Street to the north line of Fourth Street; thence easterly along the north line of Fourth Street to the west line of Bozza Street; thence northerly and easterly along said line of Bozza Street and the easterly extension thereof to the east line of Washington Avenue; thence southerly along said east line to the north line of Bozza Street; thence easterly along said north line 470 feet, more or less, to the east line of a 20 foot wide alley; thence northerly along said east line and the northerly extension of said east line a distance of 729.91 feet to the most northerly corner of the Alton Plaza Shopping Center tract; thence southeasterly deflecting to the right with an angle of 105 degrees 56 minutes a distance of 649.21 feet to the east line of Section 13; thence south along said section line to an intersection with the westerly extension of a line 66 feet north of the centerline of Yager Street; thence easterly along said line to the west line of McClure Place Subdivision (Plat book 7, page 53); thence south along said west line to the north line of Sarah Street; thence easterly along the north line of Sarah

Street to the west line of Lot 1, Block 2 in Yager Park Subdivision (Plat book 5, page 46); thence south along said line to the south line of said Lot 1; thence east along the south line of Lot 1 and the south line of Lot 8, Block 13 in said subdivision to the southeast corner of said Lot 8; thence north along the east line of said Block 13 to an intersection with the westerly extension of the south line of an alley in Block 15 of said subdivision; thence easterly along said extension and the south line of said alley and the easterly extension of said line to the east line of Main Street; thence south along the east line of Main Street to the centerline of a vacated alley lying between the south line of Lot 126 and the north line of Lots 127, 128, and 129, Block 6 of Plainview Subdivision (Plat book 9, page 70); thence east along said centerline of said vacated alley to the west line of Lot 15 in the Resubdivision of Part of Block 6 of Plainview Subdivision (Plat book 15 page 13); thence south along said west line of Lot 15 to the northwest corner of Lot 26; thence easterly along the north line of Lots 26 through Lot 39 and the easterly extension thereof to the east line of Siring Avenue; thence north along the east line of Siring Avenue to the north line of an alley running east and west through Block 1 of Siring Place Subdivision (Plat book 11, page 5); thence easterly along the north line of said alley and the north line of an alley in Block 2 and the easterly extension thereof to the east line of Brookside Avenue; thence south along the east line of Brookside Avenue to the south line of Lot 49, Block 7; thence east along the south line of said Lot 49 and the easterly extension thereof to the east line of Miami Avenue; thence south along said east line of Miami Avenue to the southwest corner of Lot 18 in Maple Terrace Subdivision (Plat book 15, page 50); thence easterly along the south line of Lots 18 through 33 and the easterly extension thereof to the east line of Hollywood Avenue; thence north along said east line to the northwest comer of Lot 1 in Schuelers Resubdivision (Plat Book 29, page 71); thence east along the north line of said Lot 1 to the northeast corner thereof; thence south along the west line of Lot 74 in First Addition to Maple Terrace Subdivision (Plat book 18, page 46) to the southwest comer thereof; thence easterly along the north line of Lots 68 through 62 and the easterly extension thereof to the east line of Herbert Street; thence north along the east line of Herbert Street to the northwest corner of Lot 3 in First Addition to Maple Terrace Subdivision; thence easterly along the north line of Lot 3 to the northeast corner thereof; thence north along the east line of Lot 4 to the southwest corner of Lot 6 in Turner Acres Subdivision (Plat book 23, page 91); thence easterly along the south line of Lot 6 through Lot 1 in said Turner Acres Subdivision and the south line of Lots 83 through 87 in Turner Acres Annex (Plat book 24, page 55) to the southeast comer of Lot 87; thence northerly along the east line of Lot 87 to the southwest corner of Lot 1 in Curdie Heights Subdivision (Plat book 11, page 56); thence easterly along the south line of Lot 1 through Lot 17 and the easterly extension thereof to the east line of Comein Place; thence south along the east line of Comein Place to the north line of Old East Broadway; thence easterly along the north line of Old East Broadway and the easterly extension thereof to the east line of Milton Road; thence southeasterly along said easterly line of Milton Road to an intersection with the northerly extension of the west line of Block 8 in Maryland Park (Plat book 10, page 49); thence southerly along said west line to the north right-of-way line of the G. M. & O. Railroad: thence westerly along said right-of-way line to the centerline of Wood River; thence southerly along the centerline of Wood River to the north right-of-way line of Illinois Terminal Railroad; thence northwesterly along said right-of-way

to the centerline of the Old Channel of Wood River; thence northeasterly along said centerline of the old channel to the north line of Section 20, Township 5 North, Range 9 West; thence west along said north line to the northeast corner of Section 19; thence south along said east line a distance of 75 feet to the north line of a tract of land conveyed to Union Electric Co. (Deed book 2181, page 289); thence west along the north line of said tract a distance of 538.1 feet; thence south a distance of 271 feet to the north right-of-way line of the Illinois Terminal Railroad right-of-way; thence northwesterly along said right-of-way line to an intersection with the south line of a tract of land conveyed to Alton Vinegar Company (Deed book 577, page 73); thence along the south line of said tract to the east line of said tract; thence north along the east line to the northeast corner of said tract; thence west along the north line of said Vinegar tract and the westerly extension thereof to the north right-of-way line of the Illinois Terminal Railroad right-of-way; thence northwesterly along said right-of-way line to the east line of Cut Street; thence north along the east line of Cut Street to the most southerly corner of a tract of land annexed to the City of Alton by Ordinance No. 3456; thence northwesterly deflecting to the left with an angle of 68 degrees 00 minutes a distance of 850 feet; thence northeast deflecting to the right with an angle of 90 degrees a distance of 90 feet; thence southeast deflecting to the right with an angle of 90 degrees a distance of 360 feet; thence northeast deflecting to the left with an angle of 90 degrees a distance of 150 feet; thence southeast deflecting to the right with an angle of 90 degrees a distance of 400 feet, more or less, to the east line of Cut Street; thence north along the east line of Cut Street 550 feet; thence west at right angles a distance of 40 feet to the west line of Cut Street; thence westerly along a line 25 feet north of the centerline of the Illinois Terminal Railroad Switch Track for a distance of 895 feet, more or less, to the south line of a tract of land annexed to the City of Alton by Ordinance 3127; thence west along the south line of said tract a distance of 1086.37 feet to the Township Line; thence south along the line between Township 5 North and Range 9 and 10 West to the center thread of the Mississippi River; thence northwesterly along the State line between Missouri and Illinois to an intersection with the southwesterly extension of the line between tracts 3 and 4 of Gambrills Subdivision (Plat book 6, page 3); thence northeasterly along said line to the northeast right-of-way line of the River Road (F.A.R. 155); thence southeast, northeast and northwest around Fairmount Addition No. 2 (Plat book 43, page 1); thence northeasterly along said line between tracts 3 and 4 of Gambrills Subdivision to an intersection with a line 60 feet west of the east line of the west half of the Northeast quarter of Section 10; thence southerly along said line parallel with the east part of said west half to the westerly line of Grand Avenue; thence southerly along the westerly line of Grand Avenue to the north right-of-way line of the River Road (F.A.R. 155); thence southeasterly along the northerly right-of-way line of the River Road to an intersection with the southwesterly extension of the southerly line of Division Street; thence South 46 degrees 20 minutes 43 seconds East along said right-of-way line a distance of 42.35 feet; thence South 51 degrees 04 minutes 50 seconds East along said right-of-way line a distance of 48.79 feet; thence South 60 degrees 10 minutes 15 seconds East along said right-of-way line a distance of 48.64 feet; thence South 73 degrees 54 minutes 21 seconds East along said right-of-way a distance of 129.73 feet; thence North 72 degrees 14 minutes 45 seconds East a distance of 19.28 feet; thence South 74 degrees 45 minutes 44 seconds East a distance of 184.77 feet;

thence North 22 degrees 02 minutes West a distance of 182.74 feet; thence North 68 degrees 00 minutes East a distance of 275 feet; thence North 22 degrees 02 minutes West a distance of 130 feet; thence North 68 degrees 00 minutes East along the southerly line of Division Street a distance of 15.09 feet; thence North 67 degrees 53 minutes East along the southerly line of Division Street a distance of 559.38 feet to the west line of Godfrey Street; thence South 3 degrees 01 minutes East along said west line a distance of 159.29 feet; thence South 21 degrees 57 minutes East along said line a distance of 186.44 feet to the south line of Cliff Street; thence North 76 degrees 03 minutes 30 seconds East along said south line a distance of 50.49 feet; thence South 22 degrees 09 minutes 04 seconds East a distance of 515.67 feet; thence South 67 degrees 50 minutes 25 seconds West a distance of 503.70 feet; thence South 22 degrees 09 minutes 35 seconds East a distance of 200 feet to the north line of Bluff Street; thence South 67 degrees 50 minutes 25 seconds West along said line a distance of 302.26 feet; thence North 32 degrees 08 minutes 50 seconds West a distance of 15.99 feet; thence South 57 degrees 51 minutes 10 seconds West a distance of 28 feet to the northeasterly line of the River Road (F.A.R. 155); thence southeasterly along said right-of-way line to the southerly line of Bluff Street; thence North 68 degrees 00 minutes East along said southerly line a distance of 119.24 feet; thence South 22 degrees 00 minutes East a distance of 150 feet; thence North 68 degrees 00 minutes East a distance of 130 feet; thence North 22 degrees 00 minutes West a distance of 60 feet; thence North 68 degrees 00 minutes East a distance of 50 feet; thence South 22 degrees 00 minutes East a distance of 10 feet; thence North 68 degrees 00 minutes East a distance of 149 feet; thence South 22 degrees 00 minutes East a distance of 376 feet; thence South 7 degrees 42 minutes 52 seconds East along the southwesterly line of Riverview Park a distance of 266 feet; thence South 3 degrees 42 minutes 59 seconds East a distance of 84 feet; thence South 49 degrees 56 minutes 59 seconds West a distance of 11.6 feet; thence southeasterly along a line parallel with Summit Street a distance of 112 feet; thence northeasterly along a line parallel with the southeasterly line of Belleview Avenue a distance of 170 feet to the southwest line of Summit Street; thence southeasterly along said southwest line to the most northerly corner of Lot 46 in Alton Mfg. Company's Addition (Plat book J, page 198); thence southwesterly along the northwesterly line of said Lot 46 to the most westerly corner thereof; thence southeasterly along the southwesterly line of Lots 46, 45, and 44 to the most southerly corner of Lot 44; thence southwesterly along the southwesterly extension of the line between Lots 43 and 44 a distance of 60 feet; thence southeasterly along a line parallel with the southwesterly line of Lots 43, 42, 41, and 40 and the southeasterly extension of said line to the easterly line of Prospect Street; thence northeasterly along said line to the most westerly corner of Lot 39; thence southeasterly along the southerly line of Lots 39 through 32 to the west line of vacated Mill Street; thence northerly along said west line to an intersection with the westerly extension of the north line of Fourth Street; thence easterly along said north line of Fourth Street to the southeast comer of the library property between State and Belle Streets; thence northerly along the rear line of lots fronting on Belle Street to a point on the south line of Seventh Street said point being 100 feet west of Belle Street; thence continuing north along a line 100 feet west of and parallel with the west line of Belle Street to the north line of Eighth Street; thence west along said north line to a point 214 feet west of the west line of Belle Street; thence northerly along a line parallel with the west line

of Belle Street to an intersection with the southwesterly extension of the southeast line of Lot 12 in Godfrey and Gilman's Addition (Plat book 19, page 62); thence northeasterly along said extension and said line of Lot 12 to an intersection with the west line of the vacated alley in Block 69 in Godfrey and Gilman's Subdivision; thence north along said west line of said vacated alley to the south line of West 10th Street; thence easterly along said south line to the west line of Belle Street; thence northerly along the west line of Belle Street to the north line of Tenth Street; thence east along the north line of Tenth Street to the southwest corner of Lot 20, Block 57 in Godfrey and Gilman's Addition; thence south along the east line of an alley in Block 56 to the north line of Ninth Street; thence east along the north line of Ninth Street to the east line of Market Street; thence south along the east line of Market Street to the Point of Beginning.

b. There exist conditions which cause the area to be designated as a Redevelopment Project Area to be classified as a "Conservation Area" as defined in Section 11-74.4-3 (b) of the Act.

c. The proposed Riverfront Tax Increment Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Central Area Redevelopment Plan.

d. The Riverfront Tax Increment Redevelopment Plan and Riverfront Tax Increment Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.

e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the proposed Riverfront Tax Increment Redevelopment Project Area.

f. The estimated date for final completion of the Riverfront Tax Increment Redevelopment Project is twenty-three (23) years from the effective date of this Ordinance.

g. The estimated date for retirement of obligations incurred to finance the Riverfront Tax Increment Redevelopment Project costs shall be not later than twenty-three (23) years from the effective date of this Ordinance.

SECTION 2

The Riverfront Tax Increment Redevelopment Plan and Redevelopment Project which was the subject matter of the hearing held August 10, 1994, is hereby adopted and approved. A copy of the Riverfront Tax Increment Redevelopment Plan and the Riverfront Tax Increment Redevelopment Project marked Exhibit A is attached to and made a part of this ordinance.

SECTION 3

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4

This ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

Passed this September 14, 1994

Approved by the Mayor this September 15, 1994.

Mayor of the City of Alton, Illinois

ATTEST: Mary T. Gibson
City Clerk, City of Alton, Illinois

UNDERTONE

TAX INCREMENT REDEVELOPMENT PLAN

for the

The City of Alton, Illinois

PGAV

ACKNOWLEDGEMENTS

We appreciate the opportunity of working for the City of Alton and wish to extend our indebtedness to the many individuals that gave assistance to us in this work. While every individual cannot be mentioned by name, we would like to give special recognition to the following:

Robert W. Towse
MAYOR

Frank J. Bennett
James Dodd
Phil Hanrahan
Joe Maher, Jr.
R. William Schrimpf
Keith A. Stampley, Sr.
John (Jack) Vollmer
Council Members

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Associate Director (BHZ)

Mark Bennett
Comptroller

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PREFACE

The City of Alton proposes to establish a Tax Increment Financing Redevelopment Project Area that will be in conformance with its overall economic development and revitalization strategies. The boundaries of the Project Area were generally established by March 1, 1994 by the City.

Documented herein are the findings that the area qualifies as a "Conservation Area". Thus, a program of public and private actions is proposed to correct the area's problems and facilitate private investment. The City of Alton has therefore initiated this comprehensive and carefully coordinated Redevelopment Plan in an attempt to address these problems.

The Redevelopment Plan is not a proposal to substitute public investment for private investment. Rather, public investment incentives will be used to transform the Redevelopment Project Area into a stable environment that will attract private investment. Through public installation of infrastructure improvements and economic incentives, the stage is set for the growth and development of the Redevelopment Project Area with private capital.

To assure that the required public support is forthcoming, the City of Alton proposes, pursuant to the Illinois Tax Increment Allocation Redevelopment Act to adopt a Tax Increment Redevelopment Plan to assist in financing the public costs of redevelopment. Tax increment financing must assume the lead role as the catalyst for private redevelopment by providing the necessary infrastructure and incentives. Through the Redevelopment Plan, the City can serve as the central force for marshalling the assets and energies of the private sector for the unified private-public redevelopment effort.

Because of the magnitude of the public investment required, the City cannot implement the Redevelopment Plan without the use of tax increment financing. Further, the ultimate benefits of the Redevelopment Plan will accrue to all taxing bodies in the form of a significantly expanded tax base, improved public infrastructure, as well as new and expanded business, and employment opportunities.

I. INTRODUCTION

A significant portion of the proposed Alton Riverfront Tax Increment Financing Redevelopment Project Area has for a number of years registered very 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 industry, commercial business and city population. This decline has led to a reduction in employment opportunities and diminishing physical facilities both from the private and public (infrastructure and recreation) sectors.

The City of Alton proposes to use the economic implementation vehicle of tax increment financing, as well as other economic development resources to arrest the decline in the Alton 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. The boundaries of the TIF Project Area were established by March 1, 1994, as a result of a City Resolution, newspaper publication and planning studies.

The proposed Tax Increment Plan does not make an assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district by the Plan because the City had begun the tax increment financing planning process by substantially completing planning studies generally determining the project boundaries of the Project Area prior to March 14, 1994.

It is proposed by the City of Alton 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 industrial, commercial and business park purposes, specifically the former 180 acre Owens-Illinois property and other undeveloped parcels in the Project Area. This type of activity will require the close cooperation between the City of Alton 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, recreation facilities, public buildings, demolition and site clearance, land acquisition, as well as landscaping and visual improvements.

The City of Alton 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 the 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 and generate economic development 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 Alton Riverfront Redevelopment Project Area, 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 Alton'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 the Redevelopment Plan, the City of Alton 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 which allows a municipality to institute a redevelopment program which will capture redevelopment costs, those real property taxes derived from the redeveloped property which 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 carry-out redevelopment activities on a local basis. Redevelopment which 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, interest subsidy 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 which 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 which 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.

The boundaries of the Tax Increment Financing Redevelopment Project Area were generally established by the City of Alton by City publications in the Alton Telegraph Newspaper on January 2nd and January 9, 1994. The publications gave a general geographical description of the Project Area. At the end of February 1994, an additional small area of Downtown Alton was added to the Project Area. The boundaries of the Area were established by March 1, 1994, as a result of newspaper publication, a City Council Resolution (October 15, 1994) and planning studies.

There was conducted by PGAV-Urban Consulting extensive field investigations in January, February and early March (1994), and discussions and interviews with City officials, staff, and private developers. 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 Alton Riverfront Tax Increment Financing Redevelopment Project Area 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 Alton Riverfront Redevelopment Project Area.

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 and represents the 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. The Redevelopment Project Area and Plan do not anticipate the creation or demand for additional services and any financial impact from the various taxing districts. The Plan proposes no increase in residential development and population density to generate any increase in school enrollment and educational services. The public land use included in the Plan reflects the 1991 Riverfront/Marina Plan of Alton. Any increase in public development and services for park use is projected to be generated by various resources (e.g. user fees, rentals, sales tax, gaming income, State and Federal programs, donations and other similar sources).

   The proposed Tax Increment Plan does not make an indepth assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district by the Plan because the City had begun tax increment financing planning process by completing planning studies generally determining the project boundaries of the Project Area prior to March 14, 1994.

8. 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 One, Blighting Factors Summary and Blighting Factors Map on the following pages.

1. Analysis Of An Improved Area

The Riverfront Redevelopment Project Area consists of a total of 702 properties (parcels) which contain a total of 648 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 February and March 1994 by PGAV, Inc., as they relate to each blighting factor, is summarized in the following analysis.

* **AGE OF STRUCTURES**

Summary of Finding

The Redevelopment Project Area contains a total of 648 structures of which 79 percent or 514 structures are thirty-five years of age or older as determined by field surveys made by PGAV-Urban Consulting in February and March 1994. Also, three main industries indicated to PGAV, Inc. that 137 of their 163 buildings were thirty-five years of age or older.

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 very widespread throughout all Sections (A, B, C and D) the Redevelopment Project Area.

TABLE ONE

SUMMARY

	BLIGHTING FACTORS													
Section	1 Bldgs. 35 Years of Age or Older	2 Depreciation of Physical Maintenance	3 Deterioration	4 Dilapidation	5 Obsolescence	6 Excessive Vacancy	7 Abandonment	8 Excessive Land Coverage	9 Inadequate Utilities	10 Deleterious Land Use or Layout	11 Lack of Community Planning	Total Number of Blighting Factors Present	50% or More of Development Has 3 or More Factors	Number of Buildings
A	27	X	X		X			X			X	5	X	28
B	182	X	X	X	X	X	X	X		X	X	9	X	218
C	149	X	X	X	X	X	X		X	X	X	9	X	178
D	156	X	X	X	X	X	X	X		X	X	9	X	224
TOTALS	514 79%	X	X	X	X	X	X	X	X	X	X	AVG. 8	X	648

BLIGHTING FACTORS MAP

ALTON
RIVERFRONT
T.I.F.

NORTH

City of Alton, Illinois

PGAV Urban Consulting

EXHIBIT III

* 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, particularly predominant is Sections B, C and D. These are combined characteristics in building and site deterioration and obsolescence, as well as the need for streets, alleys, sidewalks, curbs and storm drainage improvements, and sanitary facilities that need replacement, new construction and major renovation. Nearly all the properties are impacted to some degree by a decline in physical maintenance based on field observations by PGAV in February and March of 1994 and through public utility information provided by the City.

* 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 648 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, doors, foundations, gutters, downspouts, porches, chimneys, fascia materials, masonry, etc. Deterioration is predominant throughout all Sections of the Redevelopment Area. PGAV, Inc. determined the extent of deterioration from field surveys in February and March of 1994.

* 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 648 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 normally 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 February and March 1994 by PGAV, Inc.

* OBSOLESCENCE

An obsolete building or improvement is one which 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, B, 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. Several private driveways and off-street parking and service areas lack paved surfaces, as well as numerous alleys in the Area. On some residential and commercial lots there are no paved sidewalks to the streets. Most all of the paved surfaces lacked storm water detention facilities. The building and obsolete site improvements are based on field inspections in February and March 1994 by PGAV, Inc.

* EXCESSIVE VACANCIES

Excessive vacancies refer to the presence of structures which are unoccupied or underutilized in a high percentage (50 or more) 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 exists structures that have excessive vacancy of floor space. Section A did not have any excessive vacancies while the remaining Sections had several vacancies, including Section B in Downtown Alton. The Owens-Illinois plant is a major vacant complex of

28 buildings in Section C. Also, vacancies resulted in the second floor of many buildings.

* **ABANDONMENT**

Summary of Findings

Abandonment includes buildings that have been abandoned from the original designed use or they have been or will be vacant for a period of 12 months or more. Several industrial and commercial buildings in Sections B and C are considered abandoned, including the Owens-Illinois plant.

* **EXCESSIVE LAND COVERAGE**

Summary of Findings

Although excessive land coverage exists throughout the Area, it was not a predominant factor except in Sections B and D, the Downtown and East Broadway areas of Alton. 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 and sanitary sewers which 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 basically served by a system of combined sanitary and storm sewers. In Section C, the industrial area south of the Gulf, Mobile and Ohio Railroad (G.M.&O.), there is a need to eventually separate the combined sewers. This is a particular deficiency for new development and various commercial and industrial uses in the former Owens-Illinois (OI) plant site. A network of sanitary sewers is needed for entry into the sanitary system at the City's treatment plant.

Also, the land area on the east side of Chessen Lane near the G.M.&O. is without any sanitary or storm sewer facilities for new development.

The open storm drainage channel, on the west and east sides of Chessen Lane, is in a silted condition. This facility needs to be corrected with an improvement of dredging and embankments to provide adequate storm drainage into Wood River.

The entire Section C area needs an evaluation and analyses of storm and sanitary sewer requirements and needs in order to identify more specific improvements.

The City does not provide the water network for the TIF Area. However, in order to develop the OI and other land areas without service, a loop water system will probably be necessary for various water users.

The determination of inadequate sewer facilities resulted from consultation with the City's Public Works Department and PGAV, Inc. in February 1994.

* 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. In some instances, the commercial and industrial uses create vehicular and pedestrian traffic which are incompatible with each other. Spot residential buildings in a predominantly commercial or industrial 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 Sections B, C and D in the Area. PGAV, Inc. determined the extent of deleterious land uses via field surveys in February and March of 1994.

* LACK OF COMMUNITY PLANNING

Summary of Findings

There was found to exist throughout the Redevelopment Project Area the lack of or inadequate community planning. 1960 Comprehensive Development Plan is vastly out-of-date and in need of complete review/revision, except for the Marina/Riverfront District. The old 1960 plans were prepared after the development of a majority of the Area and they were not consistent with most of the development in recent years. 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 sanitary sewers and storm water drainage in certain areas. The changes in land use patterns and development needs over the years has resulted in inadequate land space for economic development, the encroachment of residential uses into prior nonresidential areas, deleterious land use, excessive land coverage, a juxtaposition of incompatible land uses, storm drainage problems, and building deterioration. There is evidence of a lack of community planning

throughout the entire Redevelopment Project Area except for the land included in the Marina/Riverfront Plan of 1991. 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 in many parts of the Area. Generally, the entire Area was determined to exhibit a lack of community planning.

A lack of community planning predominantly exists throughout all Sections on the Area, particularly Sections B, C and D.

C. ANALYSIS AND CONCLUSION OF INVESTIGATION OF BLIGHT

The Alton Redevelopment Project Area 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 Alton Redevelopment Project Area 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.

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 primarily characterized by the lack of incentives to generate growth. This deficiency has impeded growth within the area and redevelopment by private enterprise. Although the tax base has exhibited some limited growth in the area, the general area exhibits the under utilization of the land and the lack of public infrastructure for future industrial development. The Alton TIF Area has over a number of years exhibited a lack of major industrial growth and development by private enterprise.

The City issued 47 building permits in the TIF Area from 1989 through 1993 for a total estimated construction value of approximately $3.9 million. However, most of the permits were for remodeling work with an average of about $45,000 each. Several of the permits were for remodeling due to the 1993 Mississippi River Flood. The major new six developments in the TIF Area totaled about $2 million. Two of the six developments were public facilities (library and City marina building) with a value of about $1.1 million. These two facilities did not increase the real estate assessment of the TIF Area. The remaining four developments total about $.9 million and include an industrial building, two parking decks and a riverfront boat facility. These 4 development permits represent only 8.5% of the total permits. In effect, the $.9 million is a very limited amount of new development over a five year period for a very large geographical commercial and industrial area. The early 1994 permits do not include any major development with only an average value of about $30,000. Building permits from 1989 to date reflect a lack of growth and development throughout the TIF Area.

The lack of major growth and development in the TIF Area is reflected by the economic indicator of population (U.S. Census). From 1960 to 1990, the Alton population has decreased 24.2% or 10,422 people. The present estimated Alton population of 32,952 is nearly the lowest in 30 years. The Madison County population (includes Alton) from 1960 to 1990 has increased almost 25,000 people or nearly 11%. However, this growth has not occurred in the Alton or Wood River Areas.

The following is a list of Alton's population (U.S. Census) for the past 30 years.

Year	Alton
1960	43,047
1970	39,700
1980	34,171
1990	32,635
1992 Estimate	32,952

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 generated by the City. 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 Alton 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 Alton was prepared and adopted in 1960. The 1960 Plan is considered obsolete, particularly for the geographical Project Area of the TIF. Thus, the proposed General Land Use Plan of the Redevelopment Plan represents the City's proposal for the Land Use and Circulation elements of the Comprehensive Plan for the particular geographical area. The General Land Use Plan has been viewed by the City's Planning Department and Planning Commission in this context. The Redevelopment Project Area is planned for mainly commercial, industrial, mixed use and public land uses that conform to the future Land Use Plan for the City.

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 and through discussions with private developers 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 Alton, the development of the Redevelopment Project Area is not practical and economically feasible.

E. FINDINGS AND CONCLUSION

The Redevelopment Project Area does not create an additional demand for services from the taxing districts as outlined in Section III., B.7, above. Also, the Project Area meets the criteria for "Findings of Need" as described in Section D.

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 Alton Riverfront TIF Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either 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 Alton Riverfront TIF Redevelopment Project Area is presented on the following page. The proposed development and land use categories are designated thereon.

The General Land Use Plan is and does conforms to the proposed 1994 Land Use Element of the Comprehensive Plan of the City of Alton for the geographical area covered by the proposed 1994 Plan. Since the 1960 Land Use Plan and Circulation Plan elements of the Comprehensive Plan of Alton are vastly out-of-date, except for the Marina/Riverfront Plan (State Street to Clark Bridge and Broadway to the Mississippi River), the General Land Use Plan of the TIF was formulated and designed by the City as a part of the proposed City Comprehensive Plan for the geographical TIF Area of the City of Alton. Furthermore, the General Land Use Plan has been viewed by the City's Planning Department and Planning Commission in this context. All redevelopment projects shall be subject to the provisions of the City of Alton'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 Alton 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, and public facilities through the utilization of tax increment financing.

The City of Alton 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:

GENERAL LAND USE PLAN

ALTON RIVERFRONT T.I.F.

City of Alton, Illinois

PGAV Urban Consulting

EXHIBIT IV

C. POLICIES

1. The City of Alton 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 and the federal government 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 Alton a new Redevelopment Project Area or tax increment district as a mechanism through which private redevelopment and rehabilitation can be realized.

6. 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 Alton and all other taxing districts which extend into the Alton TIF Redevelopment Project Area 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, and other nonresidential uses to serve the general citizenry of the City of Alton.

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 future real estate taxes to be distributed to local taxing bodies.

The City of Alton has considered alternative means of financing the necessary public infrastructure projects and financial incentives within the Redevelopment Project Area. It was determined that tax increment financing constitutes one of 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 aforenoted 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 350 acres or more of land may be available for commercial and industrial development, pending vehicular 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.

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 Alton 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.

g. Landscaping of streets, entry and traffic islands, including signs on public right-of-way and not private property.

h. Demolition and site clearance.

i. Site grading for land development capabilities and storm water drainage.

j. Land acquisition, demolition and disposition, as necessary.

k. Public parks, open space and related facilities, including along the riverfront.

VI. IMPLEMENTATION STRATEGY

The development of and the carrying out of a well-devised implementation strategy is a key element in the success of the Alton TIF Redevelopment Project Area. 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 Alton anticipates undertaking the following activities.

1. Adoption of Redevelopment Plan.

2. Construction of streets and public utilities (e.g. sanitary and storm drainage) for new economic development, including any environmental mitigation plans and storm sewer analyses that are necessary.

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, public parks and open space, 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 which are incidental to the Redevelopment Project and Redevelopment Plan.

Such costs include, without limitation to, the following:

1. Costs 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 and fixtures.

4. Cost of construction of public works or improvements.

5. Cost of job training and retraining.

6. Financing 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 redeveloper 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 1994 assessed valuation for the Alton TIF Tax Increment Redevelopment Project Area has been estimated at approximately $21,262,800. 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 $21,262,800 to about $66 million 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 (EAV) 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 Alton 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.

If available, revenues from other economic development funding sources may include State and Federal Programs, the local sales tax, 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 Alton 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. REVIEWING AND AMENDING THE TIF PLAN

A. AMENDING REDEVELOPMENT PLAN

The Alton Riverfront TIF 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.

APPENDIX

SMS ENGINEERS Sheppard, Morgan & Schwaab, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS

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March 21, 1994
Job No. 109407

EXHIBIT I

Legal Description - Alton, Illinois TIF District

A tract of land located in Sections 10, 11, 13, and 14 in Township 5 North, Range 10 West and in Sections 17, 18, 19, and 20 in Township 5 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, more fully described as follows:

Beginning at the intersection of the east line of Market Street with the north line of Third Street in Section 14, Township 5 North, Range 10 West; thence easterly along the north line of Third Street to the west line of Henry Street; thence northerly along the west line of Henry Street to the north line of Fourth Street; thence easterly along the north line of Fourth Street to the east line of Ridge Street; thence southerly along the east line of Ridge Street to the north line of the alley running in an east-west direction between Fourth Street and Broadway; thence easterly along said north line of alley to the west line of Plum Street; thence northerly along the west line of Plum Street to the north line of Fourth Street; thence easterly along the north line of Fourth Street to the west line of Bozza Street; thence northerly and easterly along said line of Bozza Street and the easterly extension thereof to the east line of Washington Avenue; thence southerly along said east line to the north line of Bozza Street; thence easterly along said north line 470 feet, more or less, to the east line of a 20 foot wide alley; thence northerly along said east line and the northerly extension of said east line a distance of 729.91 feet to the most northerly corner of the Alton Plaza Shopping Center tract; thence southeasterly deflecting to the right with an angle of 105 degrees 56 minutes a distance of 649.21 feet to the east line of Section 13; thence south along said section line to an intersection with the westerly extension of a line 66 feet north of the centerline of Yager Street; thence easterly along said line to the west line of McClure Place Subdivision (Plat book 7, page 53); thence south along said west line to the north line of Sarah Street; thence easterly along the north line of Sarah Street to the west line of Lot 1, Block 2 in Yager Park Subdivision (Plat book 5, page 46); thence south along said line to the south line of said Lot 1; thence east along the south line of Lot 1 and the south line of Lot 8, Block 13 in said subdivision to the southeast corner of said Lot 8; thence north along the east line of said Block 13 to an intersection with the westerly extension of the south line of an alley in Block 15 of said subdivision; thence easterly along said extension and the south line of said alley and the easterly extension of said line to the east line of Main Street; thence south along the east line of Main Street to the centerline of a vacated alley lying between the south line of Lot 126 and the north line of Lots 127, 128, and 129, Block 6 of Plainview Subdivision (Plat book 9, page 70); thence east along said centerline of said vacated alley to the west line of Lot 15 in the Resubdivision of Part of Block 6 of Plainview Subdivision (Plat book 15 page 13); thence south along said west line of Lot 15 to the northwest corner of Lot 26; thence easterly along the north line of Lots 26 through Lot 39 and the easterly extension

thereof to the east line of Siring Avenue; thence north along the east line of Siring Avenue to the north line of an alley running east and west through Block 1 of Siring Place Subdivision (Plat book 11, page 5); thence easterly along the north line of said alley and the north line of an alley in Block 2 and the easterly extension thereof to the east line of Brookside Avenue; thence south along the east line of Brookside Avenue to the south line of Lot 49, Block 7; thence east along the south line of said Lot 49 and the easterly extension thereof to the east line of Miami Avenue; thence south along said east line of Miami Avenue to the southwest corner of Lot 18 in Maple Terrace Subdivision (Plat book 15, page 50); thence easterly along the south line of Lots 18 through 33 and the easterly extension thereof to the east line of Hollywood Avenue; thence north along said east line to the northwest corner of Lot 1 in Schuelers Resubdivision (Plat Book 29, page 71); thence east along the north line of said Lot 1 to the northeast corner thereof; thence south along the west line of Lot 74 in First Addition to Maple Terrace Subdivision (Plat book 18, page 46) to the southwest corner thereof; thence easterly along the north line of Lots 68 through 62 and the easterly extension thereof to the east line of Herbert Street; thence north along the east line of Herbert Street to the northwest corner of Lot 3 in First Addition to Maple Terrace Subdivision; thence easterly along the north line of Lot 3 to the northeast corner thereof; thence north along the east line of Lot 4 to the southwest corner of Lot 6 in Turner Acres Subdivision (Plat book 23, page 91); thence easterly along the south line of Lot 6 through Lot 1 in said Turner Acres Subdivision and the south line of Lots 83 through 87 in Turner Acres Annex (Plat book 24, page 55) to the southeast corner of Lot 87; thence northerly along the east line of Lot 87 to the southwest corner of Lot 1 in Curdie Heights Subdivision (Plat book 11, page 56); thence easterly along the south line of Lot 1 through Lot 17 and the easterly extension thereof to the east line of Comein Place; thence south along the east line of Comein Place to the north line of Old East Broadway; thence easterly along the north line of Old East Broadway and the easterly extension thereof to the east line of Milton Road; thence southeasterly along said easterly line of Milton Road to an intersection with the northerly extension of the west line of Block 8 in Maryland Park (Plat book 10, page 49); thence southerly along said west line to the north right-of-way line of the G.M. & O. Railroad: thence westerly along said right-of-way line to the centerline of Wood River; thence southerly along the centerline of Wood River to the north right-of-way line of Illinois Terminal Railroad; thence northwesterly along said right-of-way to the centerline of the Old Channel of Wood River; thence northeasterly along said centerline of the old channel to the north line of Section 20, Township 5 North, Range 9 West; thence west along said north line to the northeast corner of Section of Section 19; thence south along said east line a distance of 75 feet to the north line of a tract of land conveyed to Union Electric Co. (Deed book 2181, page 289); thence west along the north line of said tract a distance of 538.1 feet; thence south a distance of 271 feet to the north right-of-way line of the Illinois Terminal Railroad right-of-way; thence northwesterly along said right-of-way line to an intersection with the south line of a tract of land conveyed to Alton Vinegar Company (Deed book 577, page 73); thence along the south line of said tract to the east line of said tract; thence north along the east line to the northeast corner of said tract; thence west along the north line of said Vinegar tract and the westerly extension

thereof to the north right-of-way line of the Illinois Terminal Railroad right-of-way; thence northwesterly along said right-of-way line to the east line of Cut Street; thence north along the east line of Cut Street to the most southerly corner of a tract of land annexed to the City of Alton by Ordinance No. 3456; thence northwesterly deflecting to the left with an angle of 68 degrees 00 minutes a distance of 850 feet; thence northeast deflecting to the right with an angle of 90 degrees a distance of 90 feet; thence southeast deflecting to the right with an angle of 90 degrees a distance of 360 feet; thence northeast deflecting to the left with an angle of 90 degrees a distance of 150 feet; thence southeast deflecting to the right with an angle of 90 degrees a distance of 400 feet, more or less, to the east line of Cut Street; thence north along the east line of Cut Street 550 feet; thence west at right angles a distance of 40 feet to the west line of Cut Street; thence westerly along a line 25 feet north of the centerline of the Illinois Terminal Railroad Switch Track for a distance of 895 feet, more or less, to the south line of a tract of land annexed to the City of Alton by Ordinance 3127; thence west along the south line of said tract a distance of 1086.37 feet to the Township Line; thence south along the line between Township 5 North and Range 9 and 10 West to the center thread of the Mississippi River; thence northwesterly along the State line between Missouri and Illinois to an intersection with the southwesterly extension of the line between tracts 3 and 4 of Gambrills Subdivision (Plat book 6, page 3); thence northeasterly along said line to the northeast right-of-way line of the River Road (F.A.R. 155); thence southeast, northeast and northwest around Fairmount Addition No. 2 (Plat book 43, page 1); thence northeasterly along said line between tracts 3 and 4 of Gambrills Subdivision to an intersection with a line 60 feet west of the east line of the west half of the Northeast quarter of Section 10; thence southerly along said line parallel with the east part of said west half to the westerly line of Grand Avenue; thence southerly along the westerly line of Grand Avenue to the north right-of-way line of the River Road (F.A.R. 155); thence southeasterly along the northerly right-of-way line of the River Road to an intersection with the southwesterly extension of the southerly line of Division Street; thence South 46 degrees 20 minutes 43 seconds East along said right-of-way line a distance of 42.35 feet; thence South 51 degrees 04 minutes 50 seconds East along said right-of-way line a distance of 48.79 feet; thence South 60 degrees 10 minutes 15 seconds East along said right-of-way line a distance of 48.64 feet; thence South 73 degrees 54 minutes 21 seconds East along said right-of-way a distance of 129.73 feet; thence North 72 degrees 14 minutes 45 seconds East a distance of 19.28 feet; thence South 74 degrees 45 minutes 44 seconds East a distance of 184.77 feet; thence North 22 degrees 02 minutes West a distance of 182.74 feet; thence North 68 degrees 00 minutes East a distance of 275 feet; thence North 22 degrees 02 minutes West a distance of 130 feet; thence North 68 degrees 00 minutes East along the southerly line of Division Street a distance of 15.09 feet; thence North 67 degrees 53 minutes East along the southerly line of Division Street a distance of 559.38 feet to the west line of Godfrey Street; thence South 3 degrees 01 minutes East along said west line a distance of 159.29 feet; thence South 21 degrees 57 minutes East along said line a distance of 186.44 feet to the south line of Cliff Street; thence North 76 degrees 03 minutes 30 seconds East along said south line a distance of 50.49 feet; thence South 22 degrees 09 minutes 04 seconds East a distance of

515.67 feet; thence South 67 degrees 50 minutes 25 seconds West a distance of 503.70 feet; thence South 22 degrees 09 minutes 35 seconds East a distance of 200 feet to the north line of Bluff Street; thence South 67 degrees 50 minutes 25 seconds West along said line a distance of 302.26 feet ;thence North 32 degrees 08 minutes 50 seconds West a distance of 15.99 feet; thence South 57 degrees 51 minutes 10 seconds West a distance of 28 feet to the northeasterly line of the River Road (F.A.R. 155); thence southeasterly along said right-of-way line to the southerly line of Bluff Street ;thence North 68 degrees 00 minutes East along said southerly line a distance of 119.24 feet; thence South 22 degrees 00 minutes East a distance of 150 feet; thence North 68 degrees 00 minutes East a distance of 130 feet; thence North 22 degrees 00 minutes West a distance of 60 feet; thence North 68 degrees 00 minutes East a distance of 50 feet; thence South 22 degrees 00 minutes East a distance of 10 feet; thence North 68 degrees 00 minutes East a distance of 149 feet; thence South 22 degrees 00 minutes East a distance of 376 feet; thence South 7 degrees 42 minutes 52 seconds East along the southwesterly line of Riverview Park a distance of 266 feet; thence South 3 degrees 42 minutes 59 seconds East a distance of 84 feet; thence South 49 degrees 56 minutes 59 seconds West a distance of 11.6 feet; thence southeasterly along a line parallel with Summit Street a distance of 112 feet; thence northeasterly along a line parallel with the southeasterly line of Belleview Avenue a distance of 170 feet to the southwest line of Summit Street; thence southeasterly along said southwest line to the most northerly corner of Lot 46 in Alton Mfg. Company's Addition (Plat book J, page 198); thence southwesterly along the northwesterly line of said Lot 46 to the most westerly corner thereof; thence southeasterly along the southwesterly line of Lots 46, 45, and 44 to the most southerly corner of Lot 44; thence southwesterly along the southwesterly extension of the line between Lots 43 and 44 a distance of 60 feet; thence southeasterly along a line parallel with the southwesterly line of Lots 43, 42, 41, and 40 and the southeasterly extension of said line to the easterly line of Prospect Street; thence northeasterly along said line to the most westerly corner of Lot 39; thence southeasterly along the southerly line of Lots 39 through 32 to the west line of vacated Mill Street; thence northerly along said west line to an intersection with the westerly extension of the north line of Fourth Street; thence easterly along said north line of Fourth Street to the southeast corner of the library property between State and Belle Streets; thence northerly along the rear line of lots fronting on Belle Street to a point on the south line of Seventh Street said point being 100 feet west of Belle Street; thence continuing north along a line 100 feet west of and parallel with the west line of Belle Street to the north line of Eighth Street; thence west along said north line to a point 214 feet west of the west line of Belle Street; thence northerly along a line parallel with the west line of Belle Street to an intersection with the southwesterly extension of the southeast line of Lot 12 in Godfrey and Gilman's Addition (Plat book 19, page 62); thence northeasterly along said extension and said line of Lot 12 to an intersection with the west line of the vacated alley in Block 69 in Godfrey and Gilman's Subdivision; thence north along said west line of said vacated alley to the south line of West 10th Street; thence easterly along said south line to the west line of Belle Street; thence northerly along the west line of Belle Street to the north line of Tenth Street; thence east along the north line of Tenth Street to the southwest

corner of Lot 20, Block 57 in Godfrey and Gilman's Addition; thence south along the east line of an alley in Block 56 to the north line of Ninth Street; thence east along the north line of Ninth Street to the east line of Market Street; thence south along the east line of Market Street to the Point of Beginning.

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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. various methods of research and field surveys were accomplished by PGAV staff. 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 which 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 conditions 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 standards,
Excessive vacancies,
Overcrowding of structures and community facilities,
Lack of ventilation, light, or sanitary facilities,
Inadequate utilities,
Excessive land coverage,
Deleterious land-use or lay-out,
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 which 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 lay-out,
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 wither 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 which 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 which 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 utilities,
Excessive land coverage,
Deleterious land-use or lay-out,
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 is 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 "to 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 a reasonable criterion for blighted areas, as well. However, there may be some exceptions which might be considered. For example, many industrial and commercial structures may have been built in a period before the emergence of contemporary development standards which 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 counsellor, 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 which is no longer used. An obsolescent building or improvement is one which 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 which 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 which 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 which contain vacant space are characterized by problem conditions which 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 which 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 which 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 which 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 occupations;
- 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 requires the identification, documentation and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancies refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which 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 and building occupant, 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 which may be shown 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.

10) Excessive Land Coverage and 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 which 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 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 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.

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 which has 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 or 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 which 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 which 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 quarries. 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 railyards, 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 which 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" or "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:

   - 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, pedestrianway, 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.

- 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.

- Properties not subject to acquisition or land assembly, but enjoying or benefitting 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.

- 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

DESCRIPTION		ESTIMATED COSTS
1.	New Industrial Area Street Arterials (Section G: Chessen, Cut Street, etc.), includes related improvements of lighting and storm drainage	$6,000,000
2.	Storm and Sanitary Sewer Systems (Industrial Area), includes system in former Owens-Illinois area, improve open silted channel & needed storm drainage, engineering analysis	2,500,000
3.	Street Resurfacing (Throughout TIF Area, wearing surface, as needed)	600,000
4.	Sidewalk Improvements (Throughout TIF Area, as needed)	500,000
5.	Curb Replacement Improvements (Throughout TIF Area, as needed)	200,000
6.	Riverfront/Marina Master Plan Public Facilities (Amphitheater, open park space, fountain/ice rink, pavilion, Russell Commons, Lincoln-Douglas Square Promenade, bike trail, parking lot, engineering)	4,300,000
	TOTAL	**$14,100,000**

TABLE THREE

PROJECT BUDGET

DESCRIPTION		ESTIMATED COSTS
1.	Public Improvements	$14,100,000
2.	Economic Development	1,500,000
	a. Land Acquisition	
	b. Site Clearance & Environmental Preparation of Land	
	c. Environmental & Wetland Mitigation	
	d. Business Incubator	
3.	Rehabilitation Revolving Loan Fund	2,000,000
	a. Commercial	
	b. Industrial	
4.	Interest Subsidy	1,000,000
5.	Capitalized Interest Cost	1,000,000
6.	Administration	600,000
7.	Professional Services (Development & Implementation Planning, Legal, Architectural, Real Estate, etc.)	400,000
8.	Contingency (5%)	1,000,000
	TOTAL	**$21,600,000**