

# **Community Development Administration**

## **Mission Statement**

It is the mission of Community Development Administration to provide leadership, foster partnerships, and provide balanced growth to enhance life in all neighborhoods.

**Primary Functions** → The primary function of the Administration Division is to provide direction and administrative support to the Department of Community Development.

### **2009 Accomplishments** →

- Continued process improvements to enhance department performance.
- Continued the City's pursuit of stimulus dollars.
- Continued to attract and retain jobs.
- Recommended solution to cut costs while maintaining service levels.

### **2010 Goals and Objectives** →

- Continue process improvements to enhance department performance.
- Continue the City's pursuit of stimulus dollars.
- Continue to attract and retain jobs.

# Community Development Administration

## Budget Summary

CD ADMINISTRATION DIVISION BUDGET SUMMARY					
APPROPRIATION	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
PERSONNEL	\$203,264	\$190,861	\$223,928	\$198,273	\$7,412
CONTRACTUAL	241,338	61,290	56,670	58,710	(2,580)
SUPPLIES	3,968	3,080	771	2,020	(1,060)
OTHER	0	0	0	0	0
CAPITAL	0	0	0	0	0
TOTAL	<u>\$448,570</u>	<u>\$255,231</u>	<u>\$281,369</u>	<u>\$259,003</u>	<u>\$3,772</u>

STAFFING REVIEW	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	INCREASE <u>(DECREASE)</u>
	2.00	2.00	2.00	2.00	0.00

FUNDING SOURCE	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
FRINGE BENEFIT REIMBURSEMENTS	\$30,675	12.0	\$31,286	12.1
GENERAL REVENUES	<u>224,556</u>	<u>88.0</u>	<u>227,717</u>	<u>87.9</u>
TOTAL	<u>\$255,231</u>	<u>100.0</u>	<u>\$259,003</u>	<u>100.0</u>

## Budget Analysis

The 2010 budget is \$259,003, which is an increase of \$3,772 from the previous year. Personnel costs increased \$7,400 due to the removal of the 2009 furlough (\$31,000). Decreases in personnel include reductions in permanent salaries (\$12,000), health insurance (\$8,000), and retiree insurance (\$3,000).

Contractual costs decreased \$2,580 overall. Microcomputer increased (\$1,000) offset by decreases in vehicle repairs (\$3,000) and service contracts (\$2,000). Supplies decreased \$1,100 in computer expenses.

In 2009, the Administration Division spent \$281,369 or 110.2% of its budgeted allocation. In the past several years, 70% to 159% of the budget has been spent.

## Capital Equipment

There are no capital items budgeted for 2010.

# Community Development Administration

## Personnel Review

COMMUNITY DEVELOPMENT ADMINISTRATION DIVISION				
<b>BENEFITS AND SALARIES</b>				
<b>SALARY</b>		<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
		<b>BUDGET</b>	<b>BUDGET</b>	
PERMANENT		\$156,985	\$144,955	(\$12,030)
MERIT PAY		0	0	0
SALARY ADJUSTMENT		(31,000)	0	31,000
<b>TOTAL SALARIES</b>		<b>\$125,985</b>	<b>\$144,955</b>	<b>\$18,970</b>
<b>BENEFITS</b>				
ILLINOIS MUNICIPAL RETIREMENT		\$28,471	\$29,252	\$781
UNEMPLOYMENT TAX		126	95	(31)
WORKMEN'S COMPENSATION		368	319	(49)
HEALTH INSURANCE		29,835	20,982	(8,853)
RETIREE INSURANCE		5,200	1,833	(3,367)
LIFE INSURANCE		156	117	(39)
PARKING BENEFITS		720	720	0
<b>TOTAL BENEFITS</b>		<b>\$64,876</b>	<b>\$53,318</b>	<b>(11,558)</b>
<b>TOTAL COMPENSATION</b>		<b>\$190,861</b>	<b>\$198,273</b>	<b>\$7,412</b>
	<b>POSTION</b>	<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>POSITION TITLE</b>	<b>RANGE</b>	<b>EMPLOYEES</b>	<b>EMPLOYEES</b>	
DIRECTOR	E-14	1.00	1.00	0.00
SENIOR ADMIN ASSISTANT	E-6	0.50	0.50	0.00
SENIOR CLERK	A-19	0.50	0.00	(0.50)
<b>TOTAL PERSONNEL</b>		<b>2.00</b>	<b>1.50</b>	<b>(0.50)</b>

# **Planning Division**

## **Mission Statement**

It is the mission of the Planning Division to encourage and guide balanced growth and development and enhance the quality of life in all neighborhoods by providing quality planning, development, and neighborhood services.

**Primary Functions** → The primary functions of the Planning Division are administering environmental assessment, cleanup and redevelopment of City-owned Brownfield sites, and developing various long-range planning programs which include comprehensive growth management/fiscal impact analysis, the River Edge initiative, focus area/neighborhood plans, annexation strategies, the implementation of the recommendations of the 20/20 Plan, Historic Preservation, Intergovernmental Annexation Boundary Agreement, and numerous other programs. The Planning Division also manages, coordinates, or assists with numerous major projects occurring within the City of Rockford, such as the Federal Courthouse project and the redevelopment of older commercial and industrial sites.

### **2009 Accomplishments** →

- Finalized a series of amendments to the 2020 Plan text and maps stemming from the Winnebago County 2030 Plan Process.
- Provided Grants Administration and Coordination of the Brownfields Program and Project Oversight on two major Cleanup efforts at Barber Colman: Asbestos Removal from 10 of the 13 Buildings and Demolition of Buildings 10, 19 and 17. These Projects brought the Barber Colman Site much closer to the goal of the site ready for redevelopment.
- Grant applications were prepared for \$1.1 mil in new Brownfield funds.
- Prepared Grant Applications for numerous Supplemental and Economic Stimulus funded programs including the USEPA Jobs Training Program, USEPA Supplemental Revolving Loan Fund Grant Program and Economic Stimulus Revolving Loan Fund Grant Program; US Department of Energy Block Grant Program; USEPA Brownfield Planning Technical Assistance and the EDA Grant program.
- Provided project management of three Brownfields Assessment Grants being used for extensive environmental assessment work in seven targeted areas which include Barber Coleman Village, Downtown sites, North Madison Street sites, the Museum Campus area, the Ingersoll/S. Water Street/ Whitewater Park area, West State Street petroleum sites, and Keith Creek floodplain sites.
- Completed the Kishwaukee Corridor Plan. The Initial Phase of the South Main Rail yards Study including two alternative Reuse Plans was also completed.
- Assisted Economic Development staff in its efforts to develop several new TIF Districts including preparation of the TIF district maps in GIS, providing information to consultants, and reviewing the consultant reports.

## **Planning Division**

- Continued its assistance to the Historic Preservation Commission. Completion of the environmental assessment activities at the Armory.
- Made progress in the development of an intergovernmental agreement with the Village of Davis Junction concerning an annexation boundary and development standards.
- Completed the Intergovernmental Boundary Agreement with the Village of Rockton.

### **2010 Goals and Objectives →**

- Complete the major five year review, update and amendments to the 2020 Plan initiated in November of 2009, and obtain approval of the plan as the 2030 Plan.
- Complete the Kishwaukee Corridor Study Implementation Phase and the South Main/Railyards Study. Prepare amendments to the 2030 Plan accordingly.
- Complete the Environmental Cleanup Work at the Barber Colman Complex, the Ingersoll complex and the West State Corridor from Kent Creek to Central Ave and the priority Downtown Sites. Initiate the implementation of environmental cleanup at additional Brownfield Sites using River Edge and USEPA Brownfield Revolving Loan Funding.
- Assist with the River Edge Redevelopment project initiatives and potential grant-funded projects for Historic Preservation such as a potential projects as the Brewhouse, TAPCO, Amerock, the Elks Club and Armory.
- Direct brownfield redevelopment efforts, including environmental assessments, remedial action plans, cleanups and redevelopment planning.
- Continue in the development of intergovernmental boundary agreements with the Village of Winnebago.
- Continue to create tools and strategies to assist in the growth of the commercial and industrial employment base in the City of Rockford working with our economic development partners in the region to facilitate development opportunities.
- Help support activities which retain jobs in the community, particularly in the industrial sector.
- Use Community Development Block Grant funds to help create jobs in the low/moderate income levels by utilizing our partners to facilitate employment opportunities.
- Assist in the removal and or reuse of blighted and underutilized properties.
- Prepare Grant Applications to the USEPA for Brownfields Assessment Funds, Cleanup Grants, Revolving Loan Funds, Brownfields Job Training and Technical Planning Assistance.
- Assist Economic Development staff with TIF expansions and de-TIF/re-TIF efforts.

# Planning Division

## Budget Summary

<b>CD PLANNING DIVISION BUDGET SUMMARY</b>					
<b>APPROPRIATION</b>	<u>2008</u> <u>ACTUAL</u>	<u>2009</u> <u>BUDGET</u>	<u>2009</u> <u>ACTUAL</u>	<u>2010</u> <u>BUDGET</u>	<u>INCREASE</u> <u>(DECREASE)</u>
PERSONNEL	\$454,222	\$604,225	\$571,211	\$515,766	(\$88,459)
CONTRACTUAL	90,271	97,140	102,560	88,560	(8,580)
SUPPLIES	8,583	1,970	2,725	1,970	0
OTHER	0	0	353	0	0
CAPITAL	0	0	0	0	0
ENCUMBRANCES	0	0	0	0	0
TOTAL	<u>\$553,076</u>	<u>\$703,335</u>	<u>\$676,849</u>	<u>\$606,296</u>	<u>(\$97,039)</u>

<b>STAFFING REVIEW</b>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>INCREASE</u> <u>(DECREASE)</u>
	15.50	11.25	6.30	5.30	(1.00)

<b>FUNDING SOURCE</b>	<u>2009</u> <u>AMOUNT</u>	<u>2009</u> <u>PERCENTAGE</u>	<u>2010</u> <u>AMOUNT</u>	<u>2010</u> <u>PERCENTAGE</u>
PROPERTY TAXES				
REIMBURSEMENTS	\$81,695	11.6	\$86,376	14.2
CDBG FUND	130,300	0.0	134,200	22.1
REDEVELOPMENT FUND	56,900	0.0	0	0.0
TIF FUNDS	209,700	0.0	209,300	34.5
ZONING FEES	140,368	20.0	145,743	24.0
OTHER GOVERNMENTS(RATS)	15,000	2.1	15,000	2.5
GENERAL REVENUES	<u>69,372</u>	<u>66.3</u>	<u>15,677</u>	<u>2.7</u>
TOTAL	<u>\$703,335</u>	<u>100.0</u>	<u>\$606,296</u>	<u>100.0</u>

## Budget Analysis

The 2010 budget is \$606,296, a decrease of \$97,039 (13.8%) from the previous year. Personnel costs decreased \$88,500 due to reductions in all personnel expenses, especially permanent salaries (\$76,000) and health insurance (\$16,000). An increase occurred as a result of the removal of the salary adjustment from 2009 (\$11,000).

Contractual costs decrease \$8,580 due to reductions in microcomputer (\$13,000), equipment rental (\$2,000), printing (\$1,000), travel (\$1,000), vehicle repair (\$900), and dues (\$800). Major increases include risk management (\$9,000) and building rental (\$2,000). Supply costs remain the unchanged.

In 2009, the Planning Division spent \$676,849 or 96.2% of the budgeted allocation. In the past several years, 89% to 100% of the budgeted amount has been spent.

## Capital Equipment

No capital equipment is planned for 2010.

# Planning Division

## Personnel Review

<b>COMMUNITY DEVELOPMENT PLANNING DIVISION</b>				
<b>BENEFITS AND SALARIES</b>		<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>SALARY</b>		<b><u>BUDGET</u></b>	<b><u>BUDGET</u></b>	
PERMANENT		\$443,006	\$366,483	(\$76,523)
TEMPORARY		0	0	0
MERIT PAY		0	0	0
SALARY ADJUSTMENT		(10,958)	0	10,958
<b>TOTAL SALARIES</b>		<b><u>\$432,048</u></b>	<b><u>\$366,483</u></b>	<b><u>(\$65,565)</u></b>
<b>BENEFITS</b>				
ILLINOIS MUNICIPAL RETIREMENT		\$78,324	\$73,956	(\$4,368)
UNEMPLOYMENT TAX		397	334	(63)
WORKMEN'S COMPENSATION		1,014	806	(208)
HEALTH INSURANCE		85,683	69,230	(16,453)
RETIREE INSURANCE		4,000	2,000	(2,000)
LIFE INSURANCE		491	413	(78)
PARKING BENEFITS		2,268	2,544	276
<b>TOTAL BENEFITS</b>		<b><u>\$172,177</u></b>	<b><u>\$149,283</u></b>	<b><u>(\$22,894)</u></b>
<b>TOTAL COMPENSATION</b>		<b><u>\$604,225</u></b>	<b><u>\$515,766</u></b>	<b><u>(\$88,459)</u></b>
	<b>POSTION</b>	<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>POSITION TITLE</b>	<b><u>RANGE</u></b>	<b><u>EMPLOYEES</u></b>	<b><u>EMPLOYEES</u></b>	
PLAN & ZONING PROGRAMS MANAGER	E-11	1.00	1.00	0.00
INDUSTRIAL DEVELOPMENT MANAGER	E-10	1.00	1.00	0.00
COMMERCIAL DEVELOPMENT MANAGER	E-10	1.00	0.00	(1.00)
PLANNER II	E-8	2.00	2.00	0.00
DEVELOPMENT SPECIALIST	E-8	1.00	1.00	0.00
SR ADMINISTRATIVE ASSISTANT	E-6	0.30	0.30	0.00
<b>TOTAL PERSONNEL</b>		<b><u>6.30</u></b>	<b><u>5.30</u></b>	<b><u>(1.00)</u></b>

# **Code Enforcement Division**

## **Mission Statement**

It is the mission of the Code Enforcement unit is to enforce codes and ordinances to attain a higher quality of life by promoting a safer, cleaner, and more beautiful city for all to enjoy.

**Primary Functions** → The primary functions of the Code Enforcement unit are to address violation of ordinances, zoning regulations and public safety concerns.

### **2009 Accomplishments** →

- Completed the Viscio for all demolition activities, made changes in processes, and staff was trained.
- Began acquiring several properties through the NSP 1 and CDBG, including eight properties within the Keith Creek area. Additionally, acquisitions were made in partnership with a local developer.
- 61 demolitions in process or completed through NSP, CDBG and TIF funds. Properties were identified and then processed through the fast track demo process or through acquisition and then demolition.
- Realigned geographic Zones to match proposed Police districts.
- Implemented the Hansen Code Enforcement Module Contracted Services section into the weeds enforcement program as trial start-up of full integration.
- Continued cooperation with Human Services in facilitating project SWEEP.
- Rewrote Weeds Abatement Contractor bid documents to better serve the abatement program. Results have proven greater contractor quality compliance and more timely completion.
- Rewrote CD section of the Citywide Grounds Maintenance documents providing greater control of product quality, timeliness of completion and better control of associated costs.
- Continued involvement in the Summer Work Camp program in cooperation with RUM, Weed and Seed East and West and Human Services and completed 23 homes.
- Coordinated effort with Faith Center Church to clean 3.2 miles of alleys in Wards 7, 9, and 13.
- To date, Code Enforcement has handled 6,635 complaints in both Neighborhood Standards and Property Standards. Of those, 1,627 were tall weeds complaints. The total tall weeds violations were 2,984.

# **Code Enforcement Division**

- Completed housing survey of eight census tracks to best utilize NSP Grant funds.

## **2010 Goals and Objectives →**

- Rewrite Citywide Clean-up Contractor RFQ to gain greater control of completion timelines, contractor accountability and gain additional contractors.
- Search for additional means to educate and inform the public concerning Ordinances and Zoning Regulations.
- Continue as liaison between Weed and Seed Restoration Committee and non-profit Know Sweat from Joplin, Missouri.
- Incorporate grant funds from Human Services to hire Summer Weeds Program staff.
- Integrate full responsibility of administering solid-waste contract in to organizational framework of Code Enforcement.
- Assist Police Department in enforcement sweep efforts as part of RPD Summer Crime Initiative.
- Code Enforcement will provide needed services to Neighborhood Stabilization Areas and other CDBG areas.

## **Budget Summary**

<b>CD CODE ENFORCEMENT DIVISION BUDGET SUMMARY</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
PERSONNEL	\$856,392	\$978,268	\$911,358	\$950,380	(\$27,888)
CONTRACTUAL	668,026	514,690	529,488	509,225	(5,465)
SUPPLIES	23,686	4,025	6,545	4,025	0
CAPITAL	44,331	0	0	0	0
TOTAL	<u>\$1,592,435</u>	<u>\$1,496,983</u>	<u>\$1,447,391</u>	<u>\$1,463,630</u>	<u>(\$33,353)</u>
<b>STAFFING REVIEW</b>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	INCREASE (DECREASE)
	13.00	13.00	14.20	12.20	(2.00)
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
REIMBURSEMENTS		\$151,008	10.1	\$149,422	10.2
CDBG FUND		465,460	31.1	479,420	32.8
SANITATION FUND		352,303	23.5	307,636	21.0
FEES		88,800	5.9	88,800	6.1
GENERAL REVENUES		<u>439,412</u>	<u>35.3</u>	<u>438,352</u>	<u>29.9</u>
TOTAL		<u>\$1,496,983</u>	<u>105.9</u>	<u>\$1,463,630</u>	<u>100.0</u>

# **Code Enforcement Division**

## **Budget Analysis**

The 2010 budget is \$1,463,630, a decrease of \$33,353 (2.2%) from the previous year. Personnel expenditures decreased by \$27,900. The majority of the reductions come from permanent salaries (\$77,000) and workers compensation (\$4,000). Increases include health insurance (\$43,000), salary adjustments (\$7,000), and IMRF (\$2,000).

Contractual costs are budgeted at \$509,225, a decrease of \$5,465 over 2009. Decreases include clean-ups (\$20,000), demolition (\$9,000), and microcomputers (\$6,000). Increases occurred in vehicle repairs (\$10,000), service contracts (\$5,000), building rental (\$4,000), postage (\$2,000), legal (\$2,000), vehicle vendor services (\$2,000), and telephone expenses (\$1,000).

The supply budget totals \$4,025, which includes moderate expenditures for office supplies.

In 2009, the Code Enforcement Division spent \$1,447,391, or 96.7% of its budgeted allocation. In the past several years, spending has been 97% to 105% of the budget.

## **Capital Equipment**

No capital equipment is planned for 2010.

# Code Enforcement Division

## Personnel Review

COMMUNITY DEVELOPMENT CODE ENFORCEMENT DIVISION				
<b>BENEFITS AND SALARIES</b>				
<b>SALARY</b>		<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
		<b><u>BUDGET</u></b>	<b><u>BUDGET</u></b>	
PERMANENT		\$676,045	\$599,053	(\$76,992)
TEMPORARY		0	0	0
OVERTIME		2,000	2,000	0
MERIT PAY		0	0	0
SALARY ADJUSTMENT		(7,241)	0	7,241
<b>TOTAL SALARIES</b>		<b><u>\$670,804</u></b>	<b><u>\$601,053</u></b>	<b><u>(\$69,751)</u></b>
<b>BENEFITS</b>				
ILLINOIS MUNICIPAL RETIREMENT		\$118,919	\$121,293	\$2,374
UNEMPLOYMENT TAX		895	769	(126)
WORKMEN'S COMPENSATION		27,614	23,320	(4,294)
HEALTH INSURANCE		153,816	197,137	43,321
LIFE INSURANCE		1,108	952	(156)
PARKING BENEFITS		5,112	5,856	744
<b>TOTAL BENEFITS</b>		<b><u>\$307,464</u></b>	<b><u>\$349,327</u></b>	<b><u>\$41,863</u></b>
<b>TOTAL COMPENSATION</b>		<b><u>\$978,268</u></b>	<b><u>\$950,380</u></b>	<b><u>(\$27,888)</u></b>
	<b>POSTION</b>	<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>POSITION TITLE</b>	<b><u>RANGE</u></b>	<b><u>EMPLOYEES</u></b>	<b><u>EMPLOYEES</u></b>	
BUILDING OFFICIAL		1.00	1.00	0.00
PROPERTY IMPROVEMENT PROG MANAGE	E-9	1.00	1.00	0.00
NEIGHBORHOOD ZONE COORDINATOR	E-7	3.00	2.00	(1.00)
SR ADMINISTRATIVE ASSISTANT	E-6	0.20	0.20	0.00
SENIOR BUILDING INSPECTOR	CD-24	1.00	1.00	0.00
NEIGHBORHOOD ENFORCEMENT SPECIALI	CD-15	6.00	5.00	(1.00)
SENIOR CLERK	A-19	<u>2.00</u>	<u>2.00</u>	<u>0.00</u>
<b>TOTAL PERSONNEL</b>		<b><u>14.20</u></b>	<b><u>12.20</u></b>	<b><u>(2.00)</u></b>

## Performance Measurements

	2007 Actual	2008 Actual	2009 Actual	2010 Projected
Sanitation Complaints	2,400	2,789	2,911	3,000
Clean-Ups	700	505	493	500
Vehicle Complaints	3,500	3,410	2,087	2,500
Weed Complaints	3,400	3,375	3,417	3,800
Vehicle Tows	150	45	17	25

# **Construction & Development Services Division**

## **Mission Statement**

It is the mission of the Construction and Development Services Division to provide consolidated services to our customers while promoting economic development and protecting the public health, safety, and welfare of the citizens of Rockford through balanced growth initiatives, the review of land use, subdivisions, issuance of permits, performance of inspections, and the enforcement of various codes and ordinances.

**Primary Functions** → The primary function of the Construction and Development Services Division is to provide building, mechanical, and electrical inspections for all existing and new construction, as well as administering land use planning and zoning policies and ordinances.

### **2009 Accomplishments** →

- Installed and fully implemented Dynamic Portal for on-line permitting and project status tracking, inspection scheduling and payments for Planning and Building.
- Ongoing integration of Construction and Developments Services Division to RockStat.
- Adopted and implemented revised zoning ordinance. Facilitated two amendments to the ordinance since adoption.
- Conducted meetings with contractors, developers, engineers, and architects to provide status for process improvements and Process Improvement Plan.
- Began evaluation of zoning map for proposed City Wide Zoning Map update to implement the City's Long Range Comprehensive Plan.
- Began the adoption the 2009 International Codes. This will include the formation of committees and the proposal of local amendments to the City Council; this will include the review of trade regulations including existing building regulations and energy code.

### **2010 Goals and Objectives** →

- Fully implement Advanced Energy Conservation Code Program, including the adoption and facilitation of the 2009 International Energy Code inclusive of plan review, inspection and documentation.
- Facilitate development activities through positive customer service.
- Conduct a series of process improvement meetings with a focus on the mechanical, electrical and plumbing trades.
- Continue to streamline development process by facilitating one stop permitting.
- Implement the 2009 International Code inclusive of the Existing Building Code.

# Construction & Development Services Division

## Budget Summary

<b>CONSTRUCTION &amp; DEVELOPMENT SERVICES DIVISION BUDGET SUMMARY</b>					
<b>APPROPRIATION</b>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>2009 ACTUAL</u>	<u>2010 BUDGET</u>	<u>INCREASE (DECREASE)</u>
PERSONNEL	\$2,000,292	\$1,723,519	\$1,633,674	\$1,592,013	(\$131,506)
CONTRACTUAL	405,562	267,960	273,074	260,120	(7,840)
SUPPLIES	20,585	5,810	15,647	5,810	0
CAPITAL	0	0	0	0	0
<b>TOTAL</b>	<b>\$2,426,439</b>	<b>\$1,997,289</b>	<b>\$1,922,395</b>	<b>\$1,857,943</b>	<b>(\$139,346)</b>

<b>STAFFING REVIEW</b>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>INCREASE (DECREASE)</u>
	21.00	19.00	25.00	18.00	(7.00)

<b>FUNDING SOURCE</b>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>	<u>2010 AMOUNT</u>	<u>2010 PERCENTAGE</u>
PROPERTY TAXES-FRINGE				
BENEFIT REIMBURSEMENTS	\$276,717	13.9	\$243,093	13.1
FEES				
BUILDING	963,600	48.2	641,400	34.5
ELECTRICAL	171,400	8.6	46,100	2.5
PLUMBING/HEATING	229,100	11.5	133,100	7.2
ALL OTHER	247,900	12.4	147,800	8.0
<b>TOTAL FEES</b>	<b>1,612,000</b>	<b>80.7</b>	<b>968,400</b>	<b>52.2</b>
GENERAL REVENUES	108,572	5.4	646,450	34.7
<b>TOTAL</b>	<b>\$1,997,289</b>	<b>100.0</b>	<b>\$1,857,943</b>	<b>100.0</b>

## Budget Analysis

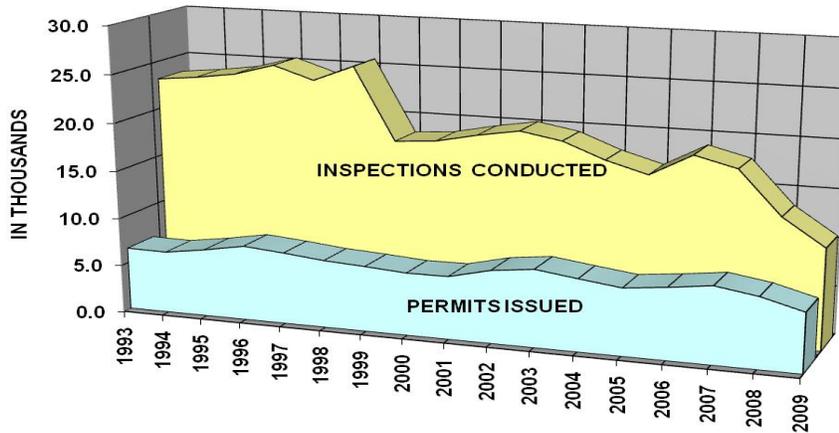
In 2009, the Planning Division and the Building Department were merged into one department which caused an overall increase in the 2009 budget. For the 2010 budget of \$1,857,943, the department will experience a decrease of \$139,346. Personnel expenses decreased due to a reduction in permanent salaries (\$327,000), health insurance (\$82,000), IMRF (\$26,000), workers compensation (\$6,000), and certification pay (\$2,000). Increases occurred as a result of the removal of the 2009 salary adjustment (\$312,000). Overtime expenses also increased (\$3,000).

Contractual costs decreased \$7,840 due to reductions in microcomputer (\$16,000), printing (\$4,000), postage (\$800), service contracts (\$500), and telephone expenses (\$400). Increases include building rental (\$9,000), advertising (\$3,000), and subscription expenses (\$1,000). The supply budget remains unchanged.

2009 fee revenue, budgeted at \$1,612,000, is \$904,219 for the year. 2010 fee income is based on 2009 actual less unusual permits. Revenue is estimated to be \$968,400, a decrease of \$643,600 (budget/budget basis) and an increase of \$64,200 (actual/budget basis).

# Construction & Development Services Division

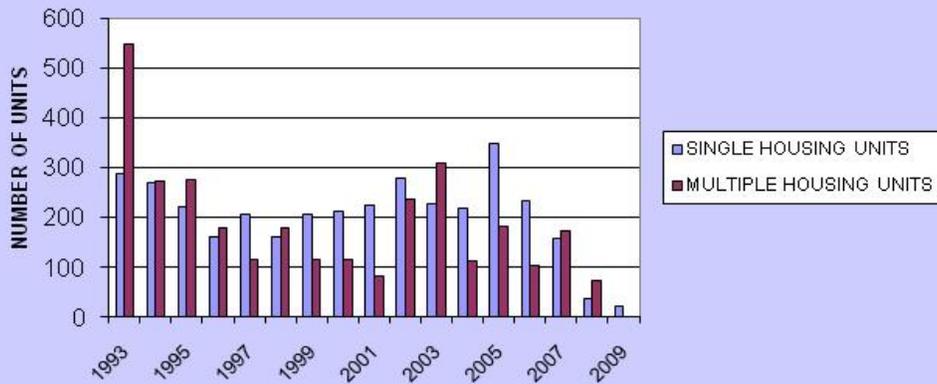
**CITY OF ROCKFORD, ILLINOIS  
BUILDING PERMITS AND INSPECTIONS  
YEARS FROM 1993-2009**



SOURCE: CONSTRUCTION & DEVELOPMENT SERVICES DIVISION

During the past seventeen years, total permits issued by the Construction & Development Services Division have been relatively flat. Permits issued in 1992 were 6,545 while in 2009 there were 5,710.

**CITY OF ROCKFORD  
HISTORY OF HOUSING CONSTRUCTION ACTIVITY-UNITS  
YEARS FROM 1993-2009**



Housing construction for single and multifamily units in 2008 was 37 and 72 for a total of 109. Both single family and multifamily housing both decreased dramatically in 2009 to 23 and 0 units.

In 2009, the Construction and Development Services Division spent \$1,922,395 or 96.3% of its budgeted allocation. In the past several years, 91% to 125% of the budget has been spent.

# Construction & Development Services Division

## Capital Equipment

There are no capital items budgeted for 2010.

## Personnel Review

<b>CONSTRUCTION &amp; DEVELOPMENT SERVICES DIVISION</b>				
<b>BENEFITS AND SALARIES</b>		<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>SALARY</b>		<b>BUDGET</b>	<b>BUDGET</b>	
PERMANENT		\$1,377,646	\$1,050,168	(\$327,478)
TEMPORARY		0	0	0
OVERTIME		0	3,000	3,000
MERIT PAY		0	0	0
TRANSLATOR PAY		1,170	1,170	0
SALARY CERTIFICATION		11,960	9,230	(2,730)
SALARY ADJUSTMENT		(312,522)	0	312,522
ZONING BOARD OF APPEALS		2,100	2,100	0
<b>TOTAL SALARIES</b>		<b>\$1,080,354</b>	<b>\$1,065,668</b>	<b>(\$14,686)</b>
<b>BENEFITS</b>				
ILLINOIS MUNICIPAL RETIREMENT		\$241,318	\$215,052	(\$26,266)
UNEMPLOYMENT TAX		1,575	819	(756)
WORKMEN'S COMPENSATION		33,824	27,222	(6,602)
HEALTH INSURANCE		355,498	273,208	(82,290)
LIFE INSURANCE		1,950	1,404	(546)
PARKING BENEFITS		9,000	8,640	(360)
<b>TOTAL BENEFITS</b>		<b>\$643,165</b>	<b>\$526,345</b>	<b>(\$116,820)</b>
<b>TOTAL COMPENSATION</b>		<b>\$1,723,519</b>	<b>\$1,592,013</b>	<b>(\$131,506)</b>
	<b>POSTION</b>	<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>POSITION TITLE</b>	<b>RANGE</b>	<b>EMPLOYEES</b>	<b>EMPLOYEES</b>	
DEPUTY DIRECTOR - CONST SERVICES	E-13	1.00	1.00	0.00
DEPUTY DIRECTOR - BUILDING	E-10	1.00	1.00	0.00
CURRENT PLANNING MANAGER	E-9	1.00	0.00	(1.00)
BUILDING PLANS EXAMINER	E-9	1.00	1.00	0.00
MEP PLANS EXAMINER	E-9	1.00	0.00	(1.00)
PLANNER II	E-8	1.00	1.00	0.00
SENIOR ADMINISTRATIVE ASSISTANT	E-6	1.00	1.00	0.00
ADMINISTRATIVE ASSISTANT	E-5	2.00	2.00	0.00
SENIOR INSPECTION OFFICER	CD-28	3.00	3.00	0.00
INSPECTION OFFICER	CD-26	7.00	5.00	(2.00)
LAND USE PLANNER	CD-16	3.00	2.00	(1.00)
SENIOR CLERK	A-19	3.00	1.00	(2.00)
<b>TOTAL PERSONNEL</b>		<b>25.00</b>	<b>18.00</b>	<b>(7.00)</b>

# Construction & Development Services Division

## Performance Measurements

	2007 Actual	2008 Actual	2009 Actual	2010 Projected
Total Acres Annexed	848	372	37	1,300
Assessed Valuation in Annexed Areas	\$5,800,000	\$2,870,700	\$125,000	\$5,000,000
Dwelling Units in Annexed Areas	105	54	6	60
Zoning Applications	117	99	76	110
Zoning Clearances	2,229	1,945	1,730	2,200
Residential Permits	1,471	1,730	1,581	1,750
Commercial Permits	445	457	339	450
Demolitions	125	109	125	100
Plan reviews	874	806	472	850
Total inspections	17,717	13,259	10,485	16,310
Average inspections per day	76	52	42	70
Projects over \$1 million/total value	29/\$92.4M	30/\$94M	16/\$50M	10/\$20M

# Community Development Business Group

## Mission Statement

It is the mission of the Community Development Business Group to formulate and implement programs designed to improve the quality of the City's neighborhoods, to create and retain jobs, and to expand and protect the tax base.

**Primary Functions** → The services provided in this Division are organized around seven different areas of focus:

- **CDBG Administration** → Staff perform day to day activities, including planning, formulating applications, reviewing performance, accounting, acquiring land, and conducting environmental assessments. In addition, staff provides assistance to various groups including the Citizen Participation Committee, the Historical Preservation Commission, the Homestead Board, and non-profit development corporations.
- **Economic Development** → Provide technical and financial assistance to the City's industrial and commercial businesses.
- **Neighborhood Development** → Administer all City housing rehabilitation and new construction programs, including housing acquisitions, demolitions, homeless programs, and community assistance program projects and coordinate the efforts of others to bring about economic, physical, and social improvements in selected neighborhoods.
- **Home Program** → Annual Federal housing grant program designed to fund operating and project expenses for Community Housing Development Organizations (CHDO) that rehabilitate housing, offer homesteading opportunities for low-income homebuyers either through new construction or rehabilitation of residential properties, and fund housing rehabilitation for existing low-income homeowners.
- **American Dream Initiative** → This program provides a loan in the form of a mortgage, forgiven over five (5) years for six percent (6 percent) of the purchase price. No payments are required as long as the property remains owner occupied and is maintained for the term of the loan.
- **Brownfields Cleanup Revolving Loan Fund** → Provide funding to clean up contaminated property and return Brownfield properties into productive uses.

**2009 Accomplishments** →

- Provided funding, with technical assistance, to five organizations (Rockford Urban Ministries, Rock River Training Corporation, SWIFTT, Northwest Community Center and Literacy Council) through the Healthy Neighborhoods program.
- Completed two substantial amendments to the 2008 Annual Action Plan which resulted in the receipt of \$2,849,555 million dollars from the Department of Housing and Urban Development.

## **Community Development Business Group**

- Assisted Human Services with the public hearing process for ARRA funding.
- Provided financial assistance to RAMP which resulted in the construction of 11 ramp additions for mobility challenged residents.
- Participated in selection process of Hope VI developer for Brewington Oaks/Jane Addams redevelopment project.
- Participated in Money Smart Week (campaign, planning, and 16 events) and the Great Downtown Open House (3 events). Great Downtown received the 24<sup>th</sup> Annual Heart of Rockford Best of Heart of Rockford Award presented by the River District.
- Several homebuyer and rehabilitation activities were achieved.
- Continued community involvement and partnerships by attending neighborhood group meetings, community events, and various other meetings to market our residential housing programs.
- The CAPER annual report was completed and submitted to the Department of Housing and Urban Development by its due date.
- NSP1 (Neighborhood Stabilization Program) was submitted the last quarter of 2008 and approved in 2009. The plan was entered into the DRGR drawdown system and approved by HUD. Quarterly reports were completed.
- NSP2 grant was prepared and submitted in partnership with three for-profit housing developers to the Federal government – Department of Housing and Urban Development.
- Worked with Northwestern Illinois Area Agency on Aging (NIAAA) and RAMP on an Illinois Housing Development Authority Home Modification Grant application which was awarded. Developed program design with marketing materials in preparation of program implementation.
- Continued owner occupied rehabilitation assistance through the Gilbert Avenue Rehabilitation program.
- Worked with Family Credit Management and the Rockford Area Affordable Housing Coalition to implement changes to the program's administration in 2010 as a process improvement. Agencies will counsel interested homebuyers and refer qualified applicants to the City.

### **2010 Goals and Objectives →**

- Administer the Healthy Neighborhoods program and other renewed or new public service and public facilities and improvements projects representing four projects or approximately 55 individual activities.
- Continue existing rehabilitation programs and the new construction of housing units.

## **Community Development Business Group**

- Homebuyer assistance will be provided to purchasers within the Down Home, REACH, Tax Incentive Program areas as well as Community Housing Development Organizations and other City supported projects.
- Plan, develop, and administer programs according to CDBG and HOME Federal requirements. Monitor Human Services' Emergency Shelter Grants Program (four projects expected).
- Seek proposals for CHDO operating funds and monitor project completion. Up to five organizations may be assisted.
- Monitor for-profit and non-profit new construction activities.
- Continue partnerships with the Winnebago County Health Department and the Human Services Department in order to address lead based paint hazards and weatherize homes leveraging our federal funds.
- Continue the Neighborhood Stabilization Program partnering with lenders, Realtors, for-profit and non-profit developers. Goal is to leverage funds and make a positive impact in neighborhoods with schools and that demonstrate greatest need based on the number of foreclosures, subprime lending, at risk foreclosures, and high vacancies in comparison to the community at-large.
- Acquire properties for the purpose of demolition and/or redevelopment through the Community Development Block Grant and provide funds to developers under the Neighborhood Stabilization programs for the redevelopment of property.
- Demolish blighted properties outside the Neighborhood Stabilization Program census tracts as well as property within 10 NSP census tracts indicating the greatest need.
- Complete the Gilbert Avenue program and report status to the Illinois Housing Development Authority.
- Partner with local agencies begin the administration of the Illinois Housing Authority's Home Modification Program and leverage with funds programmed for a Senior and Physically Disabled Repair Program.
- Continue to lend our support to outside activities such as the Money Smart Week Campaign and the Great Downtown Open House.
- Continue to administer and report on the accomplishments of the CDBG-R grant, Neighborhood Stabilization Program 1, and the Neighborhood Stabilization 3 grant, if an allocation is made by HUD all of which are grants within the American Recovery and Reinvestment Act of 2009 and HERA of 2008.
- Support the Rockford Area Affordable Housing Coalition with operating funds in their provision of one-on-one training and classroom training relating to homeownership.

# **Community Development Business Group**

## **Economic Development**

The Economic Development Program, budgeted at \$352,360, is funded by the Community Development Block Grant. Of the total, \$218,160 is allocated for program costs, with a transfer for economic development staff, housed in the Planning Division, budgeted at \$134,200.

Economic Development funding includes the following:

- \$163,160 for the Rehab and Development Assistance program designed to help create development opportunity in the City of Rockford and future projects providing a wage above the threshold median hourly wage to numerous low/moderate income City residents. Also, the loan/grant will be used for projects that have the potential to fill a long-vacant building or site, preferably in one of the City's TIF districts, the City's State certified Enterprise Zone, or one of the previously described strategic areas.
- \$25,000 for Minority/Women Business Enterprise training.
- \$30,000 for the Self-Employment Training Program that will provide basic entrepreneurial training to low to moderate-income persons in conjunction with Rock Valley College's Small Business Development Center. Projected training is for 80 participants.

## **Neighborhood Development**

Housing programs, budgeted at \$3,300,045, are funded from three grant programs, the Community Development Block Grant, \$1,704,557 the Home Program, \$1,533,316, and program income, \$68,500. \$3,188,037 is allocated for programs with the remaining \$112,008 allocated for housing administrative costs.

Neighborhood Development funding includes the following:

- \$1,190,427 to assist existing owner occupants and new homebuyers. The funding will be used to make exterior improvements, interior health and safety code items and work needed to remove lead hazards. The City anticipates assisting approximately 74 low-income households once funds are leveraged with HOME funds.
- \$479,420 is to fund the code enforcement program, which will address approximately 3,455 self, initiated and neighborhood standards complaints.
- \$70,000 for acquisition of property under private ownership. The funds will be used to acquire properties for use for new construction, the Homestead program or demolition program and vacant lots will be used for the development of single-family housing or to improve blighted conditions.
- \$26,666 for the Lead Based Paint Hazard Reduction Program as a 10% match that will be provided to the Human Services Department to match a State of Illinois lead-based paint federal grant. The program is only made available to low-moderate income households. The City anticipates assisting 15 low-moderate income households.
- \$196,232 for continuation of the Demolition Program for demolishing abandoned, vacant, or boarded up properties primarily identified by the Focus Area Action Plan and deteriorated properties located near schools, on major thoroughfares, and strategically located scattered sites. The City anticipates the demolition of 17 units/structures.

## **Community Development Business Group**

- \$25,000 for the Rockford Area Affordable Housing Coalition for pre-purchase counseling to all participating buyers. Also included is information on employment, repairing credit, savings methods, and the overall home buying process.
- \$178,232 in funds will be awarded to neighborhood groups and/or other non-profits to do special projects that serve lower-income individuals/neighborhoods. Projected activity is three units.
- \$30,000 for the Ramp Program to build ramps for low-income persons with mobility disabilities. Projected activity is 12 units to be administered by the Rockford Area Mobilization Project.
- \$45,579 is to be used by CHDO's for operating expenses. Funding level is for six CHDO's.
- \$220,000 is for assistance to the Federal Youthbuild program, Comprehensive Community Solutions, Inc. (CCS). CCS has structured classes in apprenticeship programs such as bricklayer, cabinetmaker, cement mason, carpenter, plumber, electrician, insulation worker, among others. This assistance will help construct six houses. ADDI/HOME funds will also be provided directly to the homebuyers.
- \$92,310 is for the Emergency Shelter Grant program, administered by the Human Services Department.

In addition, \$746,179 is budgeted for Block Grant general administrative costs which includes \$76,002 for Section 108 debt payment if necessary. Funding is from Block Grant, \$644,346 and the Home Program \$101,833.

\$900,000 from a Brownfields grant is budgeted for cleaning up contaminated property and returning Brownfields properties into productive uses.

# Community Development Business Group

## Budget Analysis

<b>CD DEVELOPMENT DIVISION BUDGET SUMMARY</b>					
<b>APPROPRIATION</b>	<u>2008</u> <u>ACTUAL</u>	<u>2009</u> <u>BUDGET</u>	<u>2009</u> <u>ACTUAL</u>	<u>2010</u> <u>BUDGET</u>	<u>INCREASE</u> <u>(DECREASE)</u>
PERSONNEL	\$667,140	\$610,741	\$600,732	\$606,250	(\$4,491)
CONTRACTUAL	701,073	313,595	728,669	1,116,050	802,455
SUPPLIES	16,941	10,050	9,792	8,850	(1,200)
OTHER	2,878,980	3,152,398	4,130,136	3,209,626	57,228
CAPITAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<b><u>\$4,264,134</u></b>	<b><u>\$4,086,784</u></b>	<b><u>\$5,469,329</u></b>	<b><u>\$4,940,776</u></b>	<b><u>\$853,992</u></b>

<b>STAFFING REVIEW</b>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>INCREASE</u> <u>(DECREASE)</u>
	16.50	8.75	7.50	7.00	(0.50)

<b>FUNDING SOURCE</b>	<u>2009</u> <u>AMOUNT</u>	<u>2009</u> <u>PERCENTAGE</u>	<u>2010</u> <u>AMOUNT</u>	<u>2010</u> <u>PERCENTAGE</u>
<b>CURRENT FUNDS</b>				
COMMUNITY DEVELOPMENT GRANT	\$2,073,299	50.2	\$2,101,638	42.3
HOME PROGRAM	911,588	22.1	1,018,339	20.5
OTHER FEDERAL/STATE	150,909	3.7	992,310	20.0
TIF FUNDS	0	0.0	0	0.0
PROGRAM INCOME	<u>145,000</u>	<u>3.5</u>	<u>122,000</u>	<u>2.5</u>
	3,280,796	79.5	4,234,287	85.3
<b>REPROGRAMMED FUNDS-PRIOR YEARS</b>				
COMMUNITY DEVELOPMENT GRANT	228,010	5.5	205,680	4.1
HOME PROGRAM	618,345	14.9	524,500	10.6
OTHER FEDERAL/STATE	<u>0</u>	<u>0.1</u>	<u>0</u>	<u>0.0</u>
	846,355	20.5	730,180	14.7
<b>TOTAL</b>	<b><u>\$4,127,151</u></b>	<b><u>100.0</u></b>	<b><u>\$4,964,467</u></b>	<b><u>100.0</u></b>

The 2010 budget is \$4,940,776, which is an increase of \$853,992 due to decreases in administration, \$74,800, and ADDI, \$7,800, and increases in economic development \$67,100, neighborhood development, \$18,100, and the Brownfields program \$850,000 (See Economic and Neighborhood Development sections above).

Personnel costs decreased \$4,500 (0.1%), due to the reduction of a vacant senior clerk position.

Non-program contractual expenses decrease \$47,500 with the reduction of the consulting fees budget. Supply costs decrease \$1,200 due to the reduction of computer non-capital expenditures. Administrative costs, required to not exceed 20% of expenditures, are projected to be 8% for 2010.

Program income is \$107,000 for the Block Grant and \$15,000 for the HOME program.

Under Federal guidelines, grant years remain open until funds are expended. The Division estimates that at the end of 2009, a total of \$730,180 will be reprogrammed for 2010. These reprogrammed funds include \$205,680 in prior year Community Development Block Grant Funds, and \$524,500 in prior year Home Program funds.

# Community Development Business Group

In 2009, the Community Development Business Group spent \$5,469,329 or 133.8% of its budgeted allocation. In the past several years, spending has been between 81% and 134% of the budgeted amount.

## Capital Equipment

For 2010, the Division will not have any capital purchases.

## Five Year Financial Forecast

The 2011-2015 five-year forecast assumes that both Federal and local funding sources will stagnate and expenditures will not exceed revenue limits. It is further assumed that the Division will spend its annual budget. No assumptions are made for new programs.

### COMMUNITY DEVELOPMENT BLOCK GRANT FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$4,041	\$4,162	\$4,287	\$4,416	\$4,548
Expenditures	<u>4,041</u>	<u>4,162</u>	<u>4,287</u>	<u>4,416</u>	<u>4,548</u>
Excess(Deficit)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Beginning Balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Ending Balance	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

## Personnel Review

COMMUNITY DEVELOPMENT BLOCK GRANT DIVISION				
		<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>BENEFITS AND SALARIES</b>		<b>BUDGET</b>	<b>BUDGET</b>	
<b>SALARY</b>				
PERMANENT		\$414,417	\$399,013	(\$15,404)
TEMPORARY		0	0	0
MERIT PAY		0	0	0
SALARY ADJUSTMENT		(8,141)	0	8,141
SALARY SAVINGS		0	0	0
<b>TOTAL SALARIES</b>		<b>\$406,276</b>	<b>\$399,013</b>	<b>(\$7,263)</b>
<b>BENEFITS</b>				
ILLINOIS MUNICIPAL RETIREMENT		\$72,849	\$80,520	\$7,671
UNEMPLOYMENT TAX		473	441	(32)
WORKMEN'S COMPENSATION		3,281	3,216	(65)
HEALTH INSURANCE		114,777	117,494	2,717
RETIREE HEALTH INSURANCE		9,800	2,500	(7,300)
LIFE INSURANCE		585	546	(39)
PARKING BENEFITS		<u>2,700</u>	<u>2,520</u>	<u>(180)</u>
<b>TOTAL BENEFITS</b>		<b>\$204,465</b>	<b>\$207,237</b>	<b>\$2,772</b>
<b>TOTAL COMPENSATION</b>		<b>\$610,741</b>	<b>\$606,250</b>	<b>(\$4,491)</b>
	<b>POSITION</b>	<b>2009</b>	<b>2010</b>	<b>INCREASE/ (DECREASE)</b>
<b>POSITION TITLE</b>	<b>RANGE</b>	<b>EMPLOYEES</b>	<b>EMPLOYEES</b>	
DEVELOPMENT PROGRAMS MANAGER	E-10	1.00	1.00	0.00
DEVELOPMENT SPECIALIST	E-8	0.00	0.00	0.00
GRANTS COMPLIANCE SPECIALIST II	E-7	1.00	1.00	0.00
GRANTS COMPLIANCE SPECIALIST I	E-6	1.00	1.00	0.00
HOUSING REHAB SPECIALIST II	E-6	1.00	1.00	0.00
HOUSING REHAB SPECIALIST I	E-5	1.00	1.00	0.00
REHAB CONST SPECIALIST I	CD-15	1.00	1.00	0.00
SENIOR ADMINISTRATIVE ASSISTANT	E-6	1.00	1.00	0.00
SENIOR CLERK	A-18	0.50	0.00	(0.50)
<b>TOTAL PERSONNEL</b>		<b>7.50</b>	<b>7.00</b>	<b>(0.50)</b>

# Community Development Business Group

## Performance Measurements

Plans for 2010 forecast similar levels of activity. Selected activity levels for 2007-2010 are illustrated below.

	2007	2008	2009	2010
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Projected</u>
Rehabilitated units	19	78	52	52
Housing projects (non-profits)	9	6	6	6
Homeless programs	4	4	4	4
New construction units	10	6	4	4
Demolitions	17	31	13	13
Public facilities and services projects	3	5	6	6
Special community projects	3	4	3	3
Acquisitions	5	2	4	4
Homebuyer assistance programs	36	13	24	24
RAMP (construction of ramps)	11	9	12	12
Get the Lead Out match	17	27	15	15
County SFOOR program	n/a	7	n/a	n/a
Water hook up program	11	11	11	11
Tax incentive program	n/a	4	4	4
Hope VI driveways installed	n/a	29	n/a	n/a

# Redevelopment Fund

## Mission Statement

It is the mission of the Community Development Redevelopment Fund to finance Metro Center Authority operating deficits, provide funds for redevelopment of the central city, and generate economic development.

**Primary Functions** → The fund is financed by a one-percent tax adopted in 1978 for a period of 20 years on motel and room charges, restaurant, lounge charges for food and liquor, and package liquor sales. This was renewed for additional ten-year periods in 1990, 1999, and 2007 with the tax to end in 2028. In addition to financing a portion of the Metro Center Authority's deficits, the Fund provides the necessary capital for development opportunities, public improvements, and economic development efforts.

### 2009 Accomplishments

- The Redevelopment Fund financed the Metro Center Authority operating deficits, provided funds for redevelopment activities, and assisted in financing economic development efforts.

### 2010 Goals and Objectives

- The Redevelopment Fund will finance the Metro Center Authority operating deficits, provide funds for redevelopment activities, and assist in financing economic development efforts.

### Budget Summary

COMMUNITY DEVELOPMENT REDEVELOPMENT FUND					
APPROPRIATION	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$3,716	\$11,700	\$9,187	\$6,000	(\$5,700)
OTHER	4,078,549	3,533,697	5,183,428	3,596,397	62,700
TOTAL	<u>\$4,082,265</u>	<u>\$3,545,397</u>	<u>\$5,192,615</u>	<u>\$3,602,397</u>	<u>\$57,000</u>
FUNDING SOURCE	2009		2010		2010
REDEVELOPMENT SALES TAX	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
MOTEL	\$373,900	10.2	\$304,500	8.7	
PACKAGE	476,500	13.0	499,100	14.3	
RESTAURANT	<u>2,807,900</u>	<u>76.8</u>	<u>2,691,600</u>	<u>77.0</u>	
SUBTOTAL	<u>3,658,300</u>	<u>100.0</u>	<u>3,495,200</u>	<u>100.0</u>	
INTEREST INCOME	0	0.0	0	0.0	
TOTAL	<u>\$3,658,300</u>	<u>100.0</u>	<u>\$3,495,200</u>	<u>100.0</u>	

# **Redevelopment Fund**

## **Redevelopment Fund Expenses**

Expenses can be broken down into three groups as follows:

- Metro Center subsidy - \$950,000
- Debt service – \$1,293,248
- All other expenses – \$1,359,149

## **Metro Center Subsidy**

- Total 2010 City commitment is \$950,000 with \$400,000 from Redevelopment Fund and \$550,000 from Tourism Promotion Fund. If the current agreement with Rockford Area Convention and Visitors Bureau (RACVB) cannot be amended, then the Redevelopment Fund will loan \$550,000 (\$600,000 in 2011) until the current agreement ends. The Tourism Promotion Fund would begin paying its subsidy contribution to the Metro Center in 2012 as well as repaying the Redevelopment Fund the \$1,150,000.

## **Debt Service**

- \$191,018 for debt service (2000 \$4.0 million and 2004 \$3.07 million refunding bond issue) for funding improvements associated with the construction of a 33,000 square foot supermarket in the South Rockford Tax Increment Finance District. The initial phase included property acquisition, demolition of existing structures, site work on ten acres, construction, equipment, and tenant improvements. Debt service from 2007 to 2019 will range from \$336,018 to \$380,513 (Redevelopment share \$147,068 to \$225,518, with the balance paid from South Rockford TIF).
- \$650,187 for debt service on the Coronado. In 1999, the City issued \$7,000,000 in bonds for the Coronado Theatre restoration. City financing sources included the Tourism (1999-2003) and Redevelopment Funds as well as amusement and parking taxes at the Coronado Theatre. The Redevelopment Fund will pay the balance of the debt service due after the application of the two taxes. Debt service from 2007 to 2017 will range from \$545,075 to \$988,880.
- \$10,175 net (2010 debt service \$1,840,643) for debt service on the Metro Center. In 2007, the City issued \$23 million in bonds for remodeling the Metro Center and acquiring an AHL franchise. Financing for debt repayment includes assistance from Winnebago County (\$460,000), the Redevelopment Fund (\$10,175), and the 2009 \$8.065 Metro Center taxable refunding issue (\$1,370,468).
- \$441,868 for debt service on the 2009 \$8.065 Metro Center taxable refunding issue. Designed to abate 2009 – 2014 debt service for the 2007 issue, debt service from 2009 through 2026, funded from the Redevelopment Fund, will range from \$441,868 to \$1,229,868.

## **All Other Expenses**

- \$131,900 is provided to RACVB. The County and the City levy a tax on motel accommodations, three percent by the County and six percent by the City. The County passes the entire amount to the Bureau while the City keeps one percent for redevelopment efforts. The remaining five percent is sent to the Bureau. With the annexation of four motels into the City in 1988, the City agreed to transfer the other one percent (for these four motels only) from the Redevelopment Fund to the Bureau.

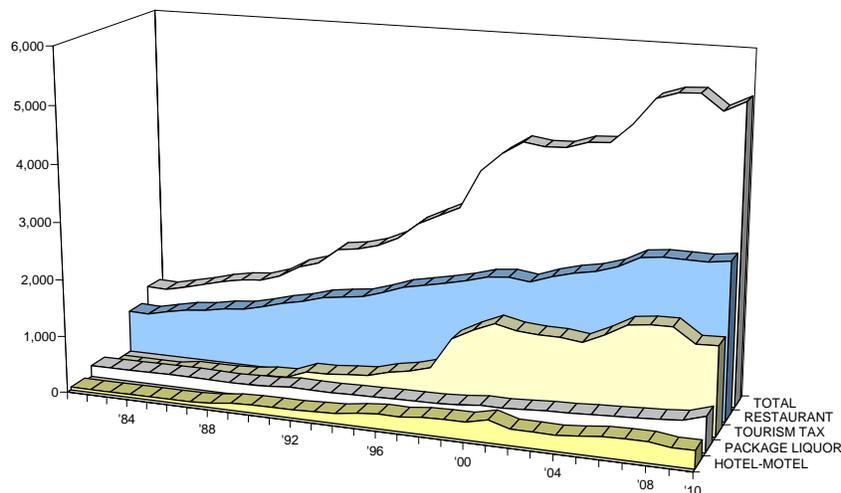
## Redevelopment Fund

- \$2,000 to the RACVB for costs related to a kiosk at a motel by the interstate.
- \$200,000 to the Rockford Area Economic Development Council (RAEDC) to continue economic development efforts and industrial park marketing.
- \$150,000 for Coronado Performing Arts Center's annual assistance (2008-2013).
- \$300,600 is allocated to the Coronado Theatre to pay for operating expenses.
- \$55,750 will be reimbursed to the Public Works Water Division for the Millennium Fountain maintenance.
- \$66,900 is transferred to the Public Works Property Division for staff services for building maintenance at Festival Park.
- \$8,000 for the maintenance of the Armory.
- \$150,000 to the Northern Illinois Technology Triangle (NITT) for hardware expenses related to the I39, NIU, Rockford fiber ring.
- \$6,000 is budgeted for contractual expenses.
- \$58,600 is transferred to the General Fund to pay for a portion of the Community Development economic development staff.
- \$94,200 is for tax collection cost reimbursement.
- \$135,199 is for interest expense.

### Budget Analysis

2008 tax revenue, budgeted at \$3,643,100, was \$3,530,918 at year's end, a loss of \$112,200 (3.1%) from the budget and an increase of \$14,800 (0.4%) from the 2007 actual. Tax revenue for 2009, budgeted at \$3,658,300, was \$3,506,778, a loss of \$151,500 (-4.1%) for 2009, a decrease of \$136,300 (-3.7%) from the 2008 budget of \$3,643,100 and a decrease of \$24,000 (-0.7%) from 2008's actual.

CITY OF ROCKFORD, ILLINOIS REDEVELOPMENT/TOURISM SOURCES OF REVENUE 1981-2010



Assumptions for revenue growth are 1% for motels (8.7%), 3% for package liquor (14.4%), and 2% for restaurants (76.9%) for a total of 2.0%. Growth in the last five years has ranged as follows: motels, -14.1% to 13.7%, package liquor, 4.1% to 7.1%, restaurants, -0.2% to 7.7%, and the three

# Redevelopment Fund

combined, -0.6% to 7.8%. 2010 income is estimated to be \$3,495,200, a decrease of \$147,900 (-2.1%) from the 2009 budget and a decrease of \$11,600 (-0.3%) from the 2009 actual.

The restructuring of the 2007 taxable debt as well as the elimination of \$50,000 in expense, the deferral of \$150,000 in expense, and the payment of \$1,079,764 of debt service from other funds was a significant restructuring for this fund for 2009. 2010 plans include the elimination of \$695,900 in previous expense. In addition, during the 2010 fall supplemental appropriation ordinance process, development funds will be reviewed and appropriate transfers made as necessary.

In 2009, the Redevelopment Fund spent \$5,192,615 or 146.5% of the budgeted allocation. In the past several years, 94% to 131% of the budget has been spent.

## **Five Year Financial Forecast**

The 2011-2015 five-year forecast assumes growth in taxes – one percent for motels, three percent for packaged liquor, and two percent for restaurants – reflecting the past history and the slowing economy. The refinancing and the structural changes made in 2009 should insure the long term viability of this fund.

### REDEVELOPMENT FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$3,567	\$3,640	\$3,715	\$3,792	\$3,870
Expenses	<u>3,576</u>	<u>2,842</u>	<u>2,847</u>	<u>4,152</u>	<u>4,184</u>
Excess (Deficit)	<u>(9)</u>	<u>798</u>	<u>868</u>	<u>(360)</u>	<u>(314)</u>
Beginning Balance	<u>(3,749)</u>	<u>(3,758)</u>	<u>(2,960)</u>	<u>(2,092)</u>	<u>(2,452)</u>
Ending Balance	<u>(\$3,758)</u>	<u>(\$2,960)</u>	<u>(\$2,092)</u>	<u>(\$2,452)</u>	<u>(\$2,766)</u>

# **Community Development Tourism Promotion Fund**

## **Mission Statement**

It is the mission of the Community Development Tourism Promotion Fund to finance tourism promotion for the City.

**Primary Functions** → The primary function of the Tourism Promotion Fund is to provide funding to the Rockford Area Convention & Visitor's Bureau. The City currently has a five-percent tax on motel and hotel room receipts. This tax, along with a similar one enacted by Winnebago County, is used to fund the Rockford Area Convention & Visitor's Bureau with which the City has a contract for tourism promotion efforts.

### **2009 Accomplishments** →

- The Bureau continues to collaborate with important Rockford attractions, events, hotels and restaurants to attract visitors.
- The sales team secured bookings for meetings, tournaments and events that took place at Rockford hotels and facilities. These bookings filled hotel rooms resulting in additional spending in the region.
- Rockin' Summer and Winter Rocks leisure marketing campaigns, which RACVB is a partner, have continued to drive awareness of Rockford's tourism and quality of life assets among local residents and potential visitors.

### **2010 Goals and Objectives** →

- Increase non-local visitation to top sites and attractions.
- Increase RACVB influenced group sales bookings (number of meetings, conventions, and tournaments).
- Increase RACVB influenced off-season (October-April) business room night (actual rooms sold at hotels).

# Community Development Tourism Promotion Fund

## Budget Summary

<b>COMMUNITY DEVELOPMENT TOURISM PROMOTION FUND</b>						
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)	
TRANSFER TO RACVB	\$1,681,701	\$1,769,800	\$1,681,701	\$1,403,300	(\$366,500)	
TRANSFER OTHER FUNDS	0	0	0	0	0	
PURCHASE OF SERVICES	<u>92,400</u>	<u>99,700</u>	<u>92,400</u>	<u>119,200</u>	<u>19,500</u>	
<b>TOTAL</b>	<u>\$1,774,101</u>	<u>\$1,869,500</u>	<u>\$1,774,101</u>	<u>\$1,522,500</u>	<u>(\$347,000)</u>	
<b>FUNDING SOURCE</b>			2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
TOURISM PROMOTION SALES TAX			<u>\$1,869,500</u>	<u>100.0</u>	<u>\$1,522,500</u>	<u>100.0</u>
<b>TOTAL</b>			<u>\$1,869,500</u>	<u>100.0</u>	<u>\$1,522,500</u>	<u>100.0</u>

## Budget Analysis

Tax revenue for 2009, budgeted at \$1,869,500, was \$1,490,316, a decrease of \$379,200 (20.2%), a decrease of \$363,200 (19.6%) from the 2008 budget of \$1,853,500 and a decrease of \$300,200 from 2008's actual. 2010 income is estimated to be \$1,522,500, a decrease of \$347,000 (18.6%) from the 2009 budget of \$1,869,500 and an increase of \$32,200 (2.1%) from the 2009 actual of \$1,490,300. All tax collected, except \$1,800 for collection costs and \$117,400 for City tourism costs, is passed through to the Bureau.

In 2009, the Tourism Promotion Fund spent \$1,774,101 or 94.9% of its budgeted allocation. In the past several years, 92% to 105% of the budget has been spent.

## Five Year Financial Forecast

The 2011-2015 five year forecast assumes motel revenue growth at two percent annually and appropriation of all income to the Visitors Bureau except for City reimbursements.

TOURISM PROMOTION FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$1,538	\$1,553	\$1,569	\$1,584	\$1,600
Expenses	<u>1,538</u>	<u>1,553</u>	<u>1,569</u>	<u>1,584</u>	<u>1,600</u>
Excess (Deficit)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Beginning Balance	<u>93</u>	<u>93</u>	<u>93</u>	<u>93</u>	<u>93</u>
Ending Balance	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>

# **Retail Tax Increment Financing Districts**

## **Mission Statement**

It is the mission of the Community Development Tax Increment Financing District to conserve or improve areas, especially sections of the City that are neglected, through economic investment from both private and public sectors.

**Primary Functions** → The primary function of the tax increment financing (TIF) district is to develop/redevelop the area in the TIF District in the City and to make the area more viable again. Such improvements (upon meeting qualifications) can be financed through TIF district revenues. Revenue for the districts is generated by the collection of property taxes each year at an increment based on the increase in assessed valuation of properties within the area since the districts are created. The excess tax revenue collected can only be used to fund projects located within the TIF District.

There are 17 Retail TIF Districts, East Side, East River, West Side #1 and #2, River North, South Rockford, Assisted Living, State and Kilburn, State and Central, Springfield Corners, North Main, Main and Auburn, Main and Whitman, Seventh Street, Midtown, Broadway, and State and Alpine.

## **2009 TIF Accomplishments** →

- Provided TIF funding to support the rehabilitation of historic Pioneer Hall at 121 South Madison Street, an earlier home of the Rockford Rescue Mission.
- Assisted with TIF financial assistance for GT Partners LLC to renovate 2 storefronts and 2 residential condominiums at 221-223 East State Street.
- Financed the renovation of 3 commercial storefronts and 6 loft apartments at 317-325 West Jefferson Street with TIF funds.
- Provided financial assistance to the River District Association and Miracle Mile Rockford to support marketing of TIF Districts.
- Continued to market TIF Districts at trade shows.
- Launched the Great Downtown Open House tour event of 12 downtown residential properties simultaneously.
- Provided TIF funding to support the \$65 million Rockford Renaissance redevelopment in the Springfield Corners TIF District at West State and Springfield.
- Funded tenant improvements at new Roly Poly restaurant in Stewart Square, 308 West State Street.
- Supported the Lantow Lofts project developed by Zion Development Corporation by providing TIF funding for the rehabilitation of the Katie's Cup community room at 502 7<sup>th</sup> Street.

# Retail Tax Increment Financing Districts

- Created two new TIF Districts: Broadway and East River.

## 2010 Goals and Objectives →

- Continue to seek new investment and redevelopment opportunities.
- Work with other organizations including River District Association, Miracle Mile Rockford, and the Element to develop and implement marketing strategies.
- Use TIF funds to leverage other funding sources like Brownfields Economic Development Initiative (BEDI), HUD Section 108 loans, and Federal historic preservation tax credits.

## Budget Summary

COMMUNITY DEVELOPMENT EAST SIDE TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2008 ACTUAL	2009 BUDGET	2009 ACTUAL	2010 BUDGET	INCREASE (DECREASE)
CONTRACTUAL	\$93,430	\$0	\$6,457	\$10,000	\$10,000
OTHER	426,177	1,078,519	1,099,974	415,963	(662,556)
TOTAL	\$519,607	\$1,078,519	\$1,106,431	\$425,963	(\$652,556)
FUNDING SOURCE	2009 AMOUNT		2009 PERCENTAGE	2010 AMOUNT	2010 PERCENTAGE
PROPERTY TAXES					
TAX INCREMENT	\$503,600		96.1	\$348,070	99.7
INTEREST INCOME	20,300		3.9	1,200	0.3
TOTAL	\$523,900		100.0	\$349,270	100.0

COMMUNITY DEVELOPMENT EAST RIVER TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2008 ACTUAL	2009 BUDGET	2009 ACTUAL	2010 BUDGET	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	0	786,278	1,098,997	54,206	(732,072)
TOTAL	\$0	\$786,278	\$1,098,997	\$54,206	(\$732,072)
FUNDING SOURCE	2009 AMOUNT		2009 PERCENTAGE	2010 AMOUNT	2010 PERCENTAGE
PROPERTY TAXES					
TAX INCREMENT	\$0		0.0	\$46,500	0.0
INTEREST INCOME	0		0.0	423	0.0
TOTAL	\$0		0.0	\$46,923	0.0

# Retail Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT WEST SIDE TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$2,525	\$0	\$394	\$0	\$0
OTHER	497,333	299,779	183,342	487,186	187,407
TOTAL	<u>\$499,858</u>	<u>\$299,779</u>	<u>\$183,736</u>	<u>\$487,186</u>	<u>\$187,407</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$393,400	100.0	404,390	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$393,400</u>	<u>100.0</u>	<u>\$404,390</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT WEST SIDE 2 TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$2,500	\$0	\$0
OTHER	1,016	907	907	700	(207)
TOTAL	<u>\$1,016</u>	<u>\$907</u>	<u>\$3,407</u>	<u>\$700</u>	<u>(\$207)</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$8,798	0.0	\$9,990	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$8,798</u>	<u>0.0</u>	<u>\$9,990</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT RIVER NORTH TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$100,000	\$0	\$0
OTHER	0	31,079	38,004	28,913	(2,166)
TOTAL	<u>\$0</u>	<u>\$31,079</u>	<u>\$138,004</u>	<u>\$28,913</u>	<u>(\$2,166)</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$0	100.0	\$79,700	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$0</u>	<u>100.0</u>	<u>\$79,700</u>	<u>100.0</u>

# Retail Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT SOUTH ROCKFORD TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$10,968	\$0	\$144	\$0	\$0
OTHER	189,250	189,900	338,018	175,494	(14,406)
TOTAL	<u>\$200,218</u>	<u>\$189,900</u>	<u>\$338,162</u>	<u>\$175,494</u>	<u>(\$14,406)</u>

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$151,199	98.1	\$128,453	100.0
INTEREST INCOME	3,000	1.9	0	0.0
TOTAL	<u>\$154,199</u>	<u>100.0</u>	<u>\$128,453</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT ASSISTED LIVING TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	0	0	0	0	0
TOTAL	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$0	0.0	\$40	0.0
INTEREST INCOME	0	0.0	0	0.0
TOTAL	<u>\$0</u>	<u>0.0</u>	<u>\$40</u>	<u>0.0</u>

<b>COMMUNITY DEVELOPMENT STATE KILBURN TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	1,765	1,439	1,439	833	(\$606)
TOTAL	<u>\$1,765</u>	<u>\$1,439</u>	<u>\$1,439</u>	<u>\$833</u>	<u>(\$606)</u>

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$19,511	100.0	\$23,760	100.0
INTEREST INCOME	0	0.0	0	0.0
TOTAL	<u>\$19,511</u>	<u>100.0</u>	<u>\$23,760</u>	<u>100.0</u>

# Retail Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT STATE CENTRAL TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$71,053	\$0	\$11,286	\$0	\$0
OTHER	103	347,525	398,134	250,000	(97,525)
TOTAL	<u>\$71,156</u>	<u>\$347,525</u>	<u>\$409,420</u>	<u>\$250,000</u>	<u>(\$97,525)</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$255,686	98.1	\$250,740	99.3
INTEREST INCOME		5,000	1.9	1,800	0.7
TOTAL		<u>\$260,686</u>	<u>100.0</u>	<u>\$252,540</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT SPRINGFIELD CORNERS TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
OTHER	\$190,630	\$213,164	\$198,632	\$330,338	\$117,174
TOTAL	<u>\$190,630</u>	<u>\$213,164</u>	<u>\$198,632</u>	<u>\$330,338</u>	<u>\$117,174</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$177,603	100.0	\$411,100	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$177,603</u>	<u>100.0</u>	<u>\$411,100</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT NORTH MAIN STREET TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	68,963	79,468	79,468	80,346	878
TOTAL	<u>\$68,963</u>	<u>\$79,468</u>	<u>\$79,468</u>	<u>\$80,346</u>	<u>\$878</u>
<b>FUNDING SOURCE</b>		2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES					
TAX INCREMENT		\$54,869	100.0	\$76,680	100.0
INTEREST INCOME		0	0.0	0	0.0
TOTAL		<u>\$54,869</u>	<u>100.0</u>	<u>\$76,680</u>	<u>100.0</u>

# Retail Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT MAIN AUBURN TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>2009 ACTUAL</u>	<u>2010 BUDGET</u>	<u>INCREASE (DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$25	\$0	\$0
OTHER	<u>339</u>	<u>156</u>	<u>156</u>	<u>5,000</u>	<u>4,844</u>
TOTAL	<u>\$339</u>	<u>\$156</u>	<u>\$181</u>	<u>\$5,000</u>	<u>\$4,844</u>

<b>FUNDING SOURCE</b>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>	<u>2010 AMOUNT</u>	<u>2010 PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$18,084	0.0	\$20,030	100.0
INTEREST INCOME	<u>0</u>	<u>0.0</u>	<u>0</u>	<u>0.0</u>
TOTAL	<u>\$18,084</u>	<u>0.0</u>	<u>\$20,030</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT MAIN WHITMAN TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>2009 ACTUAL</u>	<u>2010 BUDGET</u>	<u>INCREASE (DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$101,386	\$101,386
OTHER	<u>0</u>	<u>0</u>	<u>1,467,781</u>	<u>5,265</u>	<u>5,265</u>
TOTAL	<u>\$0</u>	<u>\$0</u>	<u>\$1,467,781</u>	<u>\$106,651</u>	<u>\$106,651</u>

<b>FUNDING SOURCE</b>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>	<u>2010 AMOUNT</u>	<u>2010 PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$0	0.0	\$41,580	0.0
INTEREST INCOME	<u>0</u>	<u>0.0</u>	<u>0</u>	<u>0.0</u>
TOTAL	<u>\$0</u>	<u>0.0</u>	<u>\$41,580</u>	<u>0.0</u>

<b>COMMUNITY DEVELOPMENT SEVENTH STREET TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	<u>2008 ACTUAL</u>	<u>2009 BUDGET</u>	<u>2009 ACTUAL</u>	<u>2010 BUDGET</u>	<u>INCREASE (DECREASE)</u>
CONTRACTUAL	\$53,606	\$0	\$1,762	\$10,300	\$10,300
OTHER	<u>1,016,151</u>	<u>1,174,795</u>	<u>1,932,032</u>	<u>978,170</u>	<u>(196,625)</u>
TOTAL	<u>\$1,069,757</u>	<u>\$1,174,795</u>	<u>\$1,933,794</u>	<u>\$988,470</u>	<u>(\$186,325)</u>

<b>FUNDING SOURCE</b>	<u>2009 AMOUNT</u>	<u>2009 PERCENTAGE</u>	<u>2010 AMOUNT</u>	<u>2010 PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$1,038,221	95.7	\$1,060,660	98.0
INTEREST INCOME	<u>46,700</u>	<u>4.3</u>	<u>21,100</u>	<u>2.0</u>
TOTAL	<u>\$1,084,921</u>	<u>100.0</u>	<u>\$1,081,760</u>	<u>100.0</u>

## Retail Tax Increment Financing Districts

COMMUNITY DEVELOPMENT BROADWAY TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	<u>0</u>	<u>0</u>	<u>135,000</u>	<u>25,000</u>	<u>25,000</u>
TOTAL	<u>\$0</u>	<u>\$0</u>	<u>\$135,000</u>	<u>\$25,000</u>	<u>\$25,000</u>

FUNDING SOURCE	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$0	0.0	\$52,360	0.0
INTEREST INCOME	<u>0</u>	<u>0.0</u>	<u>0</u>	<u>0.0</u>
TOTAL	<u>\$0</u>	<u>0.0</u>	<u>\$52,360</u>	<u>0.0</u>

COMMUNITY DEVELOPMENT STATE ALPINE TAX INCREMENT FINANCING DISTRICT					
APPROPRIATION	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$84,204	\$0	\$2,853	\$12,000	\$12,000
OTHER	<u>9,020</u>	<u>310,429</u>	<u>253,796</u>	<u>340,429</u>	<u>30,000</u>
TOTAL	<u>\$93,224</u>	<u>\$310,429</u>	<u>\$256,649</u>	<u>\$352,429</u>	<u>\$42,000</u>

FUNDING SOURCE	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$291,971	0.0	\$262,530	97.4
INTEREST INCOME	<u>11,000</u>	<u>0.0</u>	<u>7,000</u>	<u>2.6</u>
TOTAL	<u>\$302,971</u>	<u>0.0</u>	<u>\$269,530</u>	<u>100.0</u>

### Budget Analysis

This 17 district group collectively runs a deficit until 2012, turns positive, and then again runs a deficit from 2018 through 2027. The deficit generators are North Main, a high deficit year (2022) of \$1.0 million and an estimated ending deficit of \$380,000 in 2026, and Main Whitman, a high deficit year of \$770,000 (2026) and an estimated ending deficit of \$370,000 in 2031. If the County does not purchase the old federal building, then West Side #1, projected currently to end in 2016 positively, will end with a \$900,000 deficit which will need a funding source.

It is difficult to estimate revenue growth which is property tax increment, generated by new construction and projects as well as inflationary growth of existing equalized assessed valuation, for several decades. These projections are based upon the most conservative assumptions possible.

Deficit reduction action was taken in two areas for 2009. For the near downtown area, adjustments were made among the Seventh Street, East River, South Rockford, East Side, and West Side #1 districts. In addition, \$300,000 was transferred from the State and Central district to Springfield Corners. An additional \$2.2 million will need to be transferred from 2010 through 2018 from the former to the latter.

# Retail Tax Increment Financing Districts

Long term financing activity in 2009 included a spring \$2.6 million sale which financed a \$350,000 residential renovation in River North, a \$1.3 million renovation of Rock River Towers in Main Whitman, and subsidized \$950,000 of the Tandem Development project in Global Trade Park #1. The \$1.7 million fall sale includes \$1.35 million for the start of the Renaissance project in Springfield Corners and \$350,000 for residential renovation in East River.

## Five Year Financial Forecasts

The 2011-2015 five-year forecasts assume no growth for property taxes and that state and local sales tax will not be received. These funds are project, rather than service, oriented and are susceptible to considerable variance in direction and dollars. An ending balance schedule for all TIF districts for all years is also included.

### EAST SIDE TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$348	\$348	\$350	\$350	\$350
Expenditures	<u>392</u>	<u>156</u>	<u>352</u>	<u>352</u>	<u>352</u>
Excess (Deficit)	<u>(44)</u>	<u>192</u>	<u>(2)</u>	<u>(2)</u>	<u>(2)</u>
Beginning Balance	<u>(65)</u>	<u>(109)</u>	<u>83</u>	<u>82</u>	<u>80</u>
Ending Balance	<u>(\$109)</u>	<u>\$83</u>	<u>\$82</u>	<u>\$80</u>	<u>\$78</u>

### EAST RIVER TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$116	\$119	\$121	\$123	\$124
Expenditures	<u>54</u>	<u>79</u>	<u>103</u>	<u>127</u>	<u>126</u>
Excess (Deficit)	<u>62</u>	<u>40</u>	<u>18</u>	<u>(4)</u>	<u>(2)</u>
Beginning Balance	<u>30</u>	<u>92</u>	<u>132</u>	<u>150</u>	<u>146</u>
Ending Balance	<u>\$92</u>	<u>\$132</u>	<u>\$150</u>	<u>\$146</u>	<u>\$144</u>

### WEST SIDE TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$404	\$404	\$407	\$414	\$414
Expenditures	<u>450</u>	<u>214</u>	<u>210</u>	<u>411</u>	<u>411</u>
Excess (Deficit)	<u>(45)</u>	<u>190</u>	<u>196</u>	<u>3</u>	<u>2</u>
Beginning Balance	<u>(78)</u>	<u>(123)</u>	<u>67</u>	<u>263</u>	<u>266</u>
Ending Balance	<u>(\$123)</u>	<u>\$67</u>	<u>\$263</u>	<u>\$266</u>	<u>\$268</u>

### WEST SIDE 2 TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$10	\$10	\$10	\$11	\$11
Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>
Excess (Deficit)	<u>10</u>	<u>10</u>	<u>10</u>	<u>1</u>	<u>1</u>
Beginning Balance	<u>(9)</u>	<u>1</u>	<u>11</u>	<u>21</u>	<u>22</u>
Ending Balance	<u>\$1</u>	<u>\$11</u>	<u>\$21</u>	<u>\$22</u>	<u>\$23</u>

### RIVER NORTH TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$107	\$110	\$114	\$117	\$120
Expenditures	<u>27</u>	<u>26</u>	<u>76</u>	<u>75</u>	<u>130</u>
Excess (Deficit)	<u>80</u>	<u>84</u>	<u>38</u>	<u>42</u>	<u>(10)</u>
Beginning Balance	<u>312</u>	<u>392</u>	<u>476</u>	<u>514</u>	<u>556</u>
Ending Balance	<u>\$392</u>	<u>\$476</u>	<u>\$514</u>	<u>\$556</u>	<u>\$546</u>

# Retail Tax Increment Financing Districts

## SOUTH ROCKFORD TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$129	\$129	\$129	\$129	\$130
Expenditures	175	172	174	176	178
Excess (Deficit)	(47)	(44)	(45)	(47)	(48)
Beginning Balance	3	(44)	(88)	(133)	(179)
Ending Balance	(\$44)	(\$88)	(\$133)	(\$179)	(\$228)

## ASSISTED LIVING TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$0	\$0	\$0	\$0	\$0
Expenditures	0	0	0	0	0
Excess (Deficit)	0	0	0	0	0
Beginning Balance	0	0	0	0	0
Ending Balance	\$0	\$0	\$0	\$0	\$0

## STATE KILBURN TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$23	\$24	\$25	\$26	\$28
Expenditures	0	0	0	0	0
Excess (Deficit)	23	24	25	26	28
Beginning Balance	(1)	22	46	71	97
Ending Balance	\$22	\$46	\$71	\$97	\$125

## STATE CENTRAL TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$251	\$251	\$251	\$251	\$251
Expenditures	250	250	250	250	250
Excess (Deficit)	1	1	1	1	1
Beginning Balance	(9)	(8)	(7)	(6)	(5)
Ending Balance	(\$8)	(\$7)	(\$6)	(\$5)	(\$4)

## SPRINGFIELD CORNERS TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$414	\$418	\$421	\$424	\$570
Expenditures	329	451	472	467	486
Excess (Deficit)	85	(33)	(51)	(43)	84
Beginning Balance	(342)	(257)	(290)	(341)	(384)
Ending Balance	(\$257)	(\$290)	(\$341)	(\$384)	(\$300)

## NORTH MAIN STREET TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$87	\$90	\$140	\$143	\$147
Expenditures	180	180	179	226	223
Excess (Deficit)	(94)	(90)	(39)	(83)	(76)
Beginning Balance	(329)	(423)	(513)	(552)	(635)
Ending Balance	(\$423)	(\$513)	(\$552)	(\$635)	(\$711)

## MAIN AUBURN TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$21	\$21	\$22	\$22	\$22
Expenditures	10	10	20	25	25
Excess (Deficit)	11	11	2	(3)	(3)
Beginning Balance	29	40	52	53	50
Ending Balance	\$40	\$51	\$54	\$50	\$47

# Retail Tax Increment Financing Districts

## MAIN WHITMAN TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$77	\$80	\$84	\$87	\$91
Expenditures	<u>109</u>	<u>108</u>	<u>107</u>	<u>106</u>	<u>125</u>
Excess (Deficit)	<u>(32)</u>	<u>(28)</u>	<u>(23)</u>	<u>(19)</u>	<u>(34)</u>
Beginning Balance	<u>(224)</u>	<u>(256)</u>	<u>(284)</u>	<u>(307)</u>	<u>(326)</u>
Ending Balance	<u>(\$256)</u>	<u>(\$284)</u>	<u>(\$307)</u>	<u>(\$326)</u>	<u>(\$360)</u>

## 7TH STREET TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$1,070	\$1,067	\$1,069	\$1,069	\$1,070
Expenditures	<u>1,154</u>	<u>1,034</u>	<u>1,048</u>	<u>1,045</u>	<u>1,119</u>
Excess (Deficit)	<u>(84)</u>	<u>34</u>	<u>20</u>	<u>24</u>	<u>(49)</u>
Beginning Balance	<u>284</u>	<u>200</u>	<u>234</u>	<u>255</u>	<u>279</u>
Ending Balance	<u>\$200</u>	<u>\$234</u>	<u>\$255</u>	<u>\$279</u>	<u>\$230</u>

## MIDTOWN TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$68	\$71	\$72	\$74
Expenditures	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>
Excess (Deficit)	<u>18</u>	<u>21</u>	<u>22</u>	<u>24</u>
Beginning Balance	<u>71</u>	<u>109</u>	<u>130</u>	<u>152</u>
Ending Balance	<u>\$89</u>	<u>\$130</u>	<u>\$152</u>	<u>\$176</u>

## BROADWAY TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$53	\$53	\$54	\$55	\$56
Expenditures	<u>4</u>	<u>2</u>	<u>25</u>	<u>50</u>	<u>50</u>
Excess (Deficit)	<u>49</u>	<u>51</u>	<u>29</u>	<u>5</u>	<u>6</u>
Beginning Balance	<u>(108)</u>	<u>(59)</u>	<u>(8)</u>	<u>21</u>	<u>26</u>
Ending Balance	<u>(\$59)</u>	<u>(\$8)</u>	<u>\$21</u>	<u>\$26</u>	<u>\$32</u>

## STATE ALPINE TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$274	\$275	\$277	\$280	\$283
Expenditures	<u>310</u>	<u>305</u>	<u>255</u>	<u>260</u>	<u>257</u>
Excess (Deficit)	<u>(36)</u>	<u>(30)</u>	<u>22</u>	<u>20</u>	<u>26</u>
Beginning Balance	<u>238</u>	<u>201</u>	<u>171</u>	<u>192</u>	<u>212</u>
Ending Balance	<u>\$202</u>	<u>\$171</u>	<u>\$193</u>	<u>\$212</u>	<u>\$238</u>

# **Industrial Tax Increment Financing Districts**

## **Mission Statement**

It is the mission of the Community Development Tax Increment Financing District to conserve or improve areas, especially sections of the City that are neglected, through economic investment from both private and public sectors.

**Primary Functions** → The primary function of the tax increment financing (TIF) district is to develop/redevelop the area in the TIF District and to make the area more viable. Improvements (upon meeting qualifications) can be financed through TIF district revenues. The collection of property taxes is on an increment basis and increases are based on increases in the assessed valuation of properties within the TIF District. The excess tax revenue collected can only be used to fund projects located within the TIF District.

There are six industrial TIF Districts, Kishwaukee-Harrison #1 and #2, Preston and Central, Rockford Global Trade Park #1, #2, #3.

## **2009 Accomplishments** →

- Completed east lanes of Kishwaukee Street reconstruction project.
- Commenced reconstruction of Kishwaukee St. Bridge.
- Completed reconstruction of Harrison Ave. Bridge.
- Completed construction plans for Logistics Parkway extension.
- Completed construction plans for RockAero Park/Faith Center Church intersection/access road.
- Commenced implementation of Kishwaukee Corridor Study recommendations.
- Extended sanitary sewer to Gensler property.
- Extended water to Reload property.
- Completed final design and construction drawings for Rockford Global TradePark sign.
- Completed creation of Global TradePark TIF #3.
- Completed creation of Kishwaukee Harrison TIF #2.
- Initiated cooperative marketing plan for industrial TIFs with RAEDC.
- Continued evaluation of creating Global TradePark South Redevelopment Planning Area.
- Continued negotiations for annexation boundary & utility agreement with Village of Davis Junction.

## **Industrial Tax Increment Financing Districts**

- Provide employee training activities for 17 companies in GTP & KH TIF districts.
- Demolition – three buildings in Barber Coleman complex.
- Zoning enforcement – continued compliance enforcement at 2501 Kishwaukee St., Northern IL Towing.
- Commenced construction of Wanxiang’s 40K s.f. solar panel manufacturing facility.
- Absolute Fire Protection: existing 15K s.f. manufacturing bldg.
- Thermo Fisher Scientific: 36K s.f. laboratory & office addition.
- Harrison Industrial LLC: rehabilitation of 362K s.f. light manufacturing/warehouse bldg.
- Whitney /Mega Fab: relocation of machine tool and 10 jobs from Hutchison, KS.
- Gunit Corporation: relocation of grinding equipment and 85 jobs from Ind.
- J&M Plating: relocation of machinery and 12 jobs from Chicago.
- Spider Co, Acument Global Technologies, Rockford Products, Haldex Hydraulics Corp, Rockford Drop Forge, Cellusuede Products Inc, Colorlab Custom Cosmetics, ABI, Inc, Testors.

### **2010 Goals & Objectives →**

- Complete reconstruction of Kishwaukee Street project.
- Complete reconstruction of Kishwaukee Bridge project.
- Continue implementation of Kishwaukee Corridor Study recommendations.
- Begin construction of Logistics Parkway extension.
- Begin Construction of RockAero Park/Faith Center Church intersection/access road.
- Continue to coordinate Kishwaukee Corridor Empowerment Group.
- Construct new Rockford Global TradePark sign.
- Continue cooperative marketing plan for industrial TIFs with RAEDC.
- Expand boundary of Global TradePark TIF #1.
- Continue evaluation of creating Global TradePark South Redevelopment Planning Area.
- Initiate annexation of Gensler and Wolfenberger properties.

# Industrial Tax Increment Financing Districts

- Complete negotiations for annexation boundary & utility agreement with Village of Davis Junction.
- Complete employee training activities for companies in GTP & KH TIF districts.
- Eliminate three sources of blight in industrial TIFs.
- Attract four new companies to industrial TIFs.
- Assist four existing companies to expand in industrial TIFs.
- Provide assistance to six existing companies in industrial TIFs.

## Budget Summary

<b>COMMUNITY DEVELOPMENT GLOBAL TRADE PARK TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$16,323	\$0	\$3,027	\$13,500	\$13,500
OTHER	1,740,371	1,707,048	1,684,058	750,463	(956,585)
TOTAL	<u>\$1,756,694</u>	<u>\$1,707,048</u>	<u>\$1,756,694</u>	<u>\$763,963</u>	<u>(\$943,085)</u>
<b>FUNDING SOURCE</b>	2009		2010		2010
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$1,775,620	100.0	\$884,887	100.0	
INTEREST INCOME	0	0.0	0	0.0	
TOTAL	<u>\$1,775,620</u>	<u>100.0</u>	<u>\$884,887</u>	<u>100.0</u>	

<b>COMM DEV GLOBAL TRADE PARK 2 TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$40,000	\$6,688	\$0	(\$40,000)
OTHER	812	158,044	215,169	133,700	(24,344)
TOTAL	<u>\$812</u>	<u>\$198,044</u>	<u>\$221,857</u>	<u>\$133,700</u>	<u>(\$64,344)</u>
<b>FUNDING SOURCE</b>	2009		2010		2010
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$7,980	0.0	\$211,200	99.8	
INTEREST INCOME	0	0.0	403	0.2	
TOTAL	<u>\$7,980</u>	<u>0.0</u>	<u>\$211,603</u>	<u>100.0</u>	

# Industrial Tax Increment Financing Districts

<b>COMM DEV GLOBAL TRADE PARK 3 TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	<u>0</u>	<u>75,000</u>	<u>75,000</u>	<u>50,000</u>	<u>(25,000)</u>
TOTAL	<u>\$0</u>	<u>\$75,000</u>	<u>\$75,000</u>	<u>\$50,000</u>	<u>(\$25,000)</u>

<b>FUNDING SOURCE</b>	2009		2010	
	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$7,980	0.0	\$135,100	99.8
INTEREST INCOME	<u>0</u>	<u>0.0</u>	<u>312</u>	<u>0.2</u>
TOTAL	<u>\$7,980</u>	<u>0.0</u>	<u>\$135,412</u>	<u>100.0</u>

<b>COMMUNITY DEVELOPMENT PRESTON CENTRAL TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$1,647,149	\$0	\$0	\$0	\$0
OTHER	<u>316,456</u>	<u>105,267</u>	<u>105,267</u>	<u>142,702</u>	<u>37,435</u>
TOTAL	<u>\$1,963,605</u>	<u>\$105,267</u>	<u>\$1,956,594</u>	<u>\$142,702</u>	<u>\$37,435</u>

<b>FUNDING SOURCE</b>	2009		2010	
	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$20,900	20.7	\$20,900	7.0
INTEREST INCOME	<u>0</u>	<u>79.3</u>	<u>0</u>	<u>0.0</u>
TOTAL	<u>\$20,900</u>	<u>100.0</u>	<u>\$20,900</u>	<u>7.0</u>

<b>COMMUNITY DEVELOPMENT KISHWAUKEE HARRISON TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$2,200	\$0	\$0	(\$2,200)
OTHER	<u>30,786</u>	<u>45,111</u>	<u>29,796</u>	<u>45,050</u>	<u>(61)</u>
TOTAL	<u>\$30,786</u>	<u>\$47,311</u>	<u>\$29,796</u>	<u>\$45,050</u>	<u>(\$2,261)</u>

<b>FUNDING SOURCE</b>	2009		2010	
	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$53,072	95.5	\$53,000	97.6
INTEREST INCOME	<u>2,526</u>	<u>4.5</u>	<u>1,327</u>	<u>2.4</u>
TOTAL	<u>\$55,598</u>	<u>100.0</u>	<u>\$54,327</u>	<u>100.0</u>

# Industrial Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT KISHWAUKEE HARRISON TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	<u>0</u>	<u>0</u>	<u>0</u>	<u>100</u>	<u>100</u>
TOTAL	<u>\$0</u>	<u>\$0</u>	<u>\$30,786</u>	<u>\$100</u>	<u>\$100</u>

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$155	100.0	\$245	100.0
INTEREST INCOME	<u>0</u>	<u>0.0</u>	<u>0</u>	<u>0.0</u>
TOTAL	<u>\$155</u>	<u>100.0</u>	<u>\$245</u>	<u>100.0</u>

## **Budget Analysis**

This six district group collectively runs a deficit for the entire period, a low of \$0.9 million in 2012 and a high of \$2.7 million in 2031. This is entirely due to the Preston and Central TIF District which has had not only cost overruns during site preparation but also delays in the project being initiated. Given the most optimistic outlook, this project could have several phases and change the current financial estimate.

It is difficult to estimate revenue growth which is property tax increment, generated by new construction and projects as well as inflationary growth of existing equalized assessed valuation, for several decades. These projections are based upon the most conservative assumptions possible.

Long term financing activity in 2009 included a spring \$2.6 million sale which financed a \$350,000 residential renovation in River North, a \$1.3 million renovation of Rock River Towers in Main Whitman, and subsidized \$950,000 of the Tandem Development project in Global Trade Park #1. The \$1.7 million fall sale includes \$1.35 million for the start of the Renaissance project in Springfield Corners and \$350,000 for residential renovation in East River.

## **Five Year Financial Forecasts**

The 2011-2015 five-year forecasts assume no growth for property taxes and that state and local sales tax will not be received. These funds are project, rather than service, oriented and are susceptible to considerable variance in direction and dollars. An ending balance schedule for all TIF districts for all years is also included.

# Industrial Tax Increment Financing Districts

## GLOBAL TRADE PARK TIF #1 FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$1,050	\$1,066	\$790	\$804	\$818
Expenditures	<u>821</u>	<u>824</u>	<u>834</u>	<u>857</u>	<u>748</u>
Excess (Deficit)	<u>229</u>	<u>242</u>	<u>(44)</u>	<u>(53)</u>	<u>70</u>
Beginning Balance	<u>(177)</u>	<u>52</u>	<u>294</u>	<u>250</u>	<u>198</u>
Ending Balance	<u>\$52</u>	<u>\$294</u>	<u>\$250</u>	<u>\$197</u>	<u>\$268</u>

## GLOBAL TRADE PARK TIF #2 FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$217	\$220	\$223	\$230	\$233
Expenditures	<u>200</u>	<u>200</u>	<u>100</u>	<u>200</u>	<u>200</u>
Excess (Deficit)	<u>17</u>	<u>20</u>	<u>123</u>	<u>30</u>	<u>33</u>
Beginning Balance	<u>99</u>	<u>116</u>	<u>136</u>	<u>259</u>	<u>289</u>
Ending Balance	<u>\$116</u>	<u>\$119</u>	<u>\$239</u>	<u>\$166</u>	<u>\$292</u>

## GLOBAL TRADE PARK TIF #3 FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$167	\$172	\$176	\$179	\$182
Expenditures	<u>100</u>	<u>100</u>	<u>150</u>	<u>150</u>	<u>200</u>
Excess (Deficit)	<u>67</u>	<u>72</u>	<u>26</u>	<u>29</u>	<u>(18)</u>
Beginning Balance	<u>101</u>	<u>169</u>	<u>240</u>	<u>266</u>	<u>295</u>
Ending Balance	<u>\$168</u>	<u>\$241</u>	<u>\$266</u>	<u>\$295</u>	<u>\$277</u>

## PRESTON CENTRAL TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$37	\$38	\$70	\$72	\$74
Expenditures	<u>135</u>	<u>137</u>	<u>138</u>	<u>138</u>	<u>138</u>
Excess (Deficit)	<u>(98)</u>	<u>(99)</u>	<u>(68)</u>	<u>(66)</u>	<u>(64)</u>
Beginning Balance	<u>(1,120)</u>	<u>(1,218)</u>	<u>(1,317)</u>	<u>(1,385)</u>	<u>(1,451)</u>
Ending Balance	<u>(\$1,218)</u>	<u>(\$1,317)</u>	<u>(\$1,385)</u>	<u>(\$1,451)</u>	<u>(\$1,515)</u>

## KISHWAUKEE HARRISON TIF #1 FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$55	\$56	\$57	\$58	\$59
Expenditures	<u>46</u>	<u>46</u>	<u>46</u>	<u>47</u>	<u>47</u>
Excess (Deficit)	<u>10</u>	<u>10</u>	<u>11</u>	<u>11</u>	<u>12</u>
Beginning Balance	<u>49</u>	<u>59</u>	<u>69</u>	<u>80</u>	<u>91</u>
Ending Balance	<u>\$59</u>	<u>\$60</u>	<u>\$70</u>	<u>\$80</u>	<u>\$91</u>

## KISHWAUKEE HARRISON TIF #2 FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$0	\$0	\$0	\$0	\$0
Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Excess (Deficit)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Beginning Balance	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
Ending Balance	<u>\$0</u>	<u>\$1</u>	<u>\$1</u>	<u>\$1</u>	<u>\$1</u>

# **Residential Tax Increment Financing Districts**

## **Mission Statement**

It is the mission of the Community Development Tax Increment Financing District to conserve or improve areas, especially sections of the City that are neglected, through economic investment from both private and public sectors.

**Primary Functions** → The primary function of the tax increment financing (TIF) district is to develop/redevelop the area in the TIF District and to make the area more viable. Improvements (upon meeting qualifications) can be financed through TIF district revenues. The collection of property taxes is on an increment basis and increases are based on increases in the assessed valuation of properties within the TIF District. The excess tax revenue collected can only be used to fund projects located within the TIF District.

The residential TIFs include Lincolnwood #1 and #2, Hope 6, Garrison, River Oaks, Southeast Housing, and Jackson School.

## **2009 Accomplishments**

- Garrison School has 8 units and 6 are occupied. The Gym has 7 units and 4 are occupied. The shells were completed for 10 of the townhome units. One townhome has been completed and sold. Two others are in the process of being completed and will be finished in mid April. There has been consistent interest for the product, however the high price relative to the rest of the market and the depressed economy has slowed the absorption rate. Landscaping and sidewalks were also installed. Acquired and began the rehab of a 2-family adjacent to the school as well as other properties in the area.
- Steadily working towards completion of Lincolnwood II, an 18 unit single family housing subdivision. 1 home left to construct. All homes are presold prior to the start of construction.
- 16 units have been constructed in Thatcher Blake RiverWalk. 8 units have been sold.
- Assisted in the transition of Emerson to Petry Development for the remaining residential lots at Springfield.

## **2010 Goals and Objectives**

- Facilitate continued build out of Petry's Subdivision at the Emerson Estates site on Springfield, Thatcher Blake Riverwalk, 21XX Reed Avenue, and the Garrison Lofts/Townhomes sites.

# Residential Tax Increment Financing Districts

## Budget Summary

<b>COMMUNITY DEVELOPMENT LINCOLNWOOD TAX INCREMENT FINANCING DISTRICT #1</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$21,688	\$96,688	\$96,688	\$45,688	(\$51,000)
TOTAL	\$21,688	\$96,688	\$96,688	\$45,688	(\$51,000)
<b>FUNDING SOURCE</b>	2009		2010		2010
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$77,000	96.3	\$75,500	96.2	
INTEREST INCOME	3,000	3.7	3,000	3.8	
TOTAL	\$80,000	100.0	\$78,500	100.0	

<b>COMMUNITY DEVELOPMENT LINCOLNWOOD TAX INCREMENT FINANCING DISTRICT #2</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$26,431	\$25,239	\$25,239	\$23,631	(\$1,608)
TOTAL	\$26,431	\$25,239	\$25,239	\$23,631	(\$1,608)
<b>FUNDING SOURCE</b>	2009		2010		2010
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$96,400	100.0	\$47,000	98.3	
INTEREST INCOME	0	0.0	800	1.7	
TOTAL	\$96,400	100.0	\$47,800	100.0	

<b>COMMUNITY DEVELOPMENT HOPE SIX TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$141,991	\$119,221	\$127,638	\$118,115	(\$1,106)
TOTAL	\$141,991	\$119,221	\$127,638	\$118,115	(\$1,106)
<b>FUNDING SOURCE</b>	2009		2010		2010
PROPERTY TAXES	<u>AMOUNT</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>	
TAX INCREMENT	\$177,674	100.0	\$182,990	100.0	
INTEREST INCOME	0	0.0	0	0.0	
TOTAL	\$177,674	100.0	\$182,990	100.0	

# Residential Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT GARRISON TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$64,463	\$72,891	\$72,891	\$74,415	\$1,524
TOTAL	\$64,463	\$72,891	\$72,891	\$74,415	\$1,524

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$30,124	100.0	\$51,800	100.0
INTEREST INCOME	0	0.0	0	0.0
TOTAL	\$30,124	100.0	\$51,800	100.0

<b>COMMUNITY DEVELOPMENT RIVER OAKS TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
OTHER	\$101,588	\$191,550	\$191,550	\$317,706	\$126,156
TOTAL	\$101,588	\$191,550	\$191,550	\$317,706	\$126,156

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$69,501	100.0	\$71,300	100.0
INTEREST INCOME	0	0.0	0	0.0
TOTAL	\$69,501	100.0	\$71,300	100.0

<b>CD SOUTHEAST AREA TIF FUND BUDGET SUMMARY</b>					
<b>APPROPRIATION</b>	2006 <u>ACTUAL</u>	2007 <u>BUDGET</u>	2007 <u>ACTUAL</u>	2008 <u>BUDGET</u>	INCREASE (DECREASE)
CONTRACTUAL	\$0	\$0		\$0	0
DEVELOPER ASSISTANCE	120,890	119,600		0	(119,600)
TOTAL	\$120,890	\$119,600	\$0	\$0	(\$119,600)

<b>FUNDING SOURCE</b>	2007 <u>AMOUNT</u>	2007 <u>PERCENTAGE</u>	2008 <u>AMOUNT</u>	2008 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	\$126,000	100.0	\$0	100.0
TOTAL	\$126,000	100.0	\$0	100.0

# Residential Tax Increment Financing Districts

<b>COMMUNITY DEVELOPMENT JACKSON SCHOOL TAX INCREMENT FINANCING DISTRICT</b>					
<b>APPROPRIATION</b>	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE <u>(DECREASE)</u>
CONTRACTUAL	\$0	\$0	\$0	\$0	\$0
OTHER	<u>213,240</u>	<u>37,000</u>	<u>22,000</u>	<u>137,000</u>	<u>100,000</u>
TOTAL	<u>\$213,240</u>	<u>\$37,000</u>	<u>\$22,000</u>	<u>\$137,000</u>	<u>\$100,000</u>

<b>FUNDING SOURCE</b>	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>
PROPERTY TAXES				
TAX INCREMENT	<u>\$115,313</u>	<u>99.9</u>	<u>\$121,400</u>	<u>96.3</u>
INTEREST INCOME	<u>100</u>	<u>0.1</u>	<u>4,700</u>	<u>3.7</u>
TOTAL	<u>\$115,413</u>	<u>100.0</u>	<u>\$126,100</u>	<u>100.0</u>

## **Budget Analysis**

This seven district group collectively runs a deficit until 2026 ranging from \$160,000 in 2009 to \$2.7 million in 2019. The deficit generators are Hope 6, a high deficit year (2023) of \$0.8 million before turning positive in 2027, Garrison, a high deficit year (2023) of \$0.65 million before turning positive in 2027, and River Oaks, a high deficit year (2019) of \$1.8 million before turning positive in 2025.

It is difficult to estimate revenue growth which is property tax increment, generated by new construction and projects as well as inflationary growth of existing equalized assessed valuation, for several decades. These projections are based upon the most conservative assumptions possible.

Long term financing activity in 2009 included a spring \$2.6 million sale which financed a \$350,000 residential renovation in River North, a \$1.3 million renovation of Rock River Towers in Main Whitman, and subsidized \$950,000 of the Tandem Development project in Global Trade Park #1. The \$1.7 million fall sale includes \$1.35 million for the start of the Renaissance project in Springfield Corners and \$350,000 for residential renovation in East River.

## **Five Year Financial Forecast**

The 2011-2015 five-year forecasts assume no growth for property taxes and that state and local sales tax will not be received. These funds are project, rather than service, oriented and are susceptible to considerable variance in direction and dollars. An ending balance schedule for all TIF districts for all years is also included.

### LINCOLNWOOD TIF FUND #1 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$79	\$80	\$81	\$80	\$80
Expenditures	<u>45</u>	<u>69</u>	<u>92</u>	<u>89</u>	<u>86</u>
Excess (Deficit)	<u>34</u>	<u>11</u>	<u>(11)</u>	<u>(9)</u>	<u>(6)</u>
Beginning Balance	<u>107</u>	<u>141</u>	<u>152</u>	<u>141</u>	<u>132</u>
Ending Balance	<u>\$141</u>	<u>\$152</u>	<u>\$141</u>	<u>\$132</u>	<u>\$126</u>

# Residential Tax Increment Financing Districts

## LINCOLNWOOD TIF FUND #2 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	55	55	55	55	54
Expenditures	49	48	72	80	67
Excess (Deficit)	6	7	(17)	(25)	(13)
Beginning Balance	48	54	61	44	19
Ending Balance	54	61	44	19	6

## HOPE SIX TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Revenues	\$179	\$186	\$192	\$200	\$207
Expenditures	266	263	259	280	275
Excess (Deficit)	(87)	(77)	(67)	(80)	(68)
Beginning Balance	(125)	(125)	(213)	(290)	(357)
Ending Balance	(\$213)	(\$203)	(\$279)	(\$371)	(\$425)

## GARRISON TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$53	\$144	\$139	\$142	\$145
Expenditures	75	76	174	171	168
Excess (Deficit)	(22)	68	(35)	(29)	(23)
Beginning Balance	(307)	(329)	(261)	(296)	(325)
Ending Balance	(\$329)	(\$261)	(\$296)	(\$325)	(\$348)

## RIVER OAKS TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$73	\$75	\$77	\$79	\$345
Expenditures	318	319	344	345	345
Excess (Deficit)	(245)	(244)	(267)	(266)	0
Beginning Balance	(793)	(1,038)	(1,282)	(1,549)	(1,815)
Ending Balance	(1,038)	(1,282)	(1,549)	(1,815)	(1,815)

## JACKSON SCHOOL TIF FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues	\$151	\$154	\$156	\$158	\$160
Expenditures	0	0	0	0	0
Excess (Deficit)	151	154	156	158	160
Beginning Balance	161	161	169	156	146
Ending Balance	\$312	\$315	\$325	\$314	\$306

# **Community Development Sanitation Fund**

## **Mission Statement**

It is the mission of the Sanitation Division to provide for the collection and disposal of solid waste in a manner that is consistent with federal and state regulations, as well as to encourage the recycling efforts of the community.

**Primary Functions** → The four primary functions of the Sanitation Division include collection and disposal, composting, recycling, and technical and financial services.

- **Collection and Disposal**→ Provides weekly unlimited collection to all residential buildings of four units or less through a private contractor.
- **Composting Program**→ Contractor collects yard wastes, including leaves, grass, and pruning, and composts them at a City owned landfill site and uses material for landfill cover.
- **Recycling Program**→ Provides curbside recycling as part of regular weekly collection. Residents can recycle 32 items and Christmas trees are recycled seasonally.
- **Technical and Financial Services**→ Contract monitoring, purchase of service for billing and collecting, and reimbursement for street cleaning services are included.

## **Fund and Rate Information**

- Contracts for collection and disposal of solid waste extend to 2013 with contract annual price changes tied to Consumer Price Index (CPI), both positive and negative, not to exceed 4% per year.
- The Council has approved a two year increase, \$3.00 per month, to \$14.20 effective January 1, 2010. At the end of 2011, rates will be reviewed.

# Community Development Sanitation Fund

## Budget Summary

COMMUNITY DEVELOPMENT SANITATION DIVISION BUDGET SUMMARY					
APPROPRIATION	2008 <u>ACTUAL</u>	2009 <u>BUDGET</u>	2009 <u>ACTUAL</u>	2010 <u>BUDGET</u>	INCREASE (DECREASE)
PERSONNEL	\$97,102	\$0	\$768	\$0	\$0
CONTRACTUAL	6,948,658	7,238,802	6,882,379	7,371,550	132,748
SUPPLIES	5,769	25,500	1,439	25,500	0
OTHER	<u>1,805,860</u>	<u>1,656,940</u>	<u>1,613,244</u>	<u>1,293,600</u>	<u>(363,340)</u>
TOTAL	<u>\$8,857,389</u>	<u>\$8,921,242</u>	<u>\$8,497,830</u>	<u>\$8,690,650</u>	<u>(\$230,592)</u>
STAFFING REVIEW					
	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	INCREASE (DECREASE)
TOTAL	3.00	1.00	0.00	0.00	0.00
FUNDING SOURCE					
	2009 <u>AMOUNT</u>	2009 <u>PERCENTAGE</u>	2010 <u>AMOUNT</u>	2010 <u>PERCENTAGE</u>	
PROPERTY TAXES					
SANITATION	\$2,100,000	23.3	\$21,000	0.2	
FRINGE BENEFIT REIMBURSEMENT	690	0.0	700	0.0	
USER FEE	6,840,960	76.0	8,463,800	99.1	
LANDFILL RENT	15,400	0.2	15,400	0.2	
INTEREST INCOME	<u>43,000</u>	<u>0.5</u>	<u>41,400</u>	<u>0.5</u>	
TOTAL	<u>\$9,000,050</u>	<u>100.0</u>	<u>\$8,542,300</u>	<u>100.0</u>	

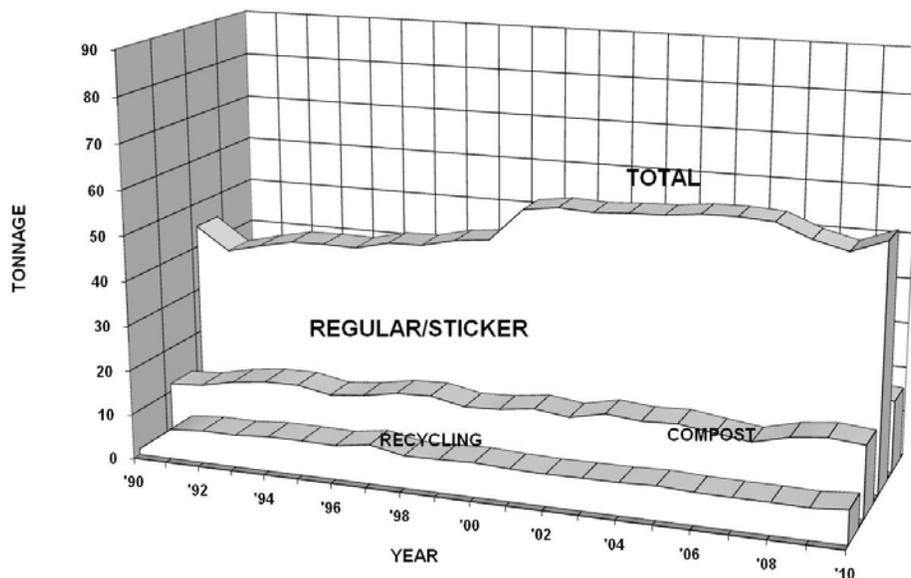
## Budget Analysis

The contractual budget for collection and disposal costs will increase \$49,600 or 0.7% from the previous year. Rate increases change by the CPI; 2009 CPI (to be released mid January 2010) is estimated to be 1.5%. The collection rate will increase from \$62.77 to \$63.71 per ton while the disposal rate will rise from \$35.99 to \$36.51 per ton. Estimated 2009 tonnage is 74,500, 2,750 tons less than the budgeted 77,250 while 2010's projected 79,500 tons is 2,250 tons more than 2009's budget and 5,000 tons more than the estimated 2009 actual. Customers are estimated at 49,670 for the year.

Code Enforcement Division staff monitor and enforce the contract. Supplies remain unchanged. Purchase of services decreases \$363,340 reflecting a decrease, \$175,240, in street sweeping expenses and elimination, \$196,100, of mall maintenance expense.

# Community Development Sanitation Fund

## ROCKFORD SOLID WASTE



SOURCE: COMMUNITY DEVELOPMENT

As the performance measurement schedule indicates, the introduction of alternative programs, composting and recycling, have kept wastes out of the landfill. It is anticipated 29% of the waste stream, or 23,500 tons, will be diverted for 2010.

Rate changes since the introduction of the user fee in 1984 have been minimal and with good reason. Previously, a ten cent property tax rate, generating \$2.0 million annually, added to the user fee in paying for this service. With this rate transferred to the General Fund to pay public safety expenses, the 2010 user fee has been increased to pay for this service. The user fee increases to \$170.40 for 2010. Other income includes land rental and interest earnings.

In 2009, the Sanitation Fund spent \$8,497,830 or 95.3% of the budgeted allocation. In the past several years, 91% to 99% of the budget has been spent.

### Five Year Financial Forecast

The 2011-2015 five year forecast assumes that total tonnage will increase approximately 300 tons per year. Costs are expected to increase 3.0% (4% is the maximum) annually for collection, composting, and recycling, and disposal. Rates will remain unchanged through 2011 and then will be reviewed.

# Community Development Sanitation Fund

## SANITATION FUND 2011-2015 FINANCIAL FORECAST (IN 000'S)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Recommended Rates	\$170.40	\$180.00	\$186.00	\$192.00	\$198.00
Revenues	\$8,646	\$9,191	\$9,568	\$9,948	\$10,336
Expenses	<u>9,139</u>	<u>9,300</u>	<u>9,770</u>	<u>9,951</u>	<u>10,445</u>
Excess(Deficit)	(493)	(109)	(202)	(4)	(109)
Beginning Balance	<u>2,481</u>	<u>1,987</u>	<u>1,879</u>	<u>1,676</u>	<u>1,672</u>
Ending Balance	<u>\$1,987</u>	<u>\$1,879</u>	<u>\$1,676</u>	<u>\$1,672</u>	<u>\$1,563</u>
RESERVE	21.7	20.2	17.2	16.8	15.0

## Performance Measurements

	2007	2008	2009	(Est)	2010	2009-2010
	<u>Tonnage</u>	<u>Tonnage</u>	Budgeted <u>Tonnage</u>	2009 <u>Tonnage</u>	Budgeted <u>Tonnage</u>	
Regular	56,436	56,436	54,700	52,500	56,000	1,300
Composting	15,378	15,378	14,960	15,200	16,000	1,040
Recycling	7,006	7,006	7,100	6,800	7,500	400
Sticker	<u>166</u>	<u>166</u>	<u>10</u>	<u>0</u>	<u>0</u>	(10)
	78,986	78,986	76,770	74,500	79,500	2,730
Landfill	56,602	56,602	54,710	52,500	56,000	1,290
Baxter	15,378	15,378	14,960	15,200	16,000	1,040
Recycled	<u>7,006</u>	<u>7,006</u>	<u>7,100</u>	<u>6,800</u>	<u>7,500</u>	<u>400</u>
	78,986	78,986	76,770	74,500	79,500	2,730
Diversion Rate	28.3	28.3	28.7	29.5	29.6	