



**FOR IMMEDIATE RELEASE**

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**City Of Rockford, Rock Valley College, and Rockford Local Development Corporation Announce Partnership to Explore New Technical Career Training Campus at Historic Barber-Colman Factory Campus**

**ROCKFORD, Ill.** – Officials from the City of Rockford, Rock Valley College (RVC), and the Rockford Local Development Corporation (RLDC) announced a partnership to build a new, state-of-the-art, Technical Career Education & Training Campus at the former Barber-Colman factory campus located at 1200 Rock Street in southwest Rockford. “Today, as we stand at this historic 22-acre factory site, we are waking up the echoes of a man who built these buildings, a man who was the most prolific inventor in Rockford’s history and a man who created an industrial and technical legacy throughout the world. That man is Howard Colman, and we honor his legacy today by announcing the development process to build Colman Village,” stated Rockford Mayor Larry Morrissey.

The heart and anchor of the Colman Village Campus Plan will be the development of the Rock Valley College Technical Career Education & Training Center, which will offer technical degrees and certificate programs in automotive, welding, fluid power technology/hydraulics, and a host of manufacturing systems. Plans also call for modern programming areas to accommodate partnerships for makerspace, small business incubation, and entrepreneurship. “Six years ago Rock Valley College embarked on a realignment of our Facility Master Plan to complement the growth areas the College was pursuing. A cutting-edge manufacturing campus at Colman Village is the final piece to a facility plan that supports the College’s strategic efforts to expand its aviation, nursing, engineering and manufacturing programs,” stated Michael Dunn, Jr., RVC Board member. “Relocating from our Samuelson Road Center to Colman Village as one of its tenants reduces the up-front investment we would have had to make to our former facility to get it to a modern size and quality standard. It also allows us to lower our annual operating costs at a time when funding from the State of Illinois is uncertain. The Board of Trustees is very proud to be a part of a project that reduces the College’s financial spend, while modernizing our offerings and reinvesting in the heart of Rockford,” stated Dunn.

The goal of the Colman Village Campus Plan is to transform the site into a mixed-use development that includes vocational and technical education and job training with a particular emphasis on life skills and STEM careers. In addition, the Colman Village Campus Plan will offer other uses including market-rate residential loft space, retail and hospitality, urban agriculture, and more than 400,000-square-feet of office and industrial space for new start-ups and companies that encompass the mission of Colman Village, to create a dynamic campus that fosters individual and community



economic growth through educational, vocational training, and employment in a village atmosphere that promotes a healthy lifestyle and environment.

“This announcement is yet another step that our Board and administration has taken over the past couple of years in developing strategic partnerships with other local governments, our regional employers, and our prospective students to improve the economic vitality of our region,” stated Mike Mastroianni, President of Rock Valley College. “This proposal will address the educational needs of our citizens who are looking for a technical career path, and it will address the workforce needs of our employers who require a highly skilled workforce to remain competitive in their respective industries. After consulting with OPN Architects and internal and external stakeholder groups it was made very clear that this campus offers a better location than our Samuelson Road facility for our students, area high schools, and our manufacturing partners. This campus is centrally located within a highly populated area which allows us to provide better access to our quality training and affordable education,” stated Mastroianni.

Phase I of the Colman Village Plan will be to redevelop 80,000-square-foot in the central portion of the existing campus, which is listed on the National Register of Historic Places because of its significant impact and influence in American manufacturing during the twentieth century. Rockford Local Development Corporation will act as lead developer for the Colman Village campus, and RVC would be the first anchor tenant of the development. In the coming 30-60 days, the City, RLDC, and RVC will present a Predevelopment Agreement to their respective boards which lays out the respective responsibilities of each entity. The initial project is estimated at \$32.3 million dollars, which includes redevelopment of buildings 4, 9, 17, and 18, along with site and infrastructure build-out of the campus surroundings. Approximately 65 percent of the costs will be financed using federal and state historic tax credits, federal new market tax credits, and federal infrastructure and environmental remediation grants, with the remainder of the funding coming from RVC, the City, and conventional financing.

A major component of the Predevelopment Agreement will include a national RFP solicitation to contract with a development team to design, build, operate, finance, and maintain the first phase of the development, and the entire Colman Village campus. “Public-private partnerships such as the one we are proposing are becoming very common in the higher education arena and in developing large sites such as this, and talking with national players in the field, they see this project as being very attractive to investors,” stated Jim Ryan, Rockford City Administrator. “This is the first phase in what will be a roughly three-year process,” stated John Phelps, Executive Director of Rockford Local Development Corporation. “Before any significant dollars are expended by our respective entities, we will want to verify our estimates, and bring a team of national experts to provide us with the financial details and assurances to move forward to the next level.”

“The Barber-Colman campus has been the poster child of decay, deterioration, abandonment, and lost manufacturing for far too long,” stated Alderman Venita Hervey, who represents the area where the campus is located. This gives us the opportunity to make these 22-acres tax-producing again with primary jobs and critical educational and training opportunities for our



constituents to make our economy stronger and more competitive. I am extremely excited about our partnership with RVC and RLDC, and look forward to seeing Colman Village be an economic catalyst for southwest Rockford and the entire region.”

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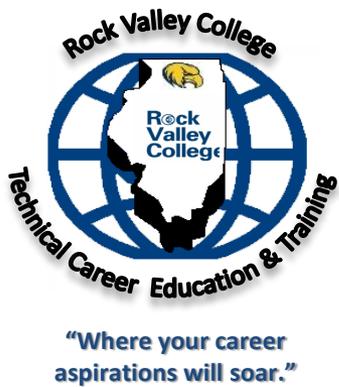


*Colman Village* is a comprehensive development vision rooted and inspired by the legacy of Rockford's forefathers who helped build the Rockford region and its economy and made Rockford a manufacturing powerhouse in America. The dawn of manufacturing in Rockford began at the banks of where settlers crossed the "Rocky Ford" of the Rock River, and for which Rockford was named.

The Rock River not only inspired our community name, but inspired Rockford's forefathers to use this water as a source of energy for buildings, tools, and machines that would enable them to create products and innovations that the world had never seen. It is fitting that we celebrate this history to inspire our young people at the former Barber-Colman campus at 1200 Rock Street. It's a place with a storied history--a place where one man with ingenuity, creativity, and an insatiable inventive spirit spawned a company that changed the world, at least in a small way.



That man was Howard Colman.



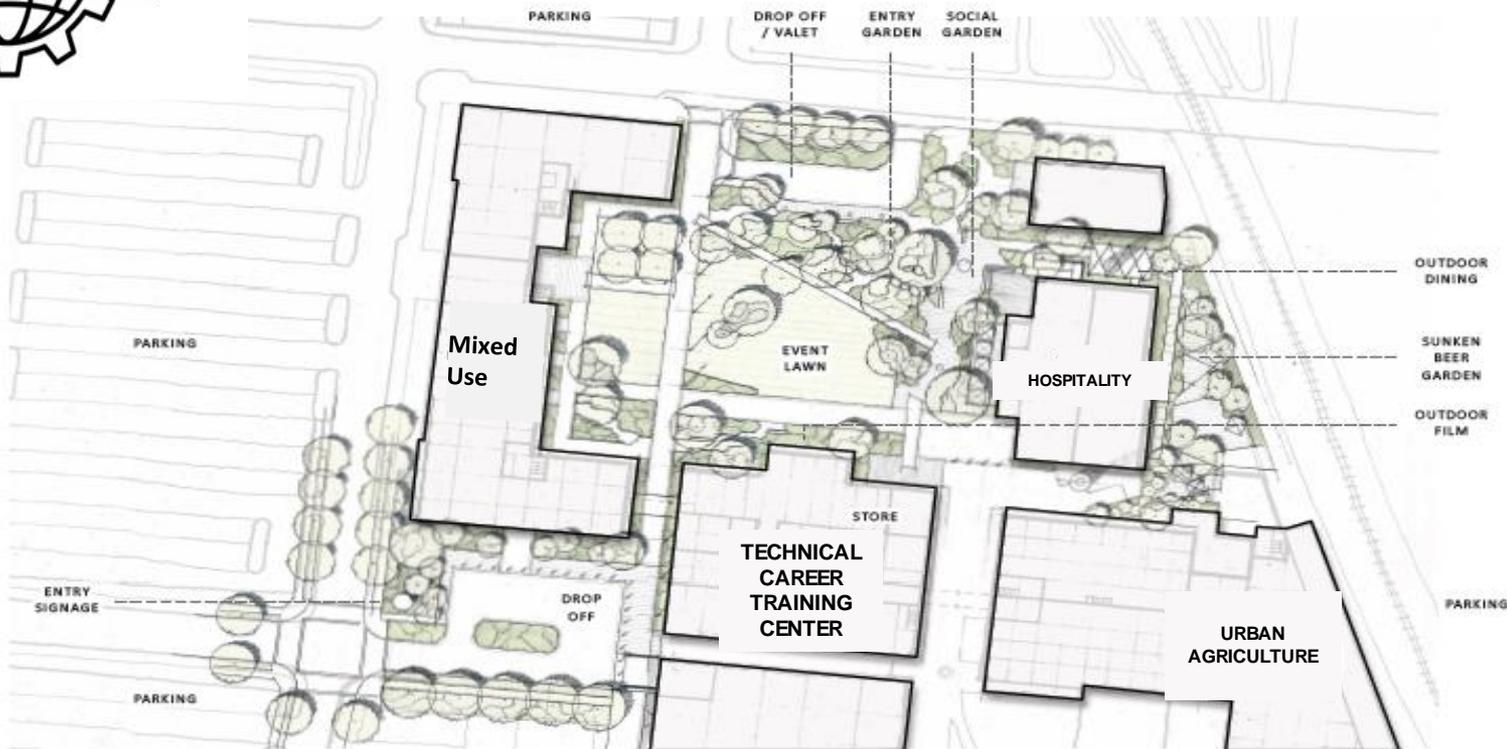
The ***Rock Valley College Technical Education & Training Center*** is the heart of the Colman Village Campus, a 22-acre former factory site founded by Howard Colman, the most prolific inventor in Rockford's history. The goal of the Colman Village Campus Plan is to transform the site into a mixed-use development that includes vocational and technical education and job training, with a particular emphasis on life skills and STEM careers.

In addition, the Colman Village Campus Plan will offer other uses including residential loft space, retail and hospitality, as well as over 400,000 s.f. of office/industrial space for new start-ups and companies that fit in with the mission of the Colman Village Campus, which is to create a dynamic campus that fosters individual and community economic growth through educational, vocational training, and employment in a village atmosphere that promotes a healthy lifestyle and environment.

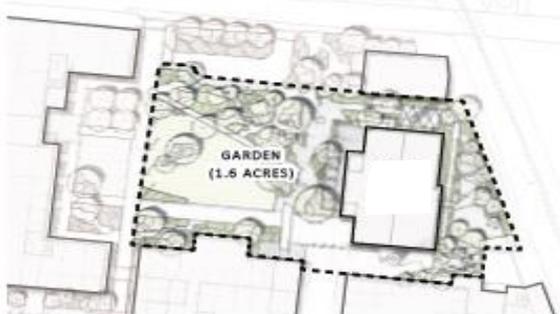




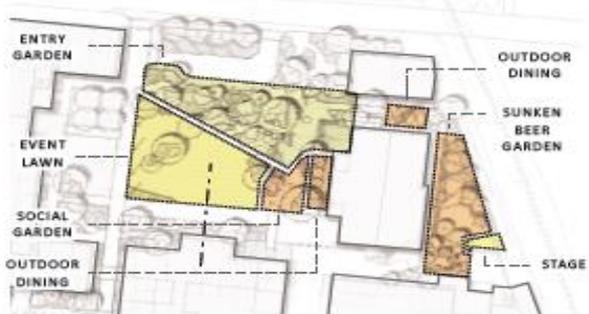
# CAMPUS PLAN CONCEPT



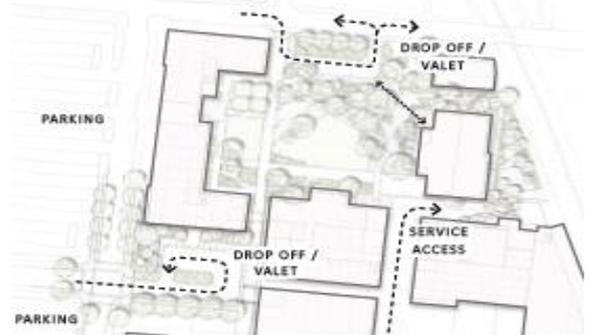
SITE PLAN  
NTS



GARDEN EXTENTS  
NTS



OPEN SPACE PROGRAM  
NTS



CIRCULATION  
NTS



*Looking southwest in the courtyard*





*View of courtyard from Building 5*



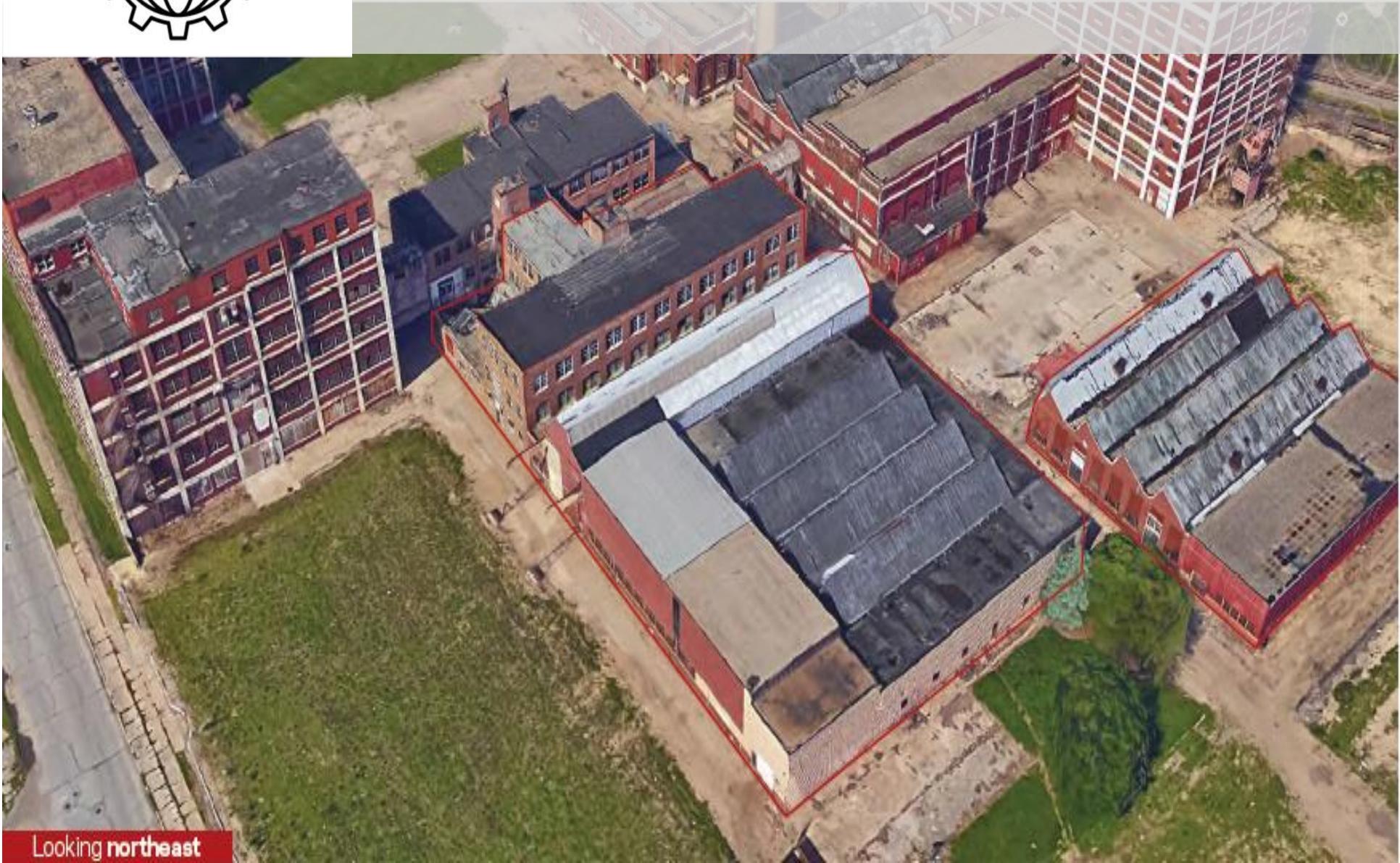


*View of courtyard  
looking south*





**PHASE 1**  
**ROCK VALLEY COLLEGE**  
**TECHNICAL CAREER TRAINING & EDUCATION CENTER**



Looking northeast



**PHASE 1**  
**ROCK VALLEY COLLEGE**  
**TECHNICAL CAREER EDUCATION & TRAINING CENTER**



Looking northeast



# PHASE 1 ROCK VALLEY COLLEGE TECHNICAL CAREER EDUCATION & TRAINING CENTER SITE PLAN 2

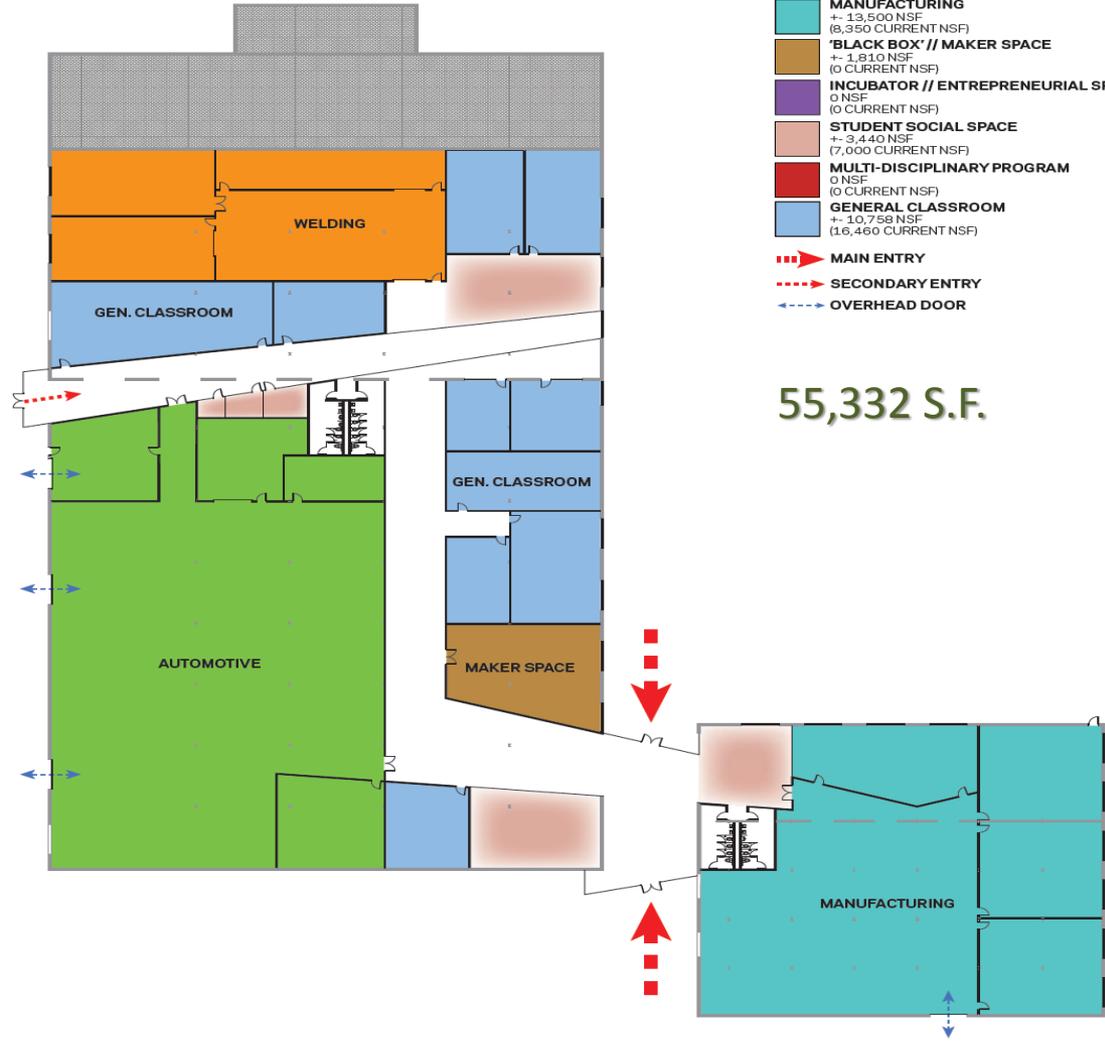




# DESIGN CONCEPT 2

## LEGEND

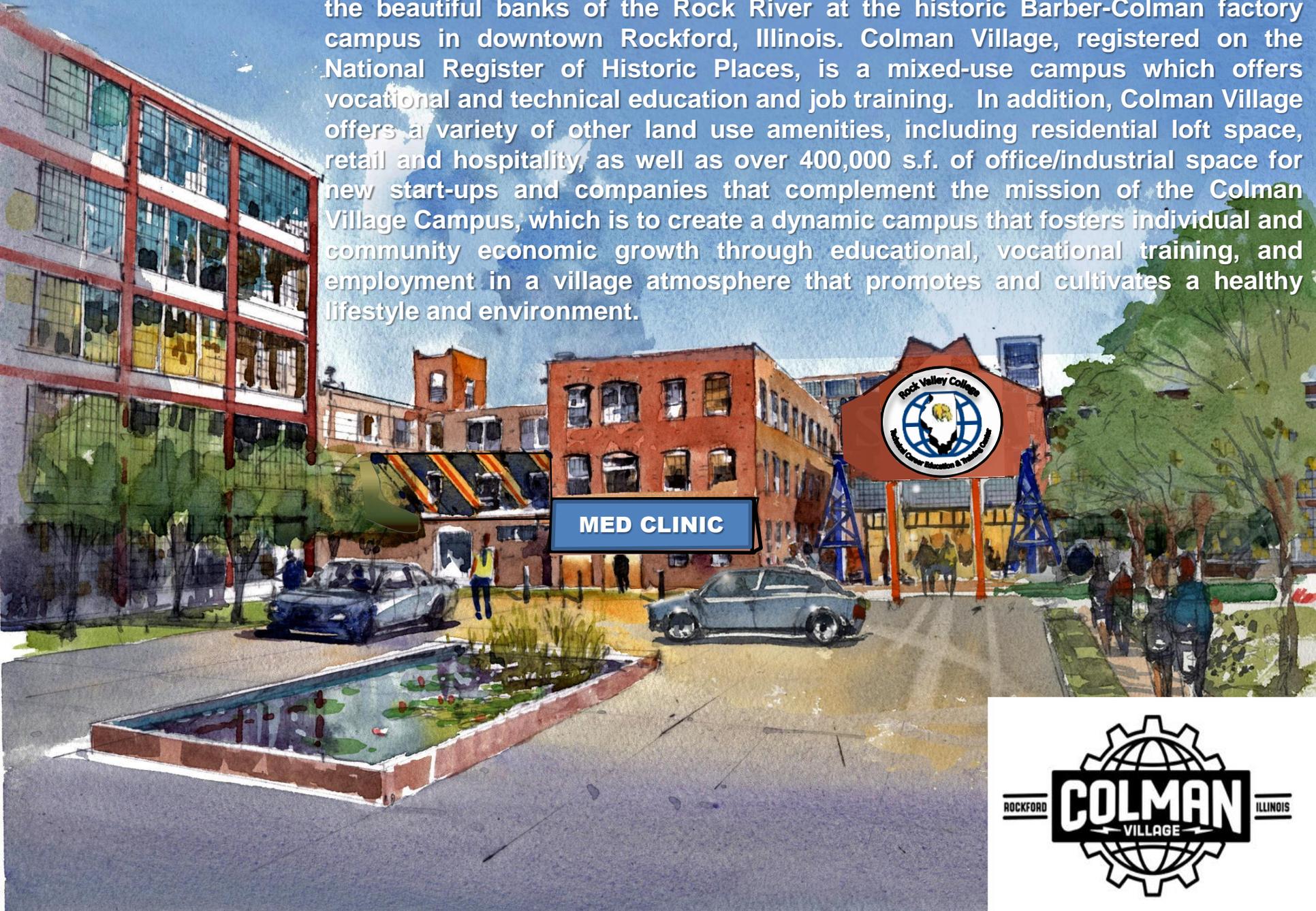
- LANDSCAPING**
- WELDING**  
+ 6,640 NSF  
(3,415 CURRENT NSF)
- AUTOMOTIVE**  
+ 19,184 NSF  
(16,500 CURRENT NSF)
- MANUFACTURING**  
+ 13,500 NSF  
(8,350 CURRENT NSF)
- 'BLACK BOX' // MAKER SPACE**  
+ 1,810 NSF  
(0 CURRENT NSF)
- INCUBATOR // ENTREPRENEURIAL SPACE**  
0 NSF  
(0 CURRENT NSF)
- STUDENT SOCIAL SPACE**  
+ 3,440 NSF  
(7,000 CURRENT NSF)
- MULTI-DISCIPLINARY PROGRAM**  
0 NSF  
(0 CURRENT NSF)
- GENERAL CLASSROOM**  
+ 10,758 NSF  
(16,460 CURRENT NSF)
- MAIN ENTRY**
- SECONDARY ENTRY**
- OVERHEAD DOOR**



55,332 S.F.

scale: 1/16"=1'-0"

Welcome to the campus of *Colman Village*, located in Rockford, Illinois along the beautiful banks of the Rock River at the historic Barber-Colman factory campus in downtown Rockford, Illinois. Colman Village, registered on the National Register of Historic Places, is a mixed-use campus which offers vocational and technical education and job training. In addition, Colman Village offers a variety of other land use amenities, including residential loft space, retail and hospitality, as well as over 400,000 s.f. of office/industrial space for new start-ups and companies that complement the mission of the Colman Village Campus, which is to create a dynamic campus that fosters individual and community economic growth through educational, vocational training, and employment in a village atmosphere that promotes and cultivates a healthy lifestyle and environment.



# Colman Village Tentative Plat of Subdivision

