

Preston and Central Redevelopment Project Area

Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project

City of Rockford

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 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

Table of Contents

1. Executive Summary	1
2. Introduction.....	5
3. Eligibility Analysis	11
4. Redevelopment Plan and Project	27
5. Financial Plan.....	33
6. Required Findings and Tests.....	40
7. Provisions for Amending Redevelopment Plan and Project.....	43
8. Commitment to Fair Employment Practices and Affirmative Action Plan	44

List of Maps

Map 1: Community Context	7
Map 2: Preston and Central RPA Boundary	8
Map 3: Existing Land Use	10
Map 4A: Lack of EAV Growth	16
Map 4B: Deterioration	17
Map 4C: Inadequate Utilities	18
Map 4D: Excessive Vacancies.....	19
Map 4E: Obsolescence.....	20
Map 4F: Excessive Land Coverage and Overcrowding of Structures	21
Map 4G: Deleterious Land Use and Layout	22
Map 5: Proposed Land Use.....	31

Appendices

Appendix 1: Boundary and Legal Description

Appendix 2: Summary of EAV by PIN

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1. Executive Summary

In January 2006, *S. B. Friedman & Company* was engaged by the City of Rockford (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). This report details the eligibility factors found within the Preston and Central Redevelopment Project Area (the "Preston and Central RPA") Tax Increment Financing ("TIF") District in support of its designation as a "blighted area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the Preston and Central RPA.

The Preston and Central RPA consists of 82 tax parcels and 50 primary buildings located approximately two miles west of downtown Rockford. The site covers 220 acres and is generally bounded on the north by Preston Street, on the south by Cunningham Road, on the east by Tay/Stanley Street, and on the west by Horace Avenue. The RPA is located wholly within the City of Rockford.

Determination of Eligibility

This report concludes that the Preston and Central RPA is eligible for TIF designation as a "blighted area" because the following seven eligibility factors for improved land have been found to be present to a major extent:

- Lack of Growth in EAV.
- Deterioration;
- Inadequate Utilities;
- Excessive Vacancies;
- Obsolescence;
- Excessive Land Coverage and Overcrowding of Structures; and
- Deleterious Land Use and Layout.

Redevelopment Plan Goals and Objectives

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Preston and Central RPA as a blighted area and to provide the mechanisms necessary to support public and private development to strengthen this area as an industrial and commercial district to promote job growth and strengthen the City's economic base. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment including rehabilitation of existing structures and new development.

Objectives. Eight (8) broad objectives support the overall goal of revitalization of the Preston and Central RPA. These include:

1. Support the preservation, rehabilitation, and expansion of existing industrial businesses and facilitate the development of new industrial facilities throughout the RPA;
2. Support the preservation, rehabilitation, and development of commercial and/or public/institutional uses in certain locations within the RPA;
3. Facilitate the assembly, preparation, and marketing of vacant and/or underutilized sites primarily for industrial development, but also for commercial, residential, and/or public/institutional development in certain specified locations within the RPA;
4. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, bridges, curbs, gutters, underground water and sewer systems, and parking as needed to support new development and redevelopment within the RPA;
5. Provide for streetscaping, landscaping, and screening/buffering elements between land uses in the area, as appropriate;
6. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies, including *Rockford's 2020 Plan: Entering the 21st Century*; where appropriate;
7. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the construction and permanent job opportunities associated within the Preston and Central RPA.
8. Support job training/welfare to work programs and increase employment opportunities for area residents.

Strategies. These objectives will be implemented through five specific and integrated strategies. These include:

1. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

2. **Assist Employers Seeking to Relocate or Expand Facilities.** The City may provide assistance to businesses and institutions that are major employers and which seek to relocate to or expand within the Preston and Central RPA. This assistance may be provided through support of redevelopment and rehabilitation projects in existing

buildings, assistance with land acquisition and site preparation for new facilities, or assistance with financing costs.

3. **Implement Public Improvements.** A series of public improvements throughout the Preston and Central RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of curbs, sidewalks, corresponding lighting, and other streetscaping elements; public rights-of-way and alleyways; underground water and sewer infrastructure; parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

4. **Support the Development of Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the Preston and Central RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
5. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Required Findings

The required conditions for the adoption of a Redevelopment Plan and Project are found to be present within the Study Area.

First, the City is required to evaluate whether or not the Study Area has been subject to growth through private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district.

Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The equalized assessed valuation ("EAV"), which is the value of property from which property taxes are based in the Study Area, was negative for three of the last five years (2000 through 2005) and has grown at a rate less than that of the balance of the City for four out of the last five years (2000 through 2005). The compound annual growth rate of EAV for the Study Area was 1.11% between 2000 and 2005. In comparison, the compound annual growth rate of EAV was 4.08% for the balance of the City of Rockford over the same period of time.

Second, the City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Study Area.

Without the support of public resources, the Redevelopment Plan Goals and Objectives for the Study Area would most likely not be realized. Over the years, the area has declined as an Industrial/Business district. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Study Area as a highly productive industrial/business district are extensive and costly, and the private market on its own has shown little ability to absorb all of these costs. Public resources to assist with public infrastructure improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to fund infrastructure improvements, land acquisition, building rehabilitation, and financing costs for new construction. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and City-wide redevelopment, are unlikely to occur.

Finally, the Study Area includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed improvements.

2. Introduction

The Study Area

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan for the Preston and Central RPA. The Preston and Central RPA is located near the western edge of the City of Rockford, approximately two miles west of downtown. In January 2006, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this area to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Preston and Central RPA is detailed on Map 1.

The Preston and Central RPA consists of 82 tax parcels with a total of 50 primary structures. The Preston and Central district is generally bounded on the north by Preston Street, on the south by Cunningham Road, on the east by Tay/Stanley Street, and on the west by Horace Avenue. The Study Area is approximately 220 acres and is composed primarily of industrial uses but also includes commercial and public/institutional uses.

Map 2 details the boundary of the Preston and Central RPA which includes only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass an industrial area that, as a whole, suffers from a lack of investment that has led to deterioration of buildings and associated infrastructure, obsolescence of existing structures, deleterious land use and layout, and a lack of growth in property values. Without a comprehensive approach to address these issues, the Preston and Central RPA could continue its decline, thereby discouraging future development opportunities. The Redevelopment Plan addresses these issues by providing the means to facilitate private development and improvements to the area's infrastructure and public facilities. These improvements will benefit all of the property within the RPA by alleviating conditions qualifying the RPA as a blighted area.

Appendix 1 contains the legal description of the Preston and Central RPA.

The Eligibility Study covers events and conditions that existed and that were determined to support the designation of the Preston and Central RPA as a "blighted area" under the Act at the completion of our research on July 14, 2006 and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date are excluded from the analysis.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Preston and Central RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Preston and Central RPA and the adoption and implementation of the

Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the EAV of parcels comprising the Preston and Central RPA, so that the Redevelopment Plan will comply with the Act and so that the Preston and Central RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area

According to the City of Rockford, the Preston and Central RPA remained undeveloped until the early 1900s when the majority of the land area within the Preston and Central RPA began to develop as an industrial area. This development was spurred by the extension of the railroad tracks. Emerson Manufacturing, a farm implement company, was one of the first industrial users in the study area. They occupied a large portion of the land area for more than 20 years until they sold their property to another farming equipment company, J.I. Case Company, in 1928. J.I. Case made a number of improvements to the company between 1928 and 1945 that included additional buildings and warehousing facilities including a craneway shelter, water tanks, and lumber sheds. Circa 1945, the company included more than 1 million square feet of building space, 11,800 linear feet of rail tracks, and 9,500 linear feet of fencing. In 1971, J.I. Case Company closed the property and was sold to the City of Rockford. The City currently maintains and operates most of their public works needs on this site and also leases a portion of the remaining J.I. Case buildings to private industries.

Other industrial development was established on the periphery of the J.I. Case/City Public Works site starting in the 1920s and 1930s. During this time period, the following businesses and industries were established in the Preston and Central RPA:

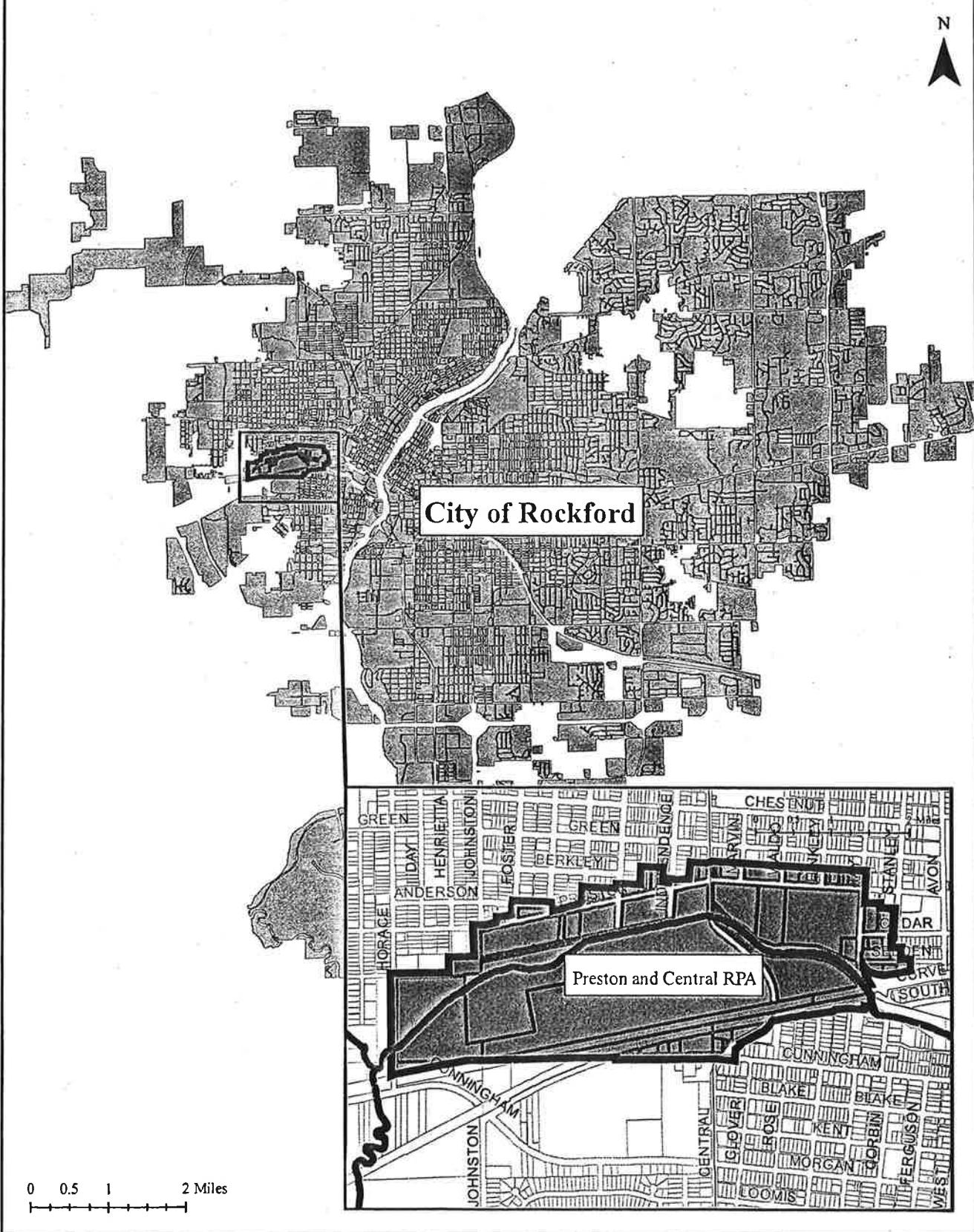
- Andrews Wire and Iron Works at Preston Street and Independence Avenue;
- H A Block Fuel Company, at Preston Street and Independence Avenue;
- T McBride & Son coal yard (Rockford Oil Company) at Cedar and Tay Streets;
- City of Rockford Pumping Station at Cedar and Tay Streets;
- Twin Disc Clutch Company at Preston and Tay Streets; and
- The Texas Company, a fuel storage facility, at Cedar and Tay Streets.

In 1939, Liebovich Brothers, a steel and aluminum manufacturing company, developed a manufacturing facility along Preston Street. The company is now a subsidiary of Reliance Steel and Aluminum but they continue their operations on Preston Street. Today, it is one of the largest industrial owners in the Preston and Central RPA.

Over the last two to three decades, the Preston and Central RPA has experienced limited capital investment. Outside of a small warehouse erected by Liebovich Brothers in 2002, the study area has not seen new development or much improvement within existing structures or infrastructure. In fact, much of the land and buildings have fallen into disuse and property values have been declining. The creation of the Preston and Central TIF district will facilitate new improvements, provide needed infrastructure improvements, and help strengthen the City's workforce and tax base.

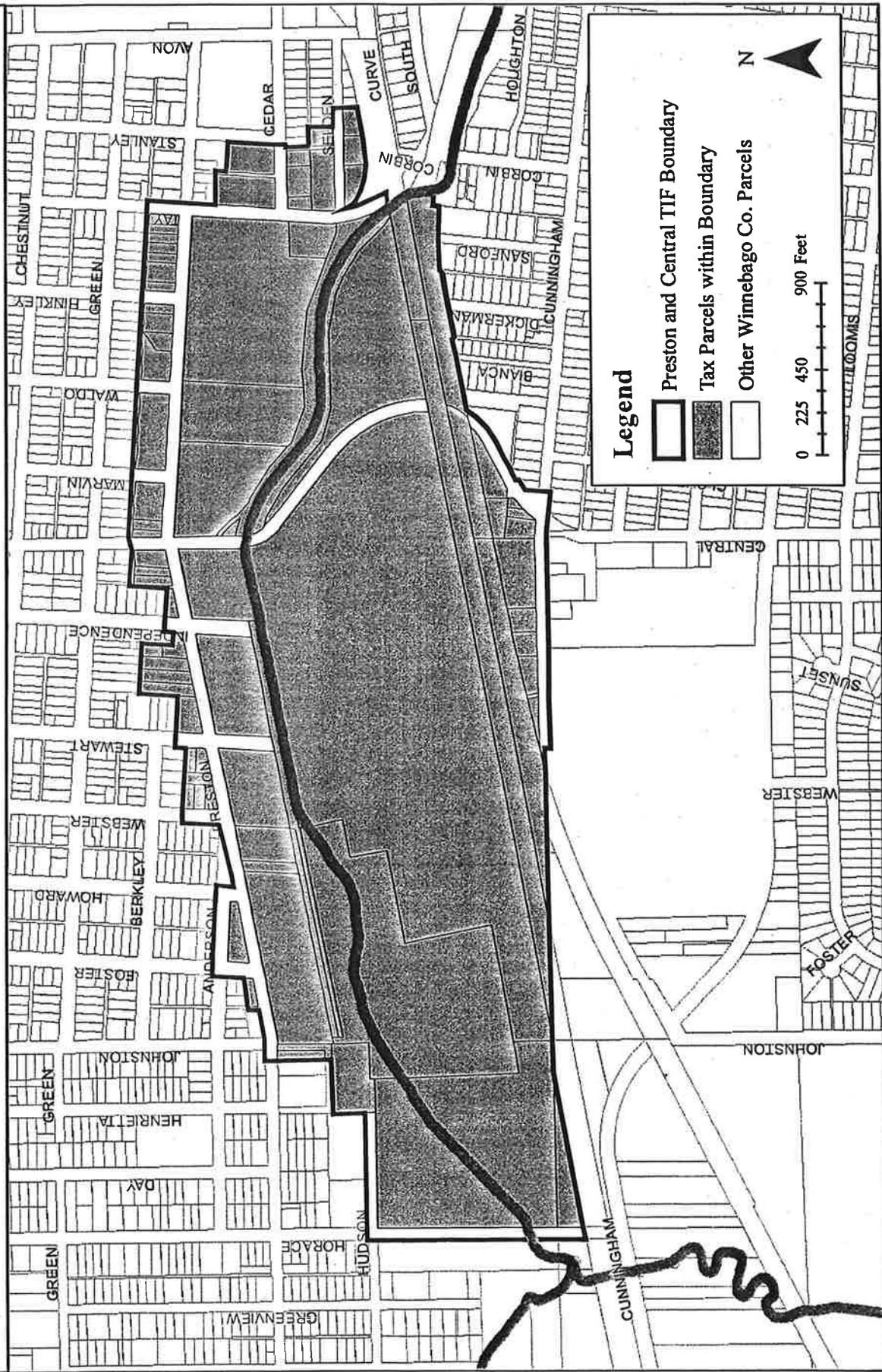
Map 1: Community Context

City of Rockford: Preston and Central RPA



Map 2: Boundary Map

City of Rockford: Preston and Central RPA



Existing Land Use

Based upon *S. B. Friedman & Company*'s research, three major land uses have been identified within the Preston and Central RPA:

- Industrial;
- Commercial; and
- Vacant Land

The existing land use pattern in the Preston and Central RPA is shown in Map 3. This map represents the land use in the area on a parcel-by-parcel basis.

Overall, the Preston and Central RPA consists primarily of industrial land uses. Small commercial uses, which mostly consist of auto-related service uses, are interspersed within the area's industrial uses.

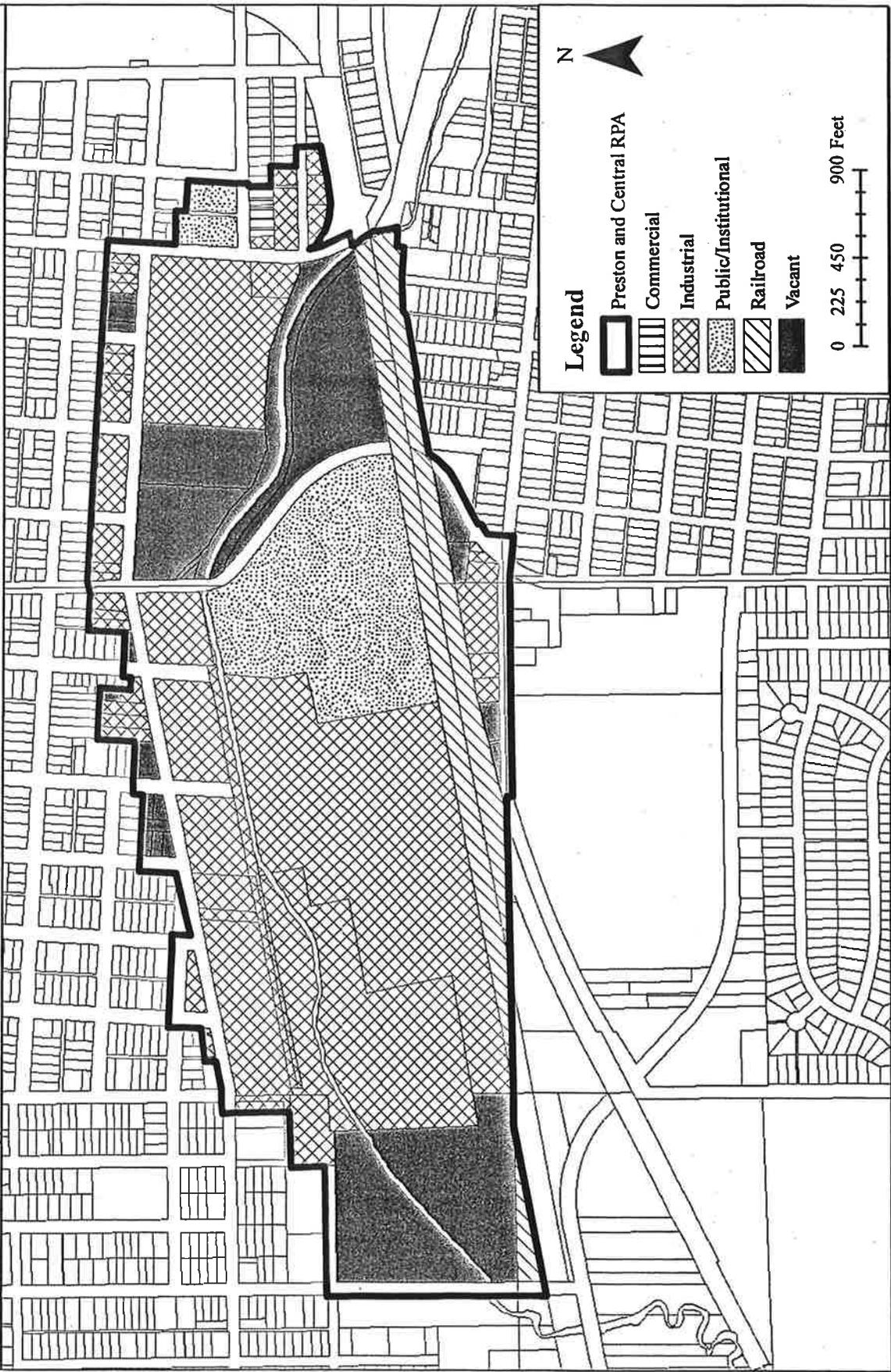
Industrial. The predominant land use within the area is industrial land. Major industrial users include Liebovich Brothers Incorporated, Tote Cart, and the City of Rockford Public Works. The overall character of the Preston and Central RPA is that of a heavy industrial district. The businesses within the RPA manufacture and process heavy materials including steel, wood, and engineered plastics.

Commercial. There are a few commercial properties scattered throughout the Preston and Central RPA. Most of these commercial uses are auto-oriented, including auto service centers and scrap metal.

Vacant. There are a total of 24 vacant parcels within the proposed RPA. The largest vacant parcels are along the east and west ends of the RPA. Other smaller parcels are interspersed throughout the RPA along Preston and Cunningham streets. The large vacant parcels are configured for primarily industrial use while smaller parcels can accommodate commercial or residential uses.

Map 3: Existing Land Use

City of Rockford: Preston and Central RPA



3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Preston and Central RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Preston and Central RPA meets the eligibility requirements of the Act as a "blighted area." The following outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility of an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" or a "conservation area," or a combination of both.

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "blighted area" or "conservation area," or a combination of both based upon evidentiary findings of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" must have a combination of five or more of these eligibility factors acting in concert which threaten the health, safety, morals, or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The 13 factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including

but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Lay-Out. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two or more of the following six factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. This is where parcels of limited or narrow size or configurations of parcels of irregular size or shape make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys or has created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or has omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. This factor is present when tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Clean-Up. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility, but none of these are relevant to the conditions within the Preston and Central RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was completed through research involving an extensive exterior survey of the properties within the Preston and Central RPA, as well as a review of property records and infrastructure data. Property records included building age data and assessor information. Our survey of the area established that there are 50 primary structures within the Preston and Central RPA (ancillary garages and structures were not defined as “primary structures”). In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Rockford Township Assessor’s office.

The areas located within the Preston and Central RPA are characterized by industrial structures. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the properties within the Preston and Central RPA qualify for designation as a TIF redevelopment project area as a "blighted area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors within the Preston and Central RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure associated with the structures. The eligibility factors were correlated to buildings using property files created from field observations and record searches. This information was then graphically plotted on a tax parcel map of the Preston and Central RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels and reasonably distributed throughout the Preston and Central RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

Blighted Area Findings

As required by the Act, within a blighted area, at least five of the thirteen eligibility factors for improved property must be found to be present to a major extent within the Preston and Central RPA.

Our research has revealed that the following seven factors for improved property are present to a major extent:

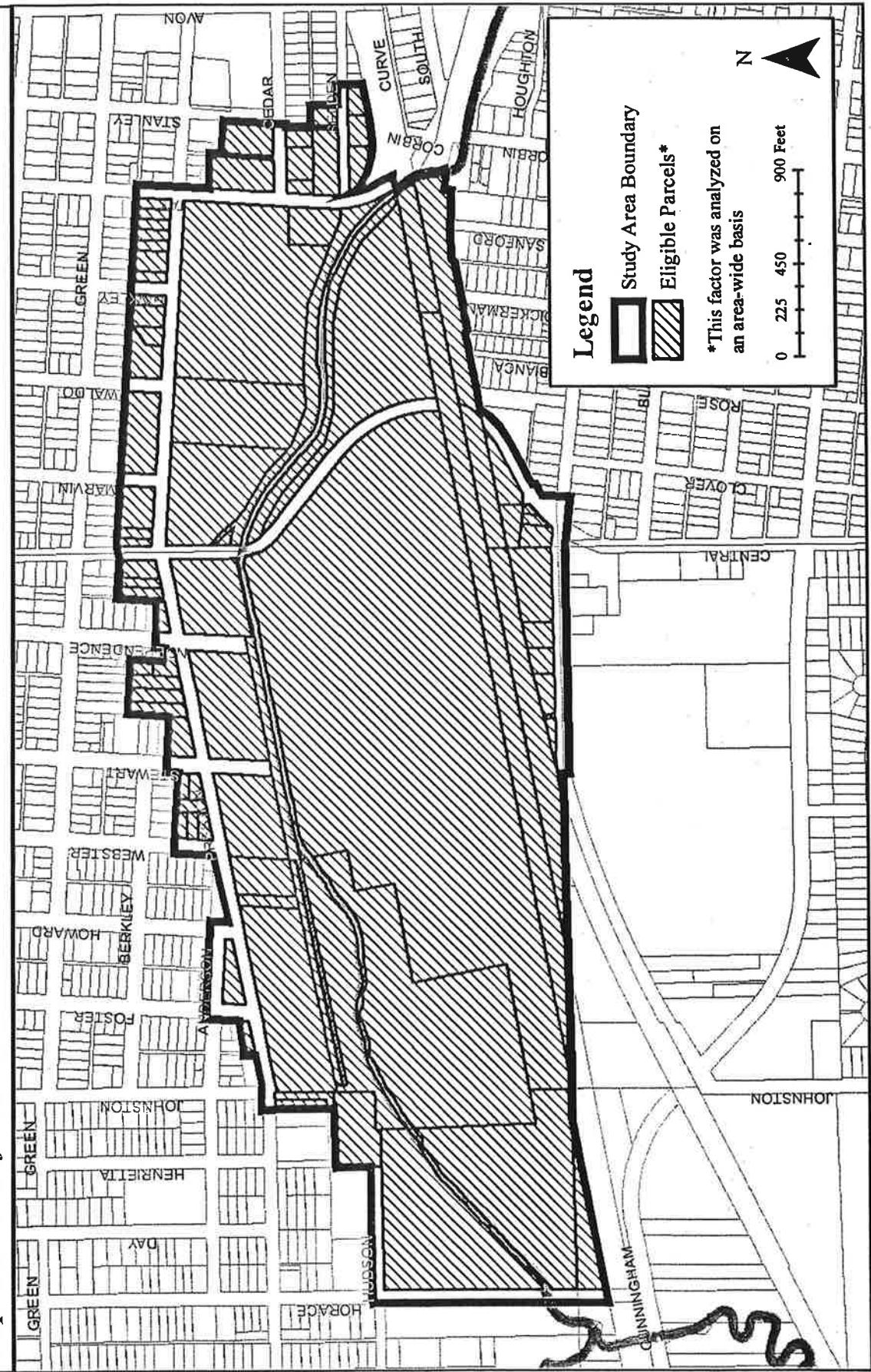
- Lack of Growth in EAV;
- Deterioration;
- Inadequate Utilities;
- Excessive Vacancies;
- Obsolescence;
- Excessive Land Coverage and Overcrowding of Structures; and
- Deleterious Land Use and Layout.

Based on the presence of these factors, the Preston and Central RPA meets the requirements of a "blighted area" under the Act.

Maps 4A – 4G illustrate the distribution of eligibility factors found to be present to a major extent by highlighting each parcel where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Preston and Central RPA.

Map 4A: Lack of EAV Growth

City of Rockford: Preston and Central RPA



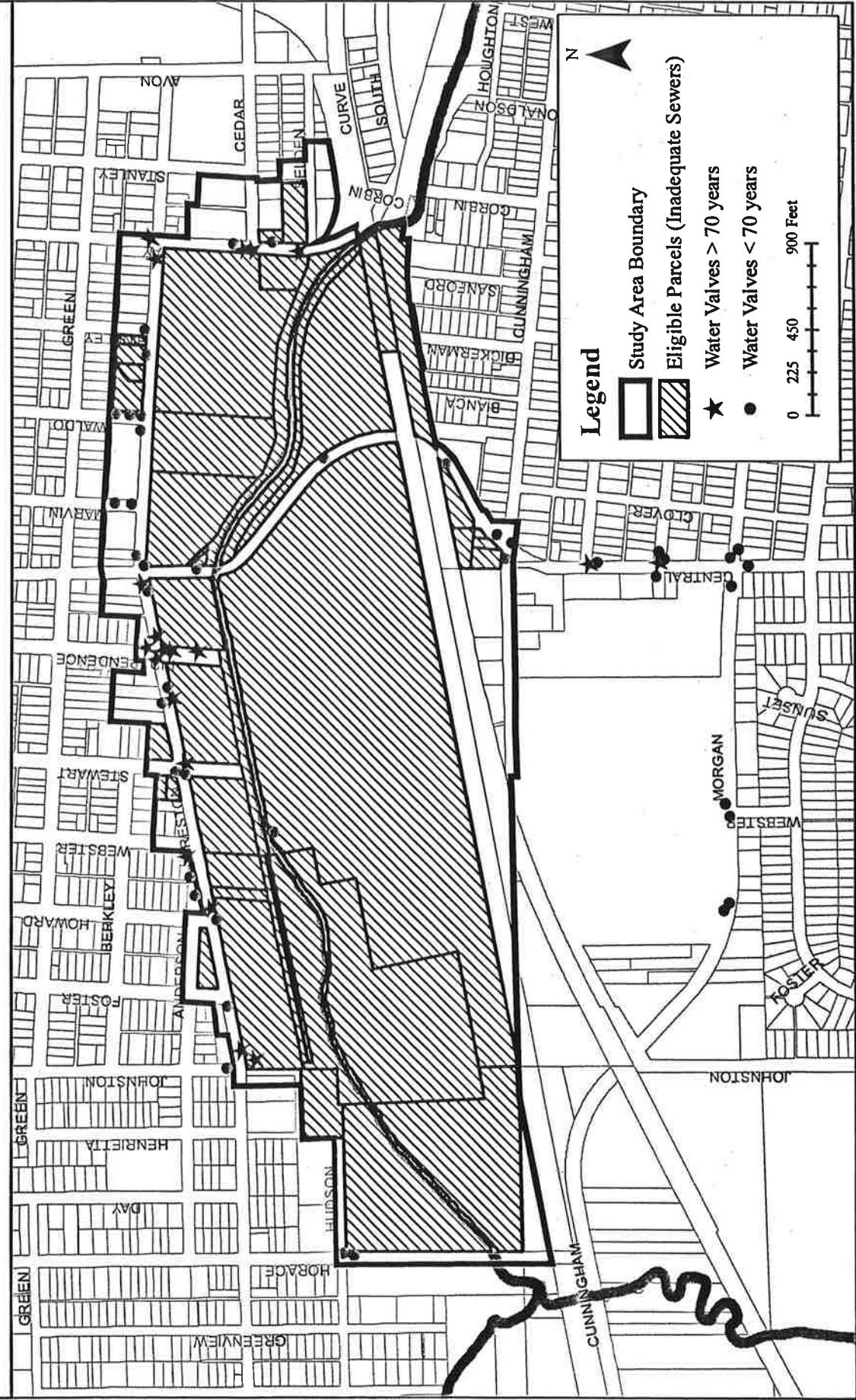
Map 4B: Deterioration

City of Rockford: Preston and Central RPA



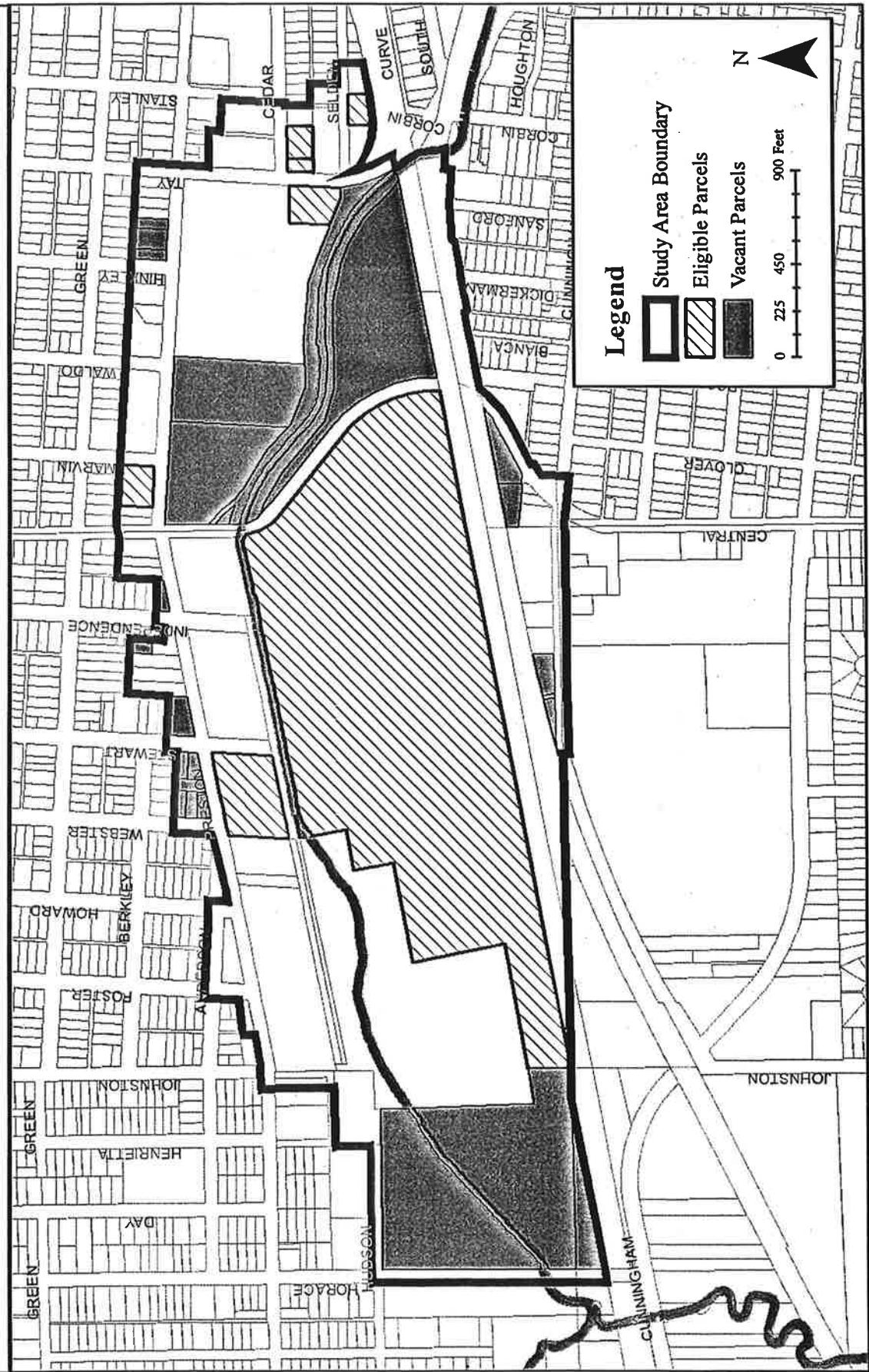
Map 4C: Inadequate Utilities

City of Rockford: Preston and Central RPA



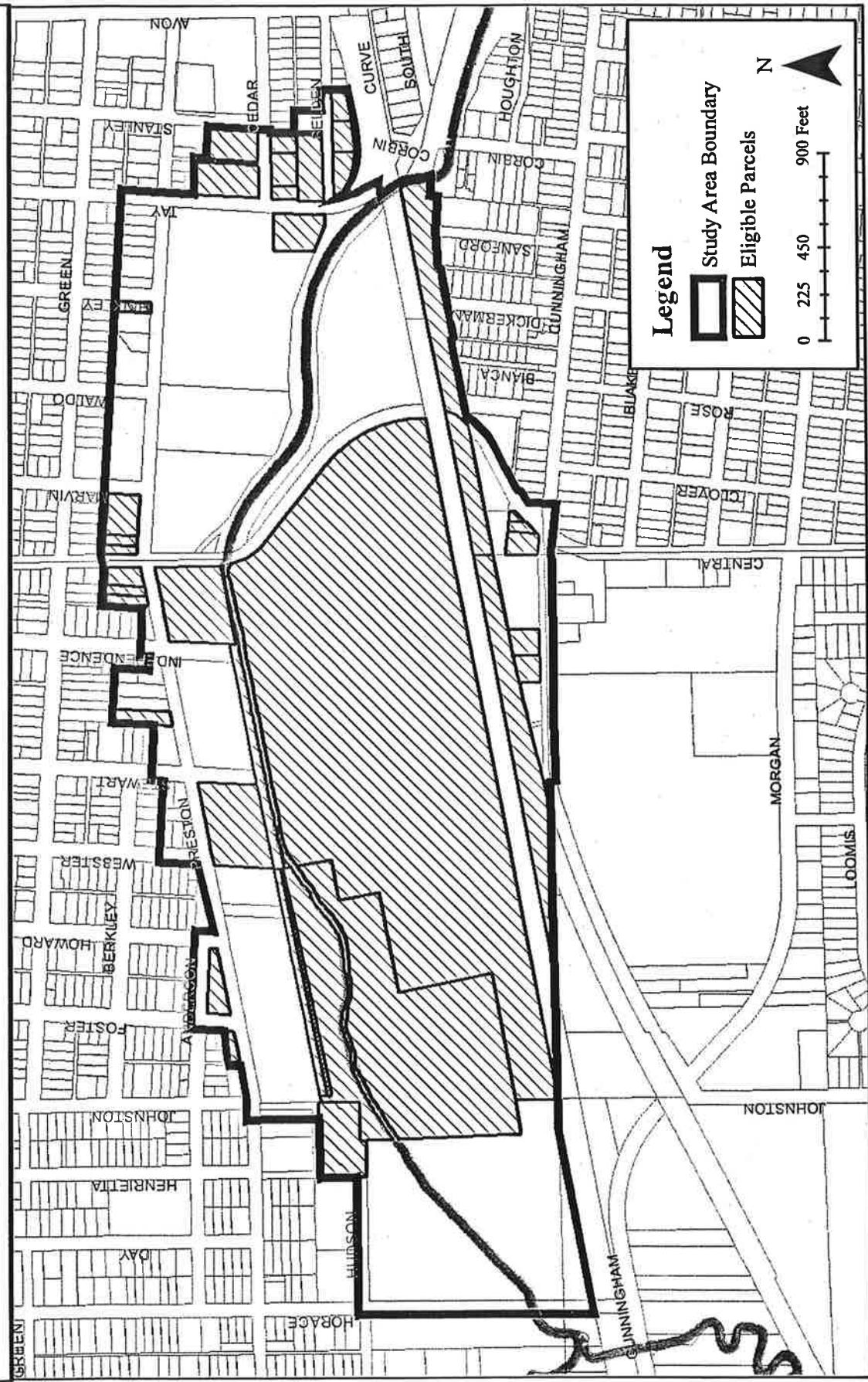
Map 4D: Excessive Vacancies

City of Rockford: Preston and Central RPA



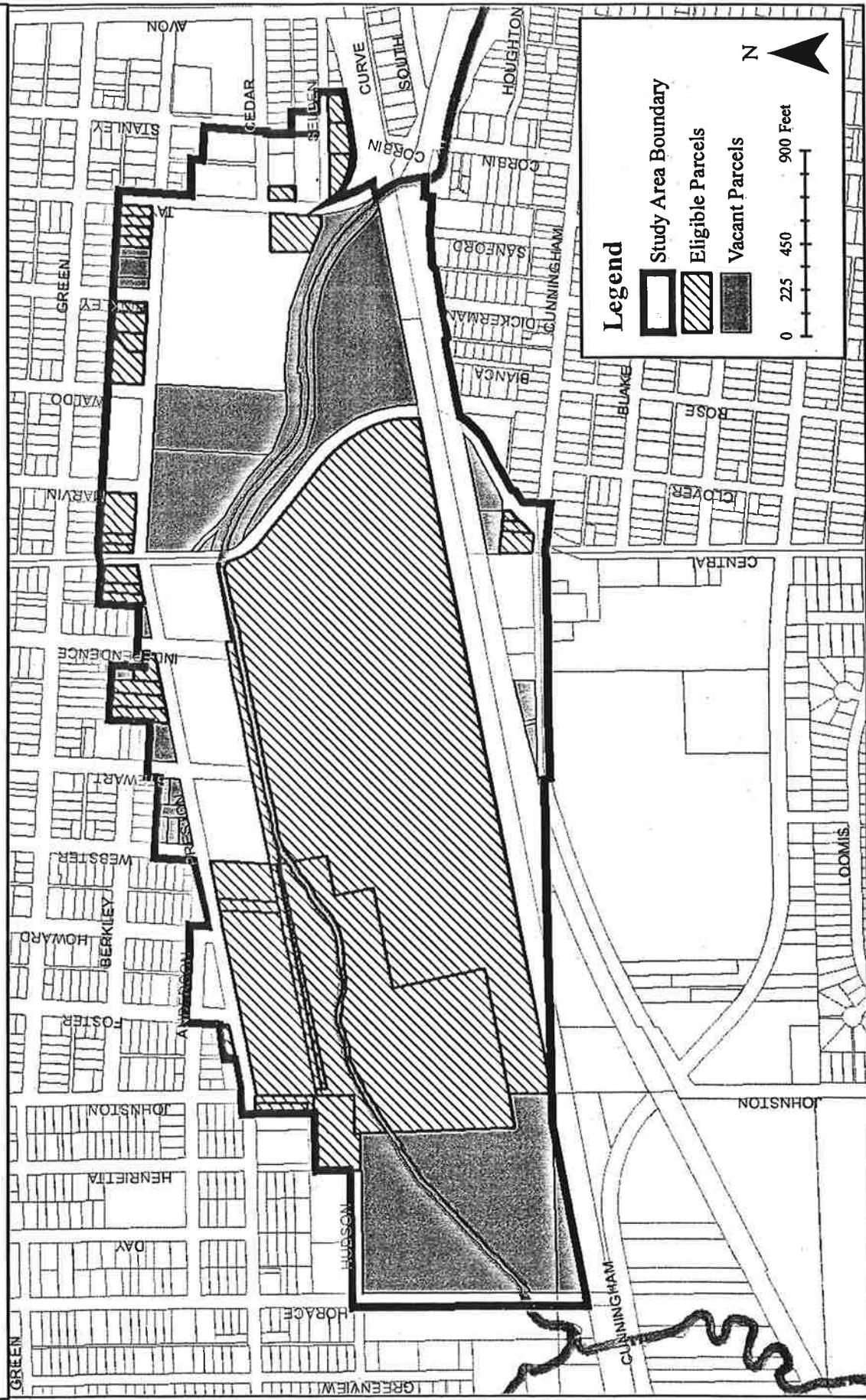
Map 4E: Obsolescence

City of Rockford: Preston and Central RPA



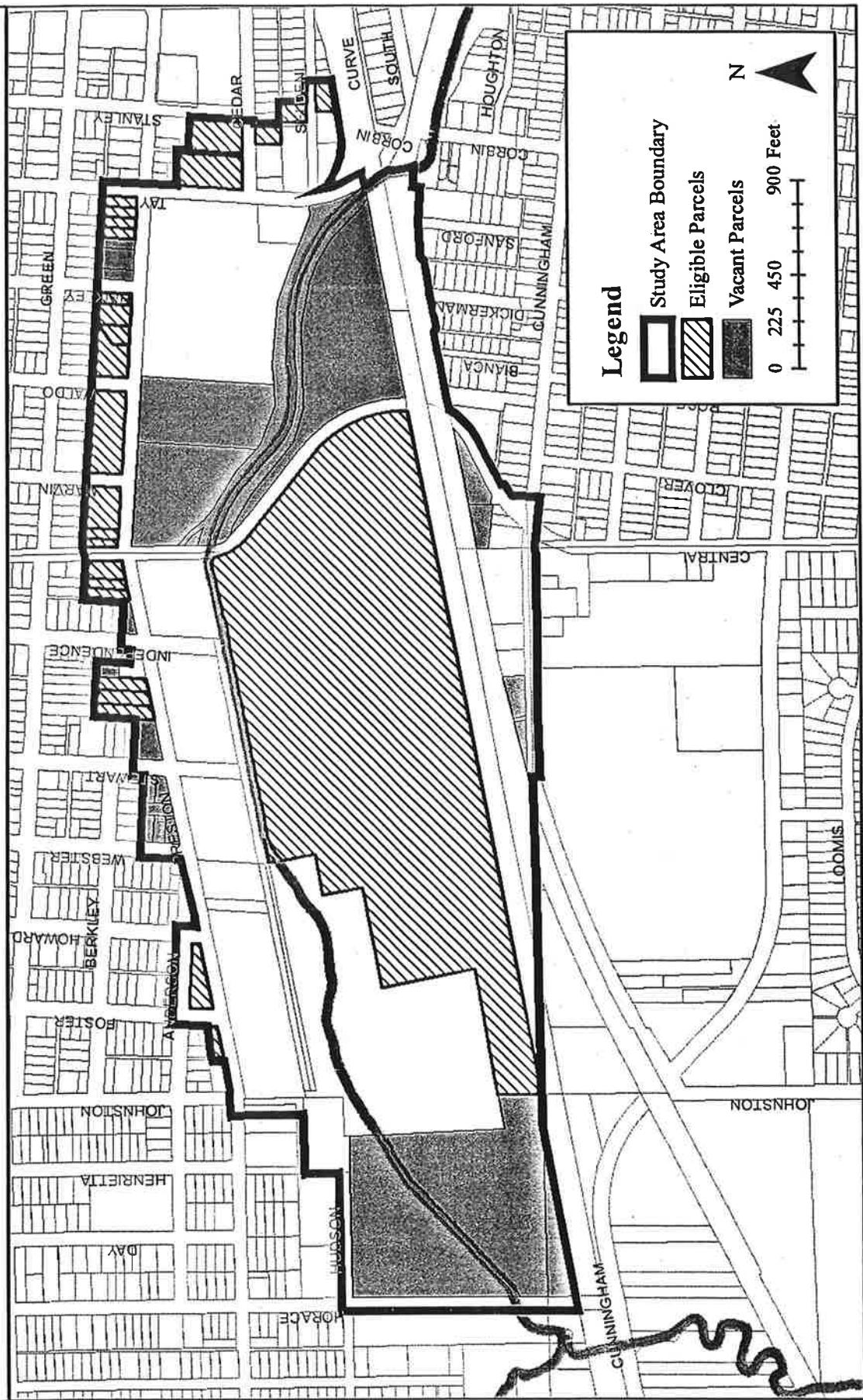
Map 4F: Excessive Land Coverage and Overcrowding

City of Rockford: Preston and Central RPA



Map 4G: Deleterious Land Use and Layout

City of Rockford: Preston and Central RPA



IMPROVED PROPERTY FACTORS

A. Lack of Growth in EAV

The total EAV is a measure of the property value in the Study Area. The EAV history of the tax parcels in the Study Area was tabulated for the last six years (five periods) for which information is currently available. EAV growth was tracked for the Study Area overall and separately for both vacant and improved parcels.

Overall, a lack of growth in EAV has been found for the Study Area in that the rate of growth in property values (as measured by EAV) of the Study Area has been negative for three of the last five years for which information is available and less than that of the balance of the City for four out of five of those same years (2000 through 2005). Improved parcels, which make up more than two-thirds of the RPA, was the biggest contributor the Study Area's decline in EAV. Four of the last five years, the EAV of improved parcels either declined or remained flat. On a compound annual growth rate basis, the Study Area's vacant parcels experienced growth over the last five years. However, the growth rate of vacant parcels as a whole is less than that of the balance of the City.

The basis for these findings is summarized in Table 1 below. The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV					Compound Annual Growth Rate (CAGR) 2000-2005
	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	
TIF Study Area (Overall)	-2.65%	24.31%	0.05%	-2.65%	-10.35%	1.11%
Improved Parcels	-2.08%	23.36%	0.00%	-2.24%	-10.76%	1.05%
Vacant Parcels	-23.1%	67.9%	1.6%	-16.1%	5.5%	3.04%
City of Rockford (Balance Of)	4.70%	4.21%	4.31%	1.26%	5.99%	4.08%
CPI Growth Rate [1]	2.51%	0.54%	2.07%	2.65%	3.36%	2.22%

[1] CPI for Midwest Size B/C (50,000 - 1.5 million population), All Urban Consumers, All Items, Not Seasonally Adjusted (December 1996 = 100).

Source: Winnebago County Clerk's Office, Winnebago County Supervisor of Assessments, and *S. B. Friedman Company*

B. Deterioration

Of the 50 primary buildings within the Preston and Central RPA, 47 (94%) exhibited some form of physical deterioration. Catalogued building deterioration included crumbling building facades, cracked exterior wall surfaces, damaged roofs, and broken windows. These are structural conditions not readily correctable through normal maintenance.

The RPA also suffers from associated parking and surface infrastructure deterioration. Deterioration of parking areas affects 42 of the 58 improved parcels (72%) within the study area. Deterioration factors included cracked pavement, missing curbs, and unimproved and unpaved parking areas. Deterioration of infrastructure, including cracked and crumbling sidewalks and alleys, was documented on 46 of the 58 parcels (79%).

Overall, deterioration of buildings, parking, and infrastructure was found to affect 51 of the 58 (88%) parcels within the study area.

C. Inadequate Utilities

Based on interviews and data from the City of Rockford Public Works-Engineering Services Division and the Rock River Water Reclamation District (RRWRD), the majority of the Preston and Central RPA is generally served by antiquated water and sewer lines. Most of the sewer mains within the Preston and Central RPA are made of concrete or vitrified clay—both of which are considered obsolete piping materials due to their lack of durability. According to RRWRD, most of the RPA's concrete and vitrified clay mains are cracked and damaged by tree roots and general erosion.

RRWRD provided data on the condition of sewer lines in the Study Area. Although age data was not available for many of the sewer lines, RRWRD was able to confirm that 48 of the 114 mains (42%) that serve the RPA need to be replaced or at a minimum, lined with additional piping to safeguard against additional cracking and leakage. Based on the length and the location of the sewer pipes, it appears these antiquated mains serve approximately 26 of 58 improved parcels (45%) within the RPA. They also serve 13 of the RPA's 24 vacant parcels.

The City considers the life of a water main to be 70 years, and generally considers valves and mains older than 70 years to be inadequate. The City of Rockford provided data on the age of water valves within the Study Area. The data provided by the City indicated only the ages of water valves, not water mains; however, this was the best information available on the age of water utilities. The City was able to confirm that the ages of the valves, while not entirely, are generally consistent with the ages of the water mains. A review of the water valve data indicated that approximately 32% of the RPA's water infrastructure is more than 70 years old. As of May 2006, 20 of the RPA's 63 water main valves (32%) were 70 years old or older. This further demonstrates that the area is served by antiquated and inadequate utilities.

D. Excessive Vacancies

By definition, excessive vacancies can include buildings that are unoccupied or underutilized. Overall, the study area suffers from excessive vacancies. Sixteen (16) of the study area's 50 buildings (32%) are either vacant or underutilized. Nine (9) of the study area's vacant and underutilized buildings are located on the City Public Works' parcel (11-21-476-001). More than half of the buildings on this parcel are vacant or underutilized due to functional obsolescence or dilapidation of buildings. The other seven excessively vacant buildings within the RPA are

scattered throughout the RPA and are vacant due to functional or economic obsolescence and lack of marketability.

E. Obsolescence

Improved

An appreciable amount of functional and/or economic obsolescence exists within the Preston and Central RPA. One or both of these forms of obsolescence affects a combined total of 39 of the 58 tax parcels (67%) within the RPA. At the building level, 35 of the 50 primary buildings (70%) suffer from either functional or economic obsolescence. The study area's largest parcel, the City Works' parcel (11-21-476-001) contains a large portion of the RPA's obsolete buildings. Nine of the 11 primary buildings on the parcel exhibit some form of obsolescence. In addition, many of the buildings have fallen into such a state of disuse that the buildings are no longer functional. Other buildings, due to lack of building and site improvements, cannot be fully utilized and are only used for storage. Other catalogued obsolescence of parcels includes a lack of site improvements (e.g. lack of paved parking areas and access to rights-of-ways), inadequate system of service and delivery, poor design and layout of existing structures, and obsolete platting of parcels for contemporary industrial development.

Vacant

Approximately 92% of the vacant parcels in the RPA have obsolete platting. The TIF statute contends that obsolete platting would include parcels that would be difficult to develop on a planned basis. Considering the area primarily serves as an industrial district, 22 of the RPA's 24 vacant parcels are inadequately sized and ill-configured to accommodate contemporary industrial and commercial uses. Many of the irregular parcels are either too small, too narrow, or are interrupted by natural and physical features (e.g. the creek, floodplains, and railroad tracks) that limit a parcel's development potential. This impedes future development to occur on these parcels.

Overall

Overall obsolescence was found to be present in 71 percent or 58 of the RPA's 82 parcels.

F. Excessive Land Coverage and Overcrowding of Structures

Excessive land coverage affects 36 of the 58 (62%) improved parcels and 31 out of 50 (62%) buildings in the RPA. The most common incidence of excessive land coverage is the overlapping or spillage of operations either onto a public right-of-way or onto other parcels. Within the RPA, there are several examples of sites where truck traffic cannot operate within the confines a site, causing it to spill over either onto a public right-of-way or onto other adjacent parcels. Truck traffic spillover has an impact on other businesses' operations as well as local vehicular and pedestrian traffic. This is a frequent occurrence particularly on the City's Public Works parcel, where different users occupy several closely constructed buildings and must share specific ingress and egress routes with one another.

The other way in which excessive land coverage affects parcels within the RPA is through the layout and positioning of buildings on parcels. Within the RPA, there are a number of occurrences where multiple buildings occupy a single parcel. An example is ToteCart, which has four conjoined buildings on parcel 11-21-433-001. The layout of multiple structures on single parcels, in most cases, does not allow for adequate room for loading and service or provide appropriate access to a public right-of-way. Additionally, there are cases where buildings (both primary and ancillary buildings) overlap multiple parcels. This overcrowding typically occurs in areas of the RPA that either have small or irregular-shaped parcels that are not adequately sized for industrial land use. This provides evidence that the current configuration of parcels within the study area is not sufficient for the existing or proposed land use.

G. Deleterious Land Use and Layout

Deleterious land use and layout applies to 26 of the 58 (45%) improved parcels in the RPA. This factor is present primarily due to the incompatible land use relationships that exist in and around the study area. Primarily along the north side of Preston Street and the east side of Tay Street, there are active industrial uses and auto-service uses that abut occupied single-family and low-density multi-family housing. Generally, integrating industrial and residential use is not commonplace within modern planning and zoning standards. Additionally, in buildings where heavy industrial activity takes place (e.g. manufacturing, processing, etc.), the current land use would be considered to be noxious and offensive to area residents.

Parts of the RPA are also considered deleterious due to street circulation and access issues. The central portion of the RPA, particularly the area south of Preston Street, does not have adequate or proper access to area streets. An example is the lack of formal public or private roads within the City's Public Works parcel. The existing layout of unimproved pavement and unmarked pathways makes it challenging to navigate through the multiple buildings on the site. Additionally, there is only one through street that leads into the City's Public Works' parcel. While there is small driveway entrance from Central Avenue that directly serves the City's Public Works, the other industrial users on this parcel depend on Independence Avenue for ingress and egress. In the case of an emergency, having only one major access point for multiple buildings could be problematic. The lack of additional access points coupled with the lack of formal roads make it difficult for workers and visitors to evacuate in emergency situations or be served by emergency vehicles and services that may need to enter the site.

4. *Redevelopment Plan and Project*

Redevelopment Needs of the Preston and Central RPA

The existing physical conditions in the Preston and Central RPA suggest four redevelopment needs for the area:

1. Property assembly and site preparation;
2. Streetscape and infrastructure improvements;
3. Redevelopment of vacant and underutilized parcels; and
4. Resources for new construction, rehabilitation and expansion assistance.

The Redevelopment Plan and Project identifies the tools that the City will use to guide redevelopment in the Preston and Central RPA, to promote and sustain it as a strong industrial district that and encourages job growth and contributes to the City's tax base.

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the Preston and Central RPA. Public improvements, including those related to streetscape and infrastructure, will help to create an environment conducive to private investment and redevelopment within the RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, site preparation, and/or rehabilitation; and improve or repair RPA public facilities and/or infrastructure. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Preston and Central RPA as a blighted area and to provide the mechanisms necessary to support public and private development to strengthen this area as an industrial and commercial district to promote job growth and strengthen the City's economic base. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment including rehabilitation of existing structures and new development.

Objectives. Eight (8) broad objectives support the overall goal of revitalization of the Preston and Central RPA. These include:

1. Support the preservation, rehabilitation, and expansion of existing industrial businesses and facilitate the development of new industrial facilities throughout the RPA;

2. Support the preservation, rehabilitation, and development of commercial and/or public/institutional uses in certain locations within the RPA;
3. Facilitate the assembly, preparation, and marketing of vacant and/or underutilized sites primarily for industrial development, but also for commercial, residential, and/or public/institutional development in certain specified locations within the RPA;
4. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, bridges, curbs, gutters, underground water and sewer systems, and parking as needed to support new development and redevelopment within the RPA;
5. Provide for streetscaping, landscaping, and screening/buffering elements between land uses in the area, as appropriate;
6. Coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies, including *Rockford's 2020 Plan: Entering the 21st Century*; where appropriate;
7. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the construction and permanent job opportunities associated within the Preston and Central RPA.
8. Support job training/welfare to work programs and increase employment opportunities for area residents.

Strategies. These objectives will be implemented through five specific and integrated strategies. These include:

1. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

2. **Assist Employers Seeking to Relocate or Expand Facilities.** The City may provide assistance to businesses and institutions that are major employers and which seek to relocate to or expand within the Preston and Central RPA. This assistance may be provided through support of redevelopment and rehabilitation projects in existing buildings, assistance with land acquisition and site preparation for new facilities, or assistance with financing costs.

3. **Implement Public Improvements.** A series of public improvements throughout the Preston and Central RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of curbs, sidewalks, corresponding lighting, and other streetscaping elements; public rights-of-way and alleyways; underground water and sewer infrastructure; parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

4. **Support the Development of Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the Preston and Central RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
5. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Preston and Central RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Preston and Central RPA. To the extent that these projects meet the goals, objectives, and strategies of this Redevelopment Plan and Project and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Proposed Future Land Use

The proposed predominant future land use of the Preston and Central RPA reflects the objectives of the Redevelopment Plan, which works to support the improvement of the Preston and Central RPA as a robust industrial district and to support public improvements such as infrastructure and streetscape that serve the redevelopment interests of the local community and the City.

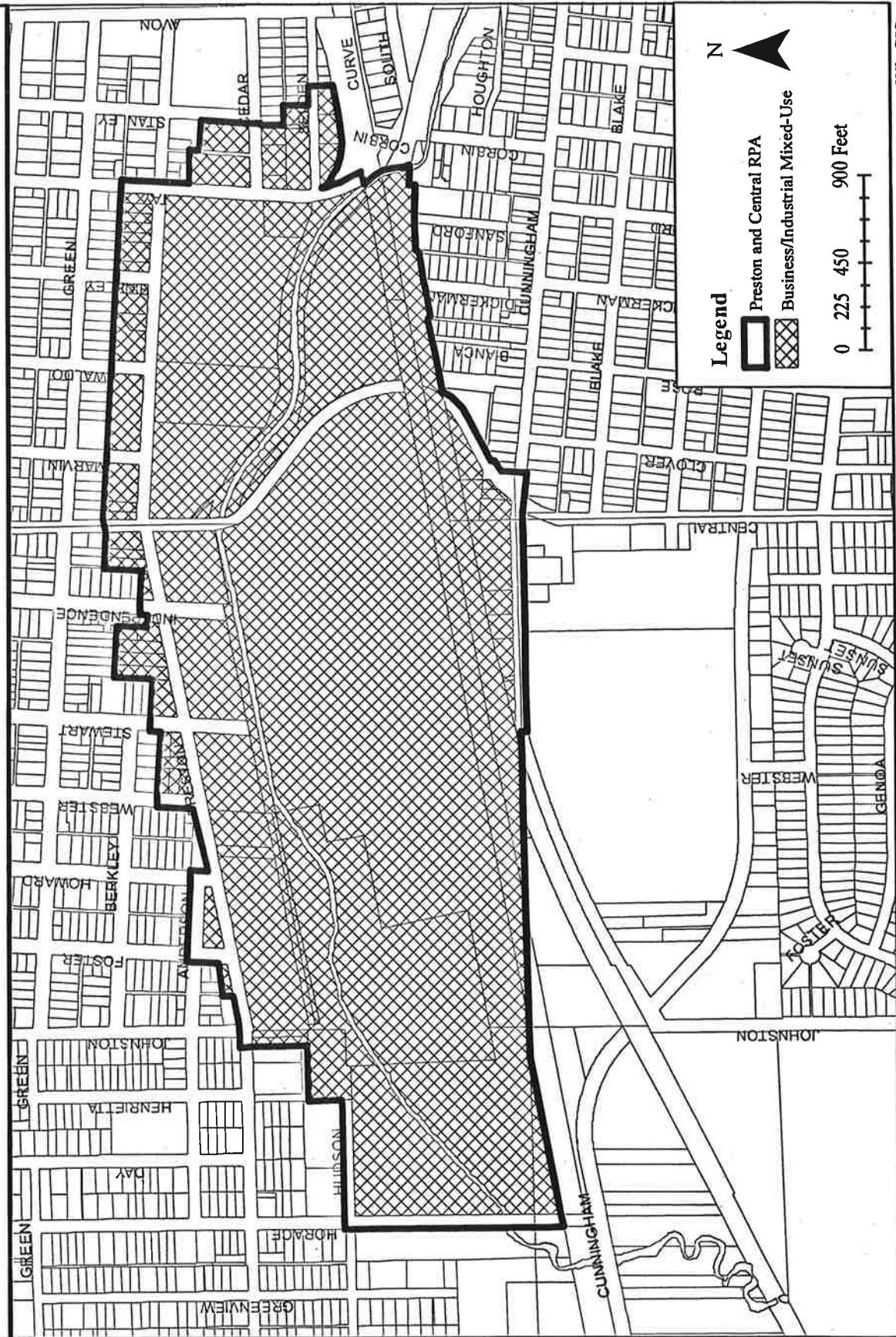
The proposed predominant future land use within the RPA is business/industrial mixed-use, as shown on Map 5. Business/industrial mixed-use can include the following land uses:

1. Industrial
2. Commercial;
3. Public/Institutional;
4. Residential (in certain locations along Preston and Tay Streets); and
5. Parks/Open Space.

The uses listed are predominant land uses, but may also include public facilities and infrastructure improvements.

Map 5: Proposed Land Use

City of Rockford: Preston and Central RPA



Data Source: WinGIS

Assessment of Housing Impact

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan. The project area contains only one occupied residential unit within a single-family home. The City hereby certifies that the Eligibility Study, Redevelopment Plan and Project will not result in the displacement of residents within any inhabited residential units.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment financing. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. Costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of job training and retraining projects including the costs of welfare to work programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;

7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or under the Act;
10. Payment in lieu of taxes;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (12) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

- d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;

13. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that may be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Other sources of funds may also be used to defray costs within the district. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding including, but not limited to, State and Federal grants, private developers' contributions, land sales, sales taxes, and other outside sources may be pursued and used by the City as a means of financing improvements and facilities within the RPA. These expenditures may be in addition to those funded from tax increment revenues and may be in addition to the budget shown in Table 2, which limits expenditure of incremental property tax only.

Table 2: Estimated Redevelopment Project Costs

Project/Improvements	Estimated Project Costs
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$100,000
Property Assembly (including land acquisition, site preparation, and environmental remediation)	\$5,000,000
Rehabilitation Costs	\$3,000,000
Public Works or Improvements (including street and utilities, parks and open space, public facilities, and infrastructure costs) [1]	\$1,500,000
Relocation Costs	\$100,000
Job Training	\$250,000
Interest Costs	\$500,000
Day Care Services	\$100,000
TOTAL REDEVELOPMENT COSTS [2], [3], [4]	\$10,550,000

[1] This category also may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment projected necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of Redevelopment Project Costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of Redevelopment Project Costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2006 dollars and may be increased by five percent (5%) after adjusted for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Midwest – Size Class B/C Urban Areas (population 50,000 to 1,500,000), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs; provided, however, that any such adjustments shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Certain projects within the Preston and Central RPA shall be governed by the terms of written redevelopment agreements entered into between a designated developer and the City. Other projects will consist of City reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the City and approved by the City Council.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Revenue Manager as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2030, if the ordinances establishing the Preston and Central RPA are adopted in 2006).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from City funds other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. In addition, the City may utilize other funding sources as discussed above to pay for costs within the district, in addition to those funded by incremental property tax revenues.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block,

tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, sales taxes, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Preston and Central RPA may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Preston and Central RPA to pay eligible redevelopment project costs or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Preston and Central RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Preston and Central RPA, shall not exceed the total Redevelopment Project Costs described in Table 2 (Estimated Redevelopment Project Costs) of this Redevelopment Plan.

The Preston and Central RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Preston and Central RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Preston and Central RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Preston and Central RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Preston and Central RPA and such areas. The amount of revenue from the Preston and Central RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Preston and Central RPA, or other areas as described in the preceding paragraph, shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Preston and Central RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to

secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Preston and Central RPA is to provide an estimate of the initial EAV which the Winnebago County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Preston and Central RPA. The 2005 EAV of all taxable parcels in the Preston and Central RPA is approximately \$2,573,581. The total EAV is subject to verification by the Winnebago County Clerk. After verification, the final figure shall be certified by the Winnebago County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Winnebago County. The total EAV amounts by PIN for the Preston and Central RPA are summarized in Appendix 2.

Anticipated Equalized Assessed Valuation

By 2029, the EAV for the Preston and Central RPA is anticipated to be approximately \$8,003,000. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the Preston and Central RPA, (2) an equalization factor of 1.000, and (3) additional and more intensive industrial development occurs on the City's Public Works parcel within the Preston and Central RPA (11-21-476-001). Depending on actual redevelopment, EAV may be a higher or lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the Preston and Central RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the Study Area in the past five years mostly consists of minor renovations. Within the last five years, only one permit was issued for major construction activity within the area. Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The compound annual growth rate of EAV for the Study Area was 1.11% between 2000 and 2005. In comparison, the compound annual growth rate of EAV was 4.08% for the balance of the City of Rockford over the same period of time.

Finding: The Preston and Central RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Preston and Central RPA.

Without the support of public resources, the redevelopment objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Study Area are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to fund infrastructure improvements and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Preston and Central RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Preston and Central RPA and the Preston and Central RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The Preston and Central Redevelopment Plan must conform to *Rockford's 2020 Plan: Entering the 21st Century*, any other strategic economic development plans, or include land uses that have been approved by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Preston and Central RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that conditions found to qualify the Preston and Central RPA as a blighted area under the Act will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The relative decline of property values within the Preston and Central RPA may continue and also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Preston and Central RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating the conditions found to qualify the Preston and Central RPA as a blighted area under the Act, creating new jobs, and promoting rehabilitation and development in the Preston and Central RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Preston and Central RPA. At the time when the Preston and Central RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Preston and Central RPA will be distributed to all taxing district levying taxes against property located in the Preston and Central RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The following major taxing districts presently levy taxes on properties within the Preston and Central RPA:

- Winnebago County
- Winnebago County Forest Preserve
- Rockford Township
- City of Rockford
- City of Rockford Park District
- Rock River Water Reclamation District
- City of Rockford Public Library
- Greater Rockford Airport
- Rockford School District 205
- Community College District 511
- Rockford Township Roads

The City intends to monitor development in the area and with the cooperation of the affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Redevelopment within the Preston and Central RPA may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. The nature of the redevelopment which is likely to occur as a result of the implementation of the Redevelopment Plan consists primarily of industrial, commercial, and public/institutional uses. It is unlikely that the anticipated development would burden school districts and other taxing districts that serve the RPA. Should service demands increase, the City will work with the affected taxing districts to determine what, if any, programs are necessary to provide adequate services.

7. Provisions for Amending Redevelopment Plan and Project

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The City is an equal opportunity employer. As part of this Redevelopment Project and Plan the City will work with any developers who assist in the redevelopment of the Preston and Central RPA to implement an effective affirmative action program that conforms to City policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1:
Boundary and Legal Description

PRESTON AND CENTRAL TIF DISTRICT

Part of the Southwest Quarter of Section 21, the Southeast Quarter of Section 22, the Northwest Quarter of Section 27, and the North Half of Section 28, all in Township 44 North, Range 2 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the intersection of the Northerly right-of-way line of the (former) Chicago and Northwest Railroad and the Westerly right-of-way of Horace Avenue; thence North on said Westerly right-of-way line to its intersection with the Northerly right-of-way of Hudson Street; thence East on said Northerly right-of-way line to its intersection with the Westerly right-of-way of Henrietta Avenue, extended Southerly; thence Northerly on the Southerly extension of said Westerly right-of-way line to its intersection with the Southerly right-of-way of Cabinet Street (now vacated); thence East on said Southerly right-of-way line to its intersection with the West line of the West 50 feet of Block 6 of Banks Subdivision of B.F. Re-Subdivision of Lots 14 and 15, extended Southerly; thence Northerly on the Southerly extension of said West line extended Northerly to its intersection with the Northerly right-of-way line of Preston Street; thence Northeasterly on said Northerly right-of-way line to its intersection with the West line of the public alley of Block 28 of Kelloggs and Sheldons in Rockford, Rockford Wesleyan Seminary Addition; thence North on said West line of alley to the intersection of the North line extended Westerly of Lot 3 of said Block 28; thence Easterly on the Westerly extension of said North line of Lot 3 to its intersection with the Westerly right-of-way of Foster Avenue; thence North on said Westerly right-of-way line to the intersection with the Northerly

right-of-way line of Anderson Street; thence East on said Northerly right-of-way line to its intersection with the Easterly right-of-way line of Howard Avenue; thence South on said Easterly right-of-way line to its intersection with said Northerly right-of-way line of Preston Street; thence Northeasterly on said Northerly right-of-way line to its intersection with the Westerly right-of-way of Webster Avenue; thence North on said Westerly right-of-way line to its intersection with the South line of Lots 1 thru 5 of the Re-Subdivision of the North part of Block 24 of Rockford Wesleyan Seminary Addition, extended Westerly; thence Easterly on Westerly extension of said South line to its intersection with the Westerly right-of-way line of Stewart Avenue; thence North on said Westerly right-of-way line to its intersection with the North line of Lot 3 of John Andersons Subdivision of Part of Block 22 of Rockford Wesleyan Addition, extended Westerly; thence Easterly on Westerly extension of said North line of said Lot 3 to its intersection with the West line of tax parcel 11-21-430-020; thence North on said West line extended Northerly to its intersection with the South line extended Westerly of the O.J. Holmquest Subdivision; thence Easterly on Westerly extension of said South line to the Southeast corner of said O.J. Holmquest Subdivision; said point also being the Northeast corner of tax parcel 11-21-430-023; thence South on the East line of said tax parcel 11-21-430-023 to a point on the East line of tax parcel 11-21-430-036; said point also being the Southwest corner of tax parcel 11-21-430-034; thence East on the South line of said tax parcel 11-21-430-034 to its intersection with the Westerly right-of-way line of Independence Avenue; thence North on said Westerly right-of-way line to its intersection with the North line of Lot 8 of J.B. Whiteheads Subdivision, extended Westerly; thence Easterly on Westerly extension of said North line of Lot 8, to its intersection with the West line of a public alley of said J.B. Whitehead's Subdivision; thence North on said West line to its intersection with the North line of a public alley extended

Westerly; thence Easterly on Westerly extension of said North line to its intersection with the Westerly right-of-way of Central Avenue; thence North on said Westerly right-of-way line to a point of intersection of the North line of a public alley of Block 5 of S.M. Churchs Fourth Addition extended Westerly; thence Easterly on Westerly extension of said North line and the North line of public alleys of Blocks 6, 7, and 8 extended Easterly of said S.M. Churchs Fourth Addition to its intersection with the Easterly right-of-way line of Tay Street; thence South on said Easterly right-of-way line to the Northwest corner of Lot 14 of Block 2 of S.M. Churchs Fifth Addition; thence East on the North line of said Lot 14 extended Easterly to its intersection with the East line of a public alley of said Block 2; thence South on said East line of alley to the Southwest corner of Lot 3 of said Block 2; thence East on the South line of said Lot 3 to its intersection with the Westerly right-of-way of Stanley Street; thence South on said Westerly right-of-way line extended Southerly to a point on the Southerly right-of-way of Cedar Street; thence West on said Southerly right-of-way line to the Northwest corner of Lot 11 of Block 3 of said S.M. Churchs Fifth Addition; thence South on East line of said Lot 11 to its intersection with the North line of a public alley of said Block 3; thence East on said North line to its intersection with the West line of Lot 26 of said Block 3, extended Northerly; thence Southerly on Northerly extension of said West line to its intersection with the Northerly right-of-way line of Selden Street; thence East on said Northerly right-of-way line to its intersection with the West line of Lot 4 of Block 4 of said S.M. Churchs Fifth Addition, extended Northerly; thence Southerly on Northerly extension of said West line to its intersection with the Southerly line of said Block 4; thence Southwesterly and Northwesterly on said Southerly line to its intersection with the said Easterly right-of-way line of Tay Street; thence Southeasterly on said Easterly right-of-way to its intersection with the said Northerly right-of-way line of the Chicago and

Northwest Railroad; thence Southwesterly on said Northerly right-of-way line to its intersection with the top of bank of the South Fork of Kent Creek; thence Southeasterly on said top of bank to its intersection with the Southerly right-of-way of the Illinois Central Gulf Railroad; thence Northwesterly on said Southerly right-of-way line to its intersection with the East line of Mendenhalls Subdivision, extended Northerly; thence Southerly on Northerly extension of said East line to its intersection with said Southerly right-of-way line of Illinois Central Gulf Railroad; thence Southwesterly on said Southerly right-of-way line its intersection with the center line of a public alley extended Northerly, said alley being East of the East line of Block 1 of E.W. Browns Subdivision; thence Southerly on Northerly extension of said centerline to its intersection with the North line of Lot 11 of Block 1 of said E.W. Browns Subdivision extended Easterly; thence Southwesterly the North line of Lot 11 and North line of Lot 10 of Block 2 of said Subdivision to its intersection with the centerline of a public alley of said West of Block 2; thence North on said centerline to its intersection with the said Southerly right-of-way line of Illinois Central Gulf Railroad; thence Southwesterly on said Southerly right-of-way line to its intersection with the Southerly right-of-way line of said Central Avenue; thence Southwesterly and Southerly on said Southerly right-of-way line to its intersection with the Easterly right-of-way of Clover Avenue; thence South on said Easterly right-of-way line extended Southerly to its intersection with the Southerly right-of-way of Cunningham Street; thence Westerly and Southwesterly on said Southerly right-of-way line to a point that is perpendicular from the intersection point of the North line of the Northeast Quarter of said Section 28 and said Southerly right-of-way line of Illinois Central Gulf Railroad; thence Northerly to said point of intersection; thence West on said North line of the Northeast Quarter of Section 28 to the Northwest corner of said Northeast Quarter of Section 28; thence West on the North line of the Northwest Quarter of

said Section 28 to its intersection with the said Northerly right-of-way line of the Chicago and Northwest Railroad; thence Southwesterly on said Northerly right-of-way line to the point of beginning.

Appendix 2
Summary of EAV by PIN

SUMMARY OF 2005 EQUALIZED ASSESSED VALUE BY PERMANENT INDEX NUMBER (PIN)

No.	PIN	2005 Equalized Assessed Value
1	11-21-376-026-0000	\$1,626
2	11-21-376-027-0000	\$1,421
3	11-21-376-031-0000	\$22,311
4	11-21-377-002-0000	\$30,916
5	11-21-407-010-0000	\$2,589
6	11-21-408-001-0000	\$3,556
7	11-21-410-001-0000	\$474,858
8	11-21-410-002-0000	\$35,636
9	11-21-410-003-0000	\$42,365
10	11-21-410-004-0000	\$49,158
11	11-21-410-005-0000	\$4,535
12	11-21-430-019-0000	\$1,048
13	11-21-430-020-0000	\$3,083
14	11-21-430-021-0000	\$17,719
15	11-21-430-022-0000	\$24,716
16	11-21-430-023-0000	\$146
17	11-21-430-036-0000	\$1,431
18	11-21-431-008-0000	\$1,382
19	11-21-431-013-0000	\$1,314
20	11-21-431-014-0000	\$1,103
21	11-21-431-015-0000	\$17,317
22	11-21-432-006-0000	\$410
23	11-21-432-007-0000	\$410
24	11-21-432-008-0000	\$461
25	11-21-432-009-0000	\$486
26	11-21-432-010-0000	\$410
27	11-21-432-011-0000	\$439
28	11-21-433-001-0000	\$175,376
29	11-21-433-002-0000	-
30	11-21-434-003-0000	\$16,805
31	11-21-451-002-0000	\$354,719
32	11-21-476-001-0000	\$390,912
33	11-21-476-002-0000	\$20,036
34	11-21-477-001-0000	\$0
35	11-21-477-002-0000	\$0
36	11-21-477-003-0000	\$0
37	11-21-477-004-0000	\$4,829
38	11-21-477-005-0000	\$39,258
39	11-21-477-006-0000	\$94,760
40	11-21-505-001-0000	-
41	11-22-304-007-0000	\$740
42	11-22-304-008-0000	\$4,194
43	11-22-304-009-0000	\$8,766
44	11-22-305-007-0000	\$42,941

45	11-22-306-009-0000	\$61,383
46	11-22-306-010-0000	\$16,921
47	11-22-306-011-0000	\$10,065
48	11-22-306-012-0000	\$11,971
49	11-22-307-002-0000	\$314,443
50	11-22-307-003-0000	-
51	11-22-307-004-0000	\$38,289
52	11-22-307-005-0000	\$595
53	11-22-307-006-0000	\$16,932
54	11-22-307-007-0000	\$16,397
55	11-22-329-010-0000	\$991
56	11-22-329-011-0000	\$1,983
57	11-22-329-012-0000	\$991
58	11-22-329-013-0000	\$13,076
59	11-22-329-014-0000	\$1,043
60	11-22-329-015-0000	\$991
61	11-22-329-016-0000	\$991
62	11-22-332-010-0000	\$0
63	11-22-332-011-0000	\$0
64	11-22-334-003-0000	\$0
65	11-22-334-015-0000	\$43,681
66	11-22-334-016-0000	\$23,697
67	11-22-334-026-0000	\$7,852
68	11-22-334-027-0000	\$18,487
69	11-22-334-028-0000	\$8,714
70	11-22-351-001-0000	-
71	11-22-352-001-0000	\$2,599
72	11-22-352-002-0000	\$0
73	11-22-352-003-0000	\$33,210
74	11-22-352-004-0000	\$785
75	11-22-352-005-0000	\$400
76	11-22-376-001-0000	\$12,308
77	11-22-376-002-0000	\$5,020
78	11-22-376-011-0000	\$15,584
79	11-22-504-001-0000	-
80	11-22-505-001-0000	-
81	11-22-505-002-0000	-
82	11-28-127-001-0000	\$0
Total		\$2,573,581

Source: Winnebago County Clerk