

STATE OF ILLINOIS

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COUNTY OF WINNEBAGO

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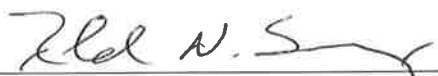
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, Winnebago County, Illinois (the "City"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council (the "City Council") thereof.

I do further certify that on the 20th day of August, 2001, there was published in pamphlet form, by authority of the City Council, a true, correct and complete copy of Ordinance No. **2001-206-0** and said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number, at my office as Legal Director and ex officio Keeper of the Records and Seal located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the City, this 20th day of August, 2001.

[SEAL]



LEGAL DIRECTOR AND EX OFFICIO
KEEPER OF THE RECORDS AND SEAL

BL C.R. Submitted: _____ C.R. Passed: _____ C.R. No.: _____
Ordinance Submitted: _____

ORDINANCE NO. 2001-206-0

**AN ORDINANCE ADOPTING THE LINCOLNWOOD ESTATES
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD,
ILLINOIS, THAT:

WHEREAS, the City of Rockford wishes to adopt the Lincolnwood Estates
Redevelopment Plan and Redevelopment Project in order to adopt Tax
Increment Financing pursuant to the Tax Increment Allocation Redevelopment
Act (Ch. 65 Ill. Compiled Stat., para. 5/11-74.4-1 et. Seq.) ("The Act") for real
property taxes in an eligible area; and

WHEREAS, pursuant to paragraph 5/11-74.4-5 of the Act, a public hearing was
held relative to the Lincolnwood Estates Redevelopment Plan and Lincolnwood
Estates Redevelopment Project on July 26, 2001, in Council Chambers, City
Hall, Rockford, Illinois; and

WHEREAS, due notice of this public hearing was given to taxing districts,
property tax payers within the proposed Area, and other "interested parties"
pursuant to the Act; and

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

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Lincolnwood Estates Redevelopment Project Area to determine whether private development would take place in the proposed Lincolnwood Estates Redevelopment Project Area as a whole without the adoption of the proposed Lincolnwood Estates Redevelopment Plan.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Lincolnwood Estates redevelopment Project area to determine whether contiguous parcels of real property and improvements thereon in the proposed Lincolnwood Estates Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed its proposed Lincolnwood Estates Redevelopment Plan and Project and Comprehensive Plan for development of the municipality as a whole to determine whether the proposed Lincolnwood Estates Redevelopment Plan and Project conform to the Comprehensive Plan of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS, THAT:

1. The City Council hereby makes the following findings:
 - a. The area constituting the proposed Lincolnwood Estates Redevelopment Project Area in the City of Rockford, Illinois, is described on Exhibit A, attached hereto and made part hereof.
 - b. There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "vacant land blighted area" as defined in Section 5/11-74.4-3(a)(3) of the Act.
 - c. The proposed Lincolnwood Estates Redevelopment Project Area on the whole has not been subject to growth and development

through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Lincolnwood Estates redevelopment Plan.

- d. The Lincolnwood Estates Redevelopment Plan and Lincolnwood Estates Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.
 - e. The parcels of real property in the proposed Lincolnwood Estates Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed improvement are included in the proposed Lincolnwood Estates Redevelopment Project area.
 - f. The estimated date for final completion of the Southeast Affordable Housing Redevelopment Project is 2024, which is twenty-three (23) years from the effective date of ordinances adopting the Lincolnwood Estates Redevelopment Project and designating the Lincolnwood Estates Redevelopment Area.
 - g. The estimated date for retirement of obligations incurred to finance the Lincolnwood Estates Redevelopment Project costs shall be not later than 2024, which is twenty-three (23) years from the effective date of the ordinance adopting the Lincolnwood Estates Redevelopment Plan and Lincolnwood Estates Redevelopment Project and designating the Lincolnwood Estates Redevelopment Area.
2. The Lincolnwood Estates Redevelopment Plan and Lincolnwood Estates Redevelopment Project which were the subject matter of the hearing held July 26, 2001, is hereby adopted and approved. A copy of the Lincolnwood Estates Redevelopment Plan and Lincolnwood Estates

Redevelopment Project marked Exhibit "B" is attached to and made a part of this Ordinance.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists and this Ordinance shall take effect immediately upon its passage, approval and publication.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED:

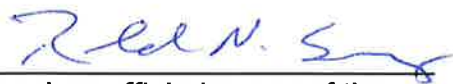

Mayor

ATTESTED:


Legal Director

PASSED: 8/13/01 APPROVED: 8/20/01 PUBLISHED: 8/20/01

ATTESTED AND FILED in my office this 20th day of August, 2001, and published in pamphlet form this 20th day of August, 2001.


Legal Director and ex officio keeper of the Records and Seal

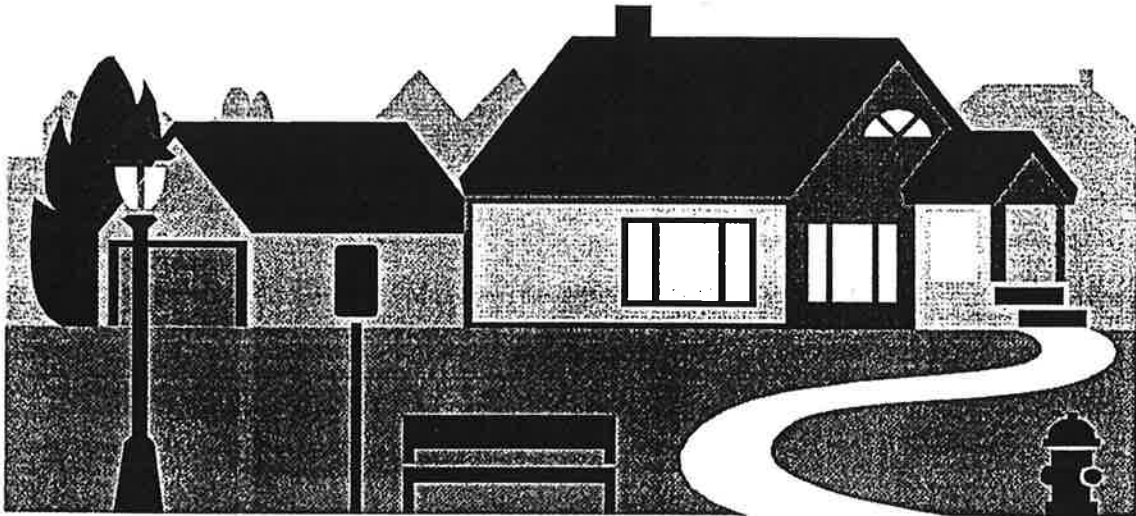
Published in pamphlet form this 20th day of August, 2001, by order of the City Council of the City of Rockford, Illinois.

EXHIBIT A

Legal Description: Replat of Lot 1 of Pierpont Green Subdivision, being a Subdivision of part of the Southwest Quarter of Section Twenty-one (21), Township Forty-four (44) North, Range One (1) East of the Third Principal Third Principal Meridian, Winnebago County, Illinois, bounded and described as follows, to-wit: Lot 1, as designated upon the Plat of Lincolnwood Estates Subdivision, the Plat of which is recorded in Book 31 of Plats on Page 114 in the Recorder's Office of Winnebago County, Illinois. Situated in the City of Rockford, County of Winnebago and State of Illinois.

EXHIBIT B

**The
Lincolnwood Estates
Redevelopment Project Plan
of the
City of Rockford, Illinois**



**Prepared by the
Department of Community Development
June 2001**

**THE
LINCOLNWOOD ESTATES
REDEVELOPMENT PLAN
OF THE
CITY OF ROCKFORD, ILLINOIS**

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I. INTRODUCTION

The Lincolnwood Estates Redevelopment Plan has been prepared as a guide for the development of an area known in Rockford as the former site of the Valerie Percy housing development in Rockford's West End. The Lincolnwood Estates Redevelopment Project Area is located approximately 2 miles west of the traditional central business district of downtown Rockford. The project area is bound in general by Green Street on the north, the western property lines of the residential properties on the west side of Vista Terrace on the east, the northern property lines of the residential properties approximately in line with the Delaware Street right-of-way on the south, and S. Pierpont Avenue on the west.

The decline of the West End, including the Lincolnwood Estates area, began during the 1960's as Rockford began its rapid commercial and residential growth eastward toward the I-90 Tollway. The economic and physical decline continues to this day. Factors such as a growing affluence and a dependence upon automobiles following World War II, the development of both new shopping centers and new subdivisions on the Eastside, and the increasing physical deterioration and concentration of low- and moderate-income people within Rockford's West End have contributed to its decline. The development and subsequent troubles of the Valerie Percy housing development only served to accelerate the decline of Rockford's West End. The privately-developed 190-unit multi-family Valerie Percy housing development was completed in 1969; its troubles began immediately. Gang and criminal activity led to high turnover and high vacancy rates, which, in turn, created significant cash flow problems. In mid-1974, only five years after its completion, the developer surrendered the Valerie Percy housing development to the U.S. Dept. of Housing & Urban Development. By late 1977, the Valerie Percy housing development was vacant. After several years of complete vacancy and vandalism, the Valerie Percy housing development was demolished in 1982 and the site sold. The site has remained vacant, overgrown, trash-strewn, and a visible sign of failure since then.

The Lincolnwood Estates Redevelopment Project Area and Plan are being created in response to a changing environment within Rockford's West End. The soon-to-be-completed Harrison/Springfield extension, from Montague Road northward to W. State Street, is expected to increase traffic through this area, making it more attractive for both commercial and residential development. A townhouse development on the former 4-H Fairgrounds on W. State Street will soon be under construction. The Winnebago County Housing Authority's proposal to redevelop its' deteriorating Champion Park development and the surrounding area is another indicator of the West End's changing environment, as is the current effort aimed at revitalizing the Concord Commons housing development by the Rockford Housing Authority.

In order to better meet the housing and community development needs of the adjacent neighborhoods, the City has determined that a project proposed by Comprehensive Community Solutions, Inc. (CCS), a not-for-profit corporation, to redevelop the property as a 26-lot mixed-income single-family subdivision would be in the best interests of the community. The City prefers that such a project be undertaken by a not-for-profit developer and, in order to assist in such an effort, is willing to use any and all of the various powers granted under applicable state law.

The adoption of the Lincolnwood Estates Redevelopment Project Area and Plan will allow the City to stimulate private investments in redevelopment projects and, thus, stabilize and expand the tax base for all local taxing bodies extending into the redevelopment project area.

The Lincolnwood Estates Redevelopment Project Area has been found to be a vacant land blighted area under Option 2 as defined by the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-74.4-1 (hereinafter referred to as the "Act"). A vacant land blighted area under Option 2 means any vacant area within the boundaries of a redevelopment project area in which presence of a single qualifying factor is detrimental to the public safety, health, morals, or welfare. In the Lincolnwood Estates Redevelopment Project Area, the qualifying factor is that the redevelopment project area has been and continues to be used as an illegal disposal site. It is important that the Lincolnwood Estates Redevelopment Project Area be redeveloped

to ensure that it will contribute to the economic, physical, and social well-being of Rockford.

The Lincolnwood Estates Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by the private sector and would not reasonably be anticipated to be developed without the implementation of the redevelopment plan. This can be evidenced by the failure of the private sector to redevelop this parcel for industrial, commercial, or residential use after the demolition of the Valerie Percy housing development in 1982. This failure may be due, in part, to the high cost of removing the building demolition debris left on site and the lack of public infrastructure within the site.

The redevelopment plan is designed to stimulate private investment and redevelopment through public actions and commitments. It does not propose to substitute public investment for private investment. Rather, public investment will be used to transform the Lincolnwood Estates Redevelopment Project Area into a stable residential environment that will be complimentary to the adjacent neighborhoods and attract low- and middle-income homebuyers. The City, therefore, commits itself, in the adoption of the plan, to the implementation of a comprehensive program for the redevelopment of the Lincolnwood Estates Redevelopment Project Area.

The creation of the Lincolnwood Estates Redevelopment Project Area is expected to have only minimal impacts upon the other taxing districts. While an overall increase in the number of residential units is anticipated, it is expected that these units will not attract residents new to the City, thus avoiding increased service demands upon the Rockford Public Schools, Rock Valley College, and the Rockford Public Library. No new service demand impacts are anticipated for the Rockford Park District, Greater Rockford Airport Authority, Rock River Water Reclamation District, Winnebago County, and Winnebago County Forest Preserve. The other taxing districts may be impacted by the loss of new tax revenues due to the incremental growth of equalized assessed values within the Lincolnwood Estates Redevelopment Project Area; however, it should be noted that without the creation of the Lincolnwood Estates Redevelopment Project Area to reverse the physical decline evident, the other taxing districts could experience the stagnation or loss of existing tax revenues from this area. In view of the minimal impacts

likely to result from the creation of the Lincolnwood Estates Redevelopment Project Area, the City of Rockford has determined that no programs to mitigate any impacts upon the other taxing districts are needed.

To assure that the required public support is forthcoming, the City proposes, pursuant to the Act, to create the Lincolnwood Estates Redevelopment Plan and Project; to define a Lincolnwood Estates Redevelopment Project Area in Rockford's West End; and to finance the public costs of redevelopment with proceeds derived from property tax increment revenues and other public resources if necessary. Tax increment financing must assume the lead role in catalyzing private redevelopment by eliminating the adverse conditions that have precluded intensive private investment in the past. The Lincolnwood Estates Redevelopment Plan and Project can enable the City to join as a partner with the private sector in a unified public-private redevelopment effort for the Lincolnwood Estates Redevelopment Project Area.

The Lincolnwood Estates Redevelopment Project Area currently consists of a vacant parcel of land. The City of Rockford, therefore, certifies that no occupied housing units will be displaced as a result of the adoption of the redevelopment plan and subsequent implementation of redevelopment activities. The City has, further, determined that a housing impact study is not required and that no actions are needed to mitigate the displacement of occupied housing.

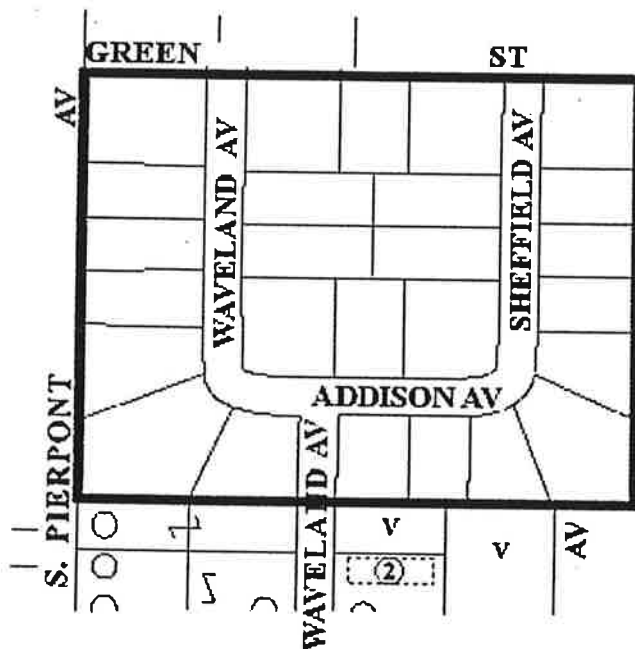
The City of Rockford cannot implement this Redevelopment Plan, due to the magnitude of the public investment that is required, without the use of tax increment financing. The ultimate benefit of the Redevelopment Plan and Project will accrue to the City as a whole in the form of a significantly expanded tax base, the diversification and strengthening of the neighborhood, and the creation of home ownership opportunities.

II. LINCOLNWOOD ESTATES REDEVELOPMENT PROJECT AREA BOUNDARIES

(Refer to Map A)

Legal Description: Replat of Lot 1 of Pierpont Green Subdivision, being a Subdivision of part of the Southwest Quarter of Section Twenty-one (21), Township Forty-four (44) North, Range One (1) East of the Third Principal

Third Principal Meridian, Winnebago County, Illinois, bounded and described as follows, to-wit: Lot 1, as designated upon the Plat of Lincolnwood Estates Subdivision, the Plat of which is recorded in Book 31 of Plats on Page 114 in the Recorder's Office of Winnebago County, Illinois. Situated in the City of Rockford, County of Winnebago and State of Illinois.



**MAP A
LINCOLNWOOD ESTATES
REDEVELOPMENT
PROJECT AREA**



III. OBJECTIVES OF THE LINCOLNWOOD ESTATES REDEVELOPMENT PLAN

- A. Create and preserve an environment within the Lincolnwood Estates Redevelopment Project Area which will protect the health, safety, and general welfare of the City.

- B. Reduce, remove and alleviate detrimental conditions within the Pierpont Green Redevelopment Project Area, in order to prevent it from remaining blighted, through the removal of both buried and exposed building demolition materials, removal of garbage and trash, installation of public utilities, and the development of new single-family houses which will add to the functional unity, aesthetic appearance and economic welfare of this Area; and thus prevent recurrence of such conditions.
- C. Enhance the economic well-being and strengthen the residential sector within the Lincolnwood Estates Redevelopment Project Area by encouraging private investment and reinvestment, through public financing vehicles, to increase income diversity within the neighborhood, create new home ownership opportunities, and enhance and restore the tax base of taxing districts extending into the Area.
- D. Establish and maintain adequate and safe vehicular and pedestrian circulation, including street construction, curbs, gutters, streetlighting, signage, plantings, and adequate sidewalks for residents of the area.

IV. COMPREHENSIVE PROGRAM FOR REDEVELOPMENT OF THE LINCOLNWOOD ESTATES REDEVELOPMENT PROJECT AREA

- A. Redevelopment Project Activities - The following redevelopment project activities shall be implemented to reduce or eliminate those adverse conditions, the existence of which qualified the Lincolnwood Estates Redevelopment Project Area as a conservation area. The activities may include, without limitation, the following:
 - 1. Planning and Professional Services - Studies and surveys, plans and specifications; professional services including, but not limited to, architectural, engineering, legal, marketing, financial, appraisal, planning or special services.
 - 2. Acquisition - Property assembly, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. The City may pay relocation costs to the extent that the City determines that relocation costs shall

be paid or is required to make payment of relocation costs by Federal or State law.

Properties may be acquired by the City of Rockford and either (1) be sold or leased for private rehabilitation or redevelopment, or, (2) cleared of all improvements and sold or leased for private redevelopment, or, (3) sold, leased or dedicated for construction of public works or improvements. The City of Rockford may determine later that to meet the redevelopment objectives of this plan, certain properties should be acquired. If the City of Rockford makes such a determination, it may, by resolution, create an acquisition schedule.

3. Construction – Construction of new single-family homes. The Rockford City Council may participate in the construction of new single-family homes for low- and moderate-income homebuyers in furtherance of this Plan. The City may also choose to participate on a case-by-case basis in the construction of other properties in the Lincolnwood Estates Redevelopment Project Area if determined necessary by the Rockford City Council.
4. Public Improvements - Construction of public works or improvements may include, but is not limited to, street construction, development and installation of speed and traffic control devices, new sidewalks, new curbs and gutters, lighting, neighborhood entries, parks and landscaping.
5. Issuance of Obligations - The City may issue obligations to provide for redevelopment project costs. The City may allocate funds from either the issuance of such obligations or the Lincolnwood Estates Special Tax Allocation Fund to pay 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 accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter, and including reasonable reserves related thereto.
6. Agreements with Other Taxing Districts - The City, to the extent the City by written agreement accepts and approves, may pay 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.

7. Payment In Lieu Of Taxes - The City, to the extent the City by written agreement accepts and approves, may make payment in lieu of taxes to all of the taxing districts to compensate for temporary decreases in the current equalized assessed value of property within the redevelopment project area from the time of adoption of tax increment financing until the current equalized assessed value exceeds the total initial equalized assessed value of property in the project area.
8. Redevelopment Project Agreements - Subject to receipt and acceptance of satisfactory project proposals pursuant to Section VI of this plan, the City may acquire properties within the Lincolnwood Estates Redevelopment Project Area for resale or lease to private developers, development corporations, or other bodies politic.

IV. B. Redevelopment Project Financing

1. Estimated Redevelopment Project Costs - A summary of estimated redevelopment project costs is shown in Table II. "Redevelopment Project Costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this redevelopment plan and redevelopment project. Such costs include, without limitation, the costs for any and all of the redevelopment project activities described in Section IV. A. of this plan.

The City is not subject to or liable for such cost unless the City determines by Ordinance that said cost should be incurred and paid. Table II shows that it is estimated that approximately \$3,503,111 will be incurred in total project costs. The foregoing cost estimates may not take into account the rate of inflation to be experienced during implementation of the redevelopment project and plan. Cost estimates may be increased by the actual rate of inflation pertaining to the nature of the cost to be incurred. The estimate for total project costs, taking into account specific rates of inflation in reference to particular costs to be incurred, is intended to impose a ceiling on total redevelopment project

cost. It is also intended, however, that the City may make, by resolution of City Council, adjustments in line categories of cost estimates or establish new categories permitted by the Tax Increment Allocation Redevelopment Act without the necessity of plan amendment unless an amendment is determined to be necessary and proper.

TABLE II.
LINCOLNWOOD ESTATES REDEVELOPMENT PROJECT AREA
Summary of Estimated Redevelopment Project Costs*

	Estimated Total Project Costs <u>2001 - 2023</u>
1. Planning & Professional Expenses	\$ 380,273.00
2. Acquisition & Related Expenses	\$ 259,533.00
3. Construction(incl. contingency)	\$ 2,457,240.00
4. Public Improvements	\$ 275,000.00
5. Issuance of Obligations	\$ 131,065.00
6. Agreements with Other Taxing Districts	\$ -0-
7. Payment In Lieu Of Taxes	\$ -0-
8. <u>Redevelopment Project Agreements</u>	<u>\$ -0-</u>
TOTAL	\$3,503,111.00

*(see spreadsheet on next page for details)

2. The Sources of Funds to Pay Redevelopment Project Costs - Three principal sources of City funds may be utilized to pay public redevelopment project costs. These are: (a) real estate tax increment revenues; (b) HOME Investment Partnership funds received from the U.S. Dept. of Housing & Urban Development; and (c) other sources of revenue including taxes levied and collected on any and all property in the City of Rockford.

There may be other sources of revenue that the City determines are

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	CITY OF ROCKFORD, ILLINOIS					HOME FMV																				
2	LINCOLNWOOD ESTATES TIF				23 YR LETIF	HOME EAV																				
3	OPERATING SCHEDULE					TAX RATE																				
4						BASE EAV																				
5																										
6					EFMV/HOUSE		74,180	74,180	74,180	74,180	74,920	74,920	74,920													
7					AVG. TAX BILL/HOUSE		2,277	2,277	2,277	2,277	2,303	2,303	2,303													
8	05/04/01 LINCOLNWOOD ESTATES TIF SCHEDULE				EAV INCREASES 1%																					
9																										
10	YEAR			2001	2002		2017	2018	2019	2020	2021	2022	2023													
11	HOUSES CONSTRUCTED			0	5																					
12	HOUSES CONSTRUCTED TO DATE			0	5		26	26	26	26	26	26	26													
13																										
14	LOW INCOME				1																					
15	MODERATE INCOME				1																					
16																										
17	DEBT SERVICE SCHEDULE																									
18				2001	2002		2017	2018	2019	2020	2021	2022	2023													
19	BEGINNING DEBT SERVICE				0	(43,542)	(163,986)	(164,986)	(163,786)	(165,277)	(114,342)	(60,172)	(3,293)													
20																										
21	REVENUES																									
22	CITY-TIF INCREMENT			0	0		59,199	59,199	59,199	59,199	59,887	59,887	59,887													
23	INTEREST INCOME			0	0		0	0	0	0	0	0	0													
24	TOTAL REVENUES				0	0	59,199	59,199	59,199	59,199	59,887	59,887	59,887													
25																										
26	EXPENSES																									
27	INTEREST EXPENSE				2,177		8,199	8,249	8,189	8,264	5,717	3,009	165													
28	DEBT SERVICE			43,542	43,250		52,000	49,750	52,500	0	0	0	0													
29	TOTAL EXPENSE				43,542	45,427	60,199	57,999	60,689	8,264	5,717	3,009	165													
30																										
31	EXCESS/(DEFICIT)			(43,542)	(45,427)	(1,000)	1,200	(1,490)	50,935	54,170	56,878	59,722														
32	ENDING DEBT SERVICE			(43,542)	(88,969)	(164,986)	(163,786)	(165,277)	(114,342)	(60,172)	(3,293)	56,429														
33																										
34	EXCESS/(DEFICIT) W/O INTEREST EXPENSE				(43,542)	(43,250)	7,199	9,449	6,699	59,199	59,887	59,887	59,887													
35																										
36	CUMULATIVE LOSS W/O INTEREST EXPENSE				(43,542)	(86,792)	(43,967)	(34,518)	(27,819)	31,380	91,267	151,154	211,041													
37																										
38																										
39	CONSTRUCTION/DEVELOPMENT SCHEDULE																									
40				2001	2002		2017	2018	2019	2020	2021	2022	2023													
41	BEGINNING CONSTRUCTION				0	97,967	2,882	2,882	2,882	2,882	2,882	2,882	2,882													
42																										
43	EXPENSES																									
44	LAND ACQUISITION			9,533																						
45	DEBRIS REMOVAL			250,000																						
46	PUBLIC IMPROVEMENTS			275,000																						
47	SURVEYS			5,000																						
48	ENVIRONMENTAL			5,000																						
49	ENGINEERING			35,000																						
50	CONSTRUCTION MANAGEMENT			10,000																						
51	APPRAISAL			0	2,000																					
52	LIABILITY INSURANCE			1,000	1,000																					
53	CONTINGENCY			0	0																					
54	SUBTOTAL				590,533	3,000	0	0	0	0	0	0	0													
55																										
56	CONSTRUCTION					415,595																				
57	CONSTRUCTION CONTINGENCY					46,900																				
58	CONSTRUCTION INTEREST					10,050																				
59	OTHER			0	0		0	0	0	0	0	0	0													
60	SUBTOTAL				0	472,545	0	0	0	0	0	0	0													
61																										
62	INTEREST EXPENSE			0	0		0	0	0	0	0	0	0													
63	SELLING EXPENSE			0	17,500																					
64	NATIONAL CITY PAYMENT			0	25,205																					
65	DEVELOPER FEE			0	42,550		0	0	0	0	0	0	0													
66	SUBTOTAL				0	85,255	0	0	0	0	0	0	0													
67																										
68	TOTAL EXPENSES				590,533	560,800	0	0	0	0	0	0	0													
69																										
70	REVENUES																									
71	HOME SALES																									
72	CD HOME PROGRAM SUBSIDY				25,750																					
73	IDHA GRANT DOWNPAYMENT				5,605																					
74	HOMEOWNER DOWNPAYMENT				13,200																					
75	MORTGAGE			0	315,445		0	0	0	0	0	0	0													
76	SUBTOTAL				0	360,000	0	0	0	0	0	0	0													
77																										
78	NET PRIOR TO SUBSIDY				(590,533)	(200,800)	0	0	0	0	0	0	0													
79																										
80	CUMULATIVE NET PRIOR TO SUBSIDY				(590,533)	(791,333)	(1,631,111)	(1,631,111)	(1,631,111)	(1,631,111)	(1,631,111)	(1,631,111)	(1,631,111)													
81																										
82	APPLICATION OF SUBSIDIES																									
83																										
84	INTEREST INCOME				0	4,898	144	144	144	144	144	144	144													
85																										
86	ILLINOIS HOUSING DEV AUTHORITY				0	102,864																				
87																										
88	CITY-HOME GRANT TO DEVELOPER				125,000	125,000																				
89																										
90	CITY-PROJECT SUBSIDY				563,500																					
91																										
92	SUBTOTAL				688,500	227,864	0	0	0	0	0	0	0													
93																										
94	TOTAL REVENUES				688,500	592,762	0	0	0	0	0	0	0													
95																										
96	PROJECT SHORTFALL																									
97	EXCESS/(DEFICIT)			97,967	31,962	0	0	0	0	0	0	0	0													
98	ENDING CONSTRUCTION				97,967	129,929	2,882	2,882	2,882	2,882	2,882	2,882	2,882													
99																										

appropriate to allocate the payment of redevelopment project costs. Funds received from these sources will be deposited in a Lincolnwood Estates Special Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. The sources of City funds to pay public redevelopment project costs are described in Table III below.

a. Real Estate Tax Increment Revenues - The term "real estate tax increment revenues" as used in this plan refers to those tax revenues resulting from the application of the Act, Section 11-74.4-8(b), to real property in the Lincolnwood Estates Redevelopment Project Area.

(1) The Equalized Assessed Valuation of the Redevelopment Project Area. The equalized assessed value of real estate within the Lincolnwood Estates Redevelopment Project Area amounts to \$3,861.00.

(2) Estimate of Real Estate Tax Increment Revenue. The current increment of equalized assessed valuation in the Lincolnwood Estates Redevelopment Project Area is \$3,861.

(a) The sum of the current tax rates of the taxing districts extending into the project area is \$ 10.7265. Multiplying this total tax rate by the increment of equalized assessed valuation produces real estate tax increment revenues of \$ 414.15.

(b) Projected property tax increment revenues collected in 2001 are estimated to be only slightly over the 2000 revenues of \$ 414.15. Projected revenues for the duration of the Lincolnwood Estates Tax Increment Financing District are calculated at a conservative 1% increase every four years. These projections assume that tax rates will remain comparable to 2000 rates. These real estate tax revenues may be deposited in the Lincolnwood Estates Spec-

ial Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay redevelopment project costs.

b. HOME Investment Partnership Grant. The City of Rockford receives an annual allocation of HOME Investment Partnership Grant (HOME) funds from the U.S. Dept. of Housing & Urban Development. HOME funds must be used to benefit low- and moderate-income persons or to eliminate or prevent slums and blighting influences. The City will allocate HOME funds to the Lincolnwood Estates Special Tax Allocation Fund to pay for construction costs of new single-family homes to be built as part of this project and to provide deferred second mortgages to eligible home-buyers.

c. Other Sources of Revenue. The City may, in addition to obligations secured by the Lincolnwood Estates Special Tax Allocation fund which is the sum of the allocations from the four revenue sources described above, pledge toward payment of said obligations any part of any combination of the following:

- (1) Net revenues of all or part of any redevelopment project;
- (2) Taxes levied and collected on any or all property in the City;
- (3) The full faith and credit of the City;
- (4) A mortgage on part or all of the redevelopment project; or
- (5) Any other taxes or anticipated receipts that the City may lawfully pledge.

The taxes to be levied and collected on any or all property in the City and to be deposited in the Lincolnwood Estates Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay for redevelopment project costs totaling \$ 563,500.00.

3. Nature and Term of Obligations to be Issued - Without excluding other methods of municipal financing, a source of funding will be obligations

secured by the Lincolnwood Estates Special Tax Allocation Fund. Such obligations shall have a term not to exceed twenty (20) years. Such obligations may be issued in one or more series. The City may, in addition to obligations secured by the Lincolnwood Estates Special Tax Allocation Fund, pledge for a period not greater than the term of said obligations toward payment of said obligations any part of any combining of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the City; (c) the full faith and credit of the City; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the City may lawfully pledge.

V. GENERAL LAND USES TO APPLY IN THE LINCOLNWOOD ESTATES REDEVELOPMENT PROJECT AREA

This redevelopment plan is consistent with the Year 2010 Plan, the official plan of the City of Rockford. Map B, the Lincolnwood Estates Land Use Plan, identifies a general land use plan to be effective with the adoption of this plan. This plan identifies the planned Residential Area.

This area is intended to provide a high-quality living environment that will offer new construction detached single-family homes to attract a wide range of income levels. Residential uses are planned for all of this area. This area includes only single-family dwellings. Accessory uses include off-street parking. Any future residential development should correspond to the appropriate residential district of the City of Rockford Zoning Ordinance.



**MAP B
LINCOLNWOOD ESTATES
REDEVELOPMENT
PROJECT AREA**

LAND USE PLAN



VI. PROJECT PROPOSAL

The City has authority to negotiate directly with any public or non-profit institutions or private developers for redevelopment of parcels of land and rehabilitation of the buildings to be acquired, as soon as reasonably possible. The City has received a bona fide development proposal from Comprehensive Solutions, Inc., an Illinois not-for-profit corporation, for the development of a 26-home subdivision in the Lincolnwood Estates Redevelopment Project Area. The City finds this proposal acceptable and intends to enter into a development agreement with Comprehensive Community Solutions, Inc. when all other project financing has been approved.

VII. CONFLICT OF INTEREST PROVISIONS

In addition to the State of Illinois Compiled Statutes pertaining to the disclosure of economic interests by municipal officials, 5 ILCS 420/4A-101 et seq., the Act (65 ILCS 5/11-74.4(n)) provides that:

If any member of the corporate authority, a member of a commission established pursuant to this Act, or an employee or consultant of the municipality involved in the planning and preparation of a redevelopment plan or project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the date and terms and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the corporate authorities and entered upon the minute books of the corporate authorities. If an individual holds such an interest then that individual shall refrain from any further official involvement in regard to such redevelopment plan, project or area, from voting on any matter pertaining to such redevelopment plan, project or area, or communicating with other members concerning any matter pertaining to said redevelopment plan, project or area. Furthermore, no such member or employee shall acquire of any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan, project or area, or (b) first public notice of such plan, project or area, whichever occurs first.

Pursuant to the above-cited Statute, the City has requested compliance from such individuals potentially so affected by the conflict of interest provisions.

VIII. TERMINATION DATE

The date of termination of the redevelopment plan, completion of the redevelopment project and retirement of any obligations incurred to implement the plan shall not occur later than twenty-three (23) years from the effective date of the ordinance adopting the Lincolnwood Estates Redevelopment Plan.

IX. FAIR EMPLOYMENT AND AFFIRMATIVE ACTION PLAN COMMITMENT

The City of Rockford hereby commits itself to compliance with the provisions of Section 4, Equal Employment Opportunity, of the City of Rockford's Personnel Rules and Regulations, as adopted by City Council on March 13, 1989 and amended on November 25, 1991.