

final

**The  
Garrison School Redevelopment Project Plan  
of the  
City of Rockford, Illinois**

**Prepared by the  
Department of Community Development  
September, 2005**

**THE  
GARRISON SCHOOL  
REDEVELOPMENT PLAN  
OF THE  
CITY OF ROCKFORD, ILLINOIS**

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## I. INTRODUCTION

The Garrison School Redevelopment Plan and Project (the “Plan and Project”) has been prepared, pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-74.4-1 (hereinafter referred to as the “Act), as a guide for the development and revitalization of an area surrounding the former Garrison School. The Garrison School Redevelopment Project Area (the “RPA”) is located approximately one mile north of the traditional central business district of downtown Rockford. The boundaries for the RPA are generally described as follows:

In general on the north by Reynolds Street, south by Napoleon Street, east by North Main Street and west of North court Street, to a public-right of way that separates North Court Street and Grant Avenue. The RPA follows the east property lines of the residential properties on the west side of North Main Street and the north property lines of the residential properties on the south side of Reynolds Street and the north property lines of the residential properties on the north side of Napoleon Street.

The Garrison School history can be traced back to 1887, the year it was built. It is one of Rockford’s oldest elementary institutions, located at North Court and John streets. Most of the older schools in the Rockford area took their names from the early founders and families whose determination and perseverance carved the history of the city. Garrison was named for Thomas Garrison, an early settler who came to Rockford from New Jersey in 1853 and purchased a large tract of land north of the city. This was where Tom Garrison had his home, then a school.

Garrison School was one of the first four-room schools. It was built some 50 years after the first log cabin school house situated on the southeast corner of E. State and 2<sup>nd</sup> Avenue and 19 years prior to the organization of the first board of education.

Garrison School was completed in 1887 at a cost of \$43,436.65 and it was enlarged in 1892 and then twice in the 1920’s at a cost of \$68,985.04 and \$1,280 at which time it was given a gym – one of the first and largest gyms. Children came from all over the area to use it. An addition, which was not aesthetically integrated into the neighborhood, was also added in 1969.

Garrison School is the oldest elementary school still standing in Rockford. However, there were a number of other schools built near this time. They have been torn down to make room either for new school building or other types of construction. An educational system, which, prior to the 1930s ranked among the finest in the state, began closing schools as early as 1936 at which time Brown, Kent, and

Blake were ordered abandoned by the board of education as an economy measure. Brown was demolished in 1945 and Blake in 1938. By 1941, a total of five vacant schools sites were ordered sold due to the continued perils of the school system. Although Garrison's enrollment had decreased, it was not slated for closing.

On April 14, 1942, schools for the first time within memory functioned as a new role and were used as polling places in Rockford at the primary. Garrison School was one of nine used. Convenience of the voter's election workers, as well as the economies made possible, were major considerations as to what schools would be used. Garrison represented the Fourth Ward, fifth precinct.

In 1981 the school was closed but then partially reopened. Kindergarten through third grade classes continued with art classes held in the basement. Older children were sent to Haskell and Walker schools. Part of Garrison was also used as the district's teacher center, where special teaching materials and supplies were kept. The addition built in 1969 became the main building.

In 1989, nine schools were recommended for closing as a plan for cutting a \$9 million budget deficit the district faced. Garrison was one of the nine. Garrison was described in the Rockford School Plan as "an older building with a capacity of less than 200 students." At one time, more than 500 children attended classes here. Most of the students would be reassigned to Summerdale, Welsh and Walker schools. The closings were blasted with comments noting the devastating impact the school closing would have on the west Rockford and inner core neighborhoods. There was a general sadness at a long history ending. The neighborhood school was vacated.

The Garrison School Building is now a landmark in Rockford and is located in a neighborhood called Signal Hill. Most of the old stately homes that lined the street of the neighborhood surrounding the school are still presently owned and occupied by former families who attended the school. Many of these homes were built by the early founders of the community. Many of the early buildings were residences built at a time when little or no setback was required from the public right-of-way and with no planned growth to accommodate the increased traffic on North Main Street. Residential uses developed in a manner contrary to modern land planning and use standards.

The area consists primarily of single-family and multifamily residential property with a few exceptions. There is a stately building owned by the Catholic Diocese of Rockford which is zoned Mixed Use. There are also two properties considered Public & Semi Public – Signal Hill Assembly and St Peter's School. Also in the area are a minimal number of vacant lots.

The economic and physical decline of the area is strongly evident and continues to this day. Today, factors such as the increasing physical deterioration and functional obsolescence of the older buildings within the Garrison School Redevelopment Project Area are evidence to the continued decline as a viable residential area.

The Garrison School Redevelopment Project Area and Plan are being created in connection with the redevelopment of the vacant Garrison School for proposed building into 14 rental apartments. In addition, proposed are 20 for-sale townhomes that would be constructed on a site comprised of the former school playground and several adjacent properties. The developer has championed the cause to create market rate residential opportunities in the North Main area. The effort by the developer has followed a number of failed attempts, over the last several years, to find users for the Garrison School site to no avail. Because of the building's configuration on a landlocked site, its use has limited viable options. Still the steady traffic counts and surrounding neighborhood activity for the area are deemed strong enough to support healthier residential activity. The developer has proposed a redevelopment concept for the old Garrison School site that would not only bring new development into the area but would also be expected to stimulate further redevelopment of the Catholic Diocese and rehabilitation of existing occupied and vacant structures within the area.

In order to eliminate the potential blighting conditions as well as to create new and affordable residential opportunities for the northwest quadrant, the City has determined that a project to acquire, clear, and redevelop the former Garrison School property for a residential use development would be in the best interests of the community. The City believes that such a project can only be undertaken by the private sector with public sector assistance. In order to assist in such an effort the City has determined that it will use various powers granted to it under the Act.

The adoption of the Garrison School Redevelopment Project Area and Plan will allow the City to encourage private investments and neighborhood revitalization through a series of redevelopment projects and, thus, stabilize and expand the tax base for all local taxing bodies.

The Garrison Redevelopment Project Area has been found to be a "conservation area" as defined by the Act. A "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area. In the Garrison School Redevelopment Project

Area, the qualifying factors found in evidence are: dilapidation; deleterious layout or land use: excessive land coverage and overcrowding; obsolescence; deterioration; lack of community planning; and 50% of the buildings in the RPA have an age of 35-years or more. The City considers it vital that the Garrison School Redevelopment Project Area be revitalized and strengthened to ensure that it will contribute to the economic, physical, and social well being of the Rockford community.

The Garrison School 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 continued implementation of the redevelopment plan. The former Garrison School site is functionally obsolescent to newer schools, and the cost of acquiring it and rehabbing it makes it economically impossible to develop without the assistance of a Redevelopment Project Area. The high visibility of deteriorating properties at this neighborhood makes it a priority for City action if successful redevelopment activities are to have a chance to take place.

The redevelopment plan is designed to encourage the retention of those existing owner occupants and 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 leverage private investment as a means to transform the Garrison School Redevelopment Project Area into a stable environment that will meet the needs of the adjacent neighborhoods. The City, therefore, commits itself, in the adoption of the plan, to the implementation of a comprehensive program for the redevelopment of the Garrison School Redevelopment Project Area.

The creation of the Garrison School Redevelopment Project Area is expected to have no meaningful fiscal impacts upon the other taxing districts. The fiscal impact to be caused via the revitalization efforts for the RPA is expected to be wholly carried by the City and the private sector. Also, even though the number of residential units are anticipated to increase within the area as a result of redevelopment activity, the nature and character of the type of units being considered are not expected to result in an increase of new school-aged children into the Rockford school district. Therefore, the potential increase in the number of residential units in the area is not anticipated to result in increased service demands upon the Rockford Public Schools, Rock Valley College, and the Rockford Public Library. No 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 or may not be impacted by at least temporally not participating in the receipt of new tax revenues due to the anticipated incremental growth of equalized

assessed values within the Garrison School Redevelopment Project Area; however, it should be noted that without the creation of the Garrison Redevelopment Project Area to stop and reverse the economic and physical decline evident, the other taxing districts could continue to 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 Garrison School Redevelopment Project Area, the City of Rockford has determined that no programs to mitigate any impacts upon the other taxing districts will be required, but the City will allow for a contingency in its planned RPA budget to protect the taxing districts from such an eventuality.

To assure that the required public support is forthcoming, the City intends, pursuant to the Act, to create the Garrison School Redevelopment Plan and Project; to define a Garrison School Project Area on the northwest side of Rockford; and to finance the resulting redevelopment costs 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 Garrison School 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 Garrison School Redevelopment Project Area.

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, improved selection of goods and services, and affordable housing and employment opportunities.

### **Summary**

It is found and declared by the City, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.



It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions include the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study as would be otherwise required. The City will amend this Plan and Project (and the RPA) to provide a housing impact study in the manner prescribed by the Act should the City determines a need to withdraw such certification at a future time.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

## II. GARRISON SCHOOL REDEVELOPMENT PROJECT AREA BOUNDARIES

(Refer to Appendix I for Map)

### LEGAL DESCRIPTION

Block 2 and the Easterly half of Block 5 as designated on the plat of Thomas Ferguson's Subdivision of Lots 2, 3, 4, 5, 8 and 9 in Block 2 and Lots 6 and 7 of Block 5 of Coleman and Garrison's Addition to the City of Rockford; also part of Block 4 as designated on the Plat of Garrison and Coleman's Addition to the City of Rockford; also Block 5 and part of Block 3 and 4 as designated on Blaisdell's Addition to the City of Rockford; also Blocks 1 and 2 as designated on the Plat of Subdivision of Block 3 in Coleman and Garrison's and the West half of Block 2 and the South part of Block 3 in Clark's Addition of the City of Rockford; also part of Vanstons's Addition to the City of Rockford; also part of Block 2 as designated on the Plat of Clark's Addition to the City of Rockford; also part of Block 1 as designated on Rhoades and Woodruff's Subdivision; also Lots 1,2,3,4 and 5 as designated on Clendening's Subdivision; all more particularly bounded and described as follows: beginning at the Southwest corner of Lot 1 in Block 5 as designated on the Plat of Thomas Ferguson's Subdivision of Lots 2, 3, 4, 5, 8 and 9 in Block 2 and Lots 6 and 7 in Block 5 of Coleman and Garrison's Addition to the City of Rockford, the Plat of which subdivision is recorded in Book 86 of Plats on page 175 in the Recorder's Office of Winnebago County, Illinois; thence Northerly along the Easterly line of an alley in said Block 5 as shown and platted on said Thomas Ferguson's Subdivision and along the Northerly extension of said Easterly line to the Southwest corner of Lot 9 in Block 4 as designated upon the Plat of Coleman and Garrison's Addition to the City of Rockford, the plat of which subdivision is recorded in Book 37 of Plats on page 27 in said Recorder's Office; thence Northerly along the Easterly line of an alley in said Block 4 as shown and platted on said Coleman and Garrison's Addition and along the Northerly extension of said Easterly line to the Southwesterly corner of Lot 8 in Block 4 as designated on Blaisdell's Addition to the City of Rockford, the plat of which subdivision is recorded in Book 58 of Plats on page 244 in said Recorder's Office; thence Northerly along the Easterly line of an alley in said Block 4 as shown and platted on said Blaisdell's Addition to the Northwest corner of Lot 15 in Block 4 of said Blaisdell's Addition; thence Easterly along the Northerly line of said Lot 15 and the Easterly extension of said Northerly line to the Northwest corner of Lot 1 in Block 5 of said Blaisdell's Addition; thence Northerly along the Southerly extension of the Westerly line of Lot 1 in Block 3 of Blaisdell's Addition and along the Westerly line of

said Lot 1 in Block 3 to the Northwest corner of said Lot 1 in Block 3; thence Easterly along the Northerly line of said Block 3, a distance of 132 feet more or less, to the Northeast corner of premises conveyed to the Catholic Diocese of Rockford by Warranty Deed recorded on May 19, 1947 in Book 572 of Records on page 332 in said Recorder's Office; thence Southerly along the Easterly line and the Southerly extension of said Easterly line of said premises so conveyed to the Catholic Diocese of Rockford as aforesaid to its intersection with the North line of Block 5 in said Blaisdell's Addition; thence Easterly along the Northerly line of said Block 5 to the Northeast corner of Lot 18 in Block 5 of said Blaisdell's Addition; thence Southerly along the Easterly line of Block 5 in said Blaisdell's Addition to the intersection of the Northerly line of Salem Street and the Westerly line of Church Street as both are now laid out and used; thence Easterly along the Northerly line of said Salem Street to the Southwest corner of Lot 8 as designated upon Vanston's Addition to Rockford, the Plat of which Subdivision is record in Book 7 of Plats on page 36 in said Recorder's Office; thence Northerly along the Easterly line of said Church Street to the Northwest corner of lot 10 as designated upon said Vanston's Addition; thence Easterly along the Northerly line of said Lot 10 to the northeast corner thereof; thence southerly, along the easterly line of said Lot 10, a distance of 70 feet more or less to the Northwest corner of premises conveyed to William J. Gray, III and Anne M. Momaly by Warranty Deed recorded August 25, 2004 as Document No. 0456760 in said Recorder's Office; thence easterly along the northerly line of premises conveyed to Momaly as aforesaid to its intersection with the Westerly line of North Main Street as now laid out and used; thence Southerly along the Westerly line of said North Main Street, a distance of 335 feet more or less, to the Southerly line of Parcel XV of premises conveyed to Home Investments, LLC by Quit Claim Deed recorded January 14, 1999 and recorded as document number 9902829, in said Recorder's Office; thence Westerly along said Southerly line of said premises so conveyed to Home Investments, LLC as aforesaid to its intersection with the Easterly line of Block 2 as designated on the plat of subdivision of Block 3 in Coleman and Garrison's Addition and the West half of Block 2 and the South part of Block 3 in Clark's Addition to Rockford, the plat of which subdivision is recorded in Book 86 of Plats on page 183 in said Recorder's Office; thence Southerly along the Easterly line of said Block 2 to the Northwest corner of Lot 11 as designated upon said Clark's Addition to the City of Rockford; thence Easterly along the Northerly line of said Lot 11 to the Westerly line of said North Main Street; thence Southerly along the Westerly line of said North Main Street to the Southerly line of Lot 1 as designated upon Rhoades and Woodruff's Subdivision, the plat of which is recorded in Book 3 of Plats on page 42 in said Recorder's Office; thence Westerly along the Southerly line of said Lot 1 to its

intersection with the Easterly line of the alley in Block 1 as designated upon said Rhoades and Woodruff's Subdivision; thence Southerly along the Easterly line of said alley to the Northerly line of Napoleon Street as now laid out and used; thence Westerly along the Northerly line of said Napoleon Street to the point of beginning. Situated in the City of Rockford, County of Winnebago and the State of Illinois.

### III. GOALS AND OBJECTIVES OF THE GARRISON SCHOOL REDEVELOPMENT PLAN

1. Create and preserve an environment within the Garrison School Redevelopment Project Area, which will protect the health, safety, and general welfare of the City.
2. Reduce, remove and alleviate detrimental conditions; check decline and deterioration; to prevent the Garrison School Redevelopment Project Area from becoming subject to potential blighting conditions through rehabilitation, adaptive reuse or elimination of substandard and obsolescent buildings which presently detract from the functional unity, aesthetic appearance and economic welfare of this Area; and establish the means to prevent recurrence of such conditions.
3. Enhance and strengthen the economic well-being within the Garrison School Redevelopment Project Area by encouraging private investment and reinvestment, through public financing vehicles, to increase business activity, create new housing and job opportunities, and enhance and restore the tax base of taxing districts extending into the Area.
4. Address the need for economic feasibility, cost efficiency, and economies of scale in development through encouraging coordinated development of functionally and aesthetically integrated projects through prudent appropriate acquisition and assemblage of parcels and structures for rehabilitation, adaptive reuse or clearance.
5. Encourage common management in development projects, which may provide cost efficient maintenance, utilities, and other annual costs; and may also provide coordinated marketing techniques and strategies.
6. Improve appearance of buildings, right-of-ways, and open space, and encourage high standards of design to create an attractive environment, compatible with efficiency of operation and economic relationships.
7. Emphasize and preserve unique features within the Garrison School Redevelopment Project Area to distinguish it from other areas within the City.
8. Establish and maintain adequate and safe vehicular and pedestrian circulation, including street construction, street resurfacing, curbs, gutters, street lighting, signage, and plantings, and adequate off-street parking in locations easily accessible for patrons residents.

#### IV. COMPREHENSIVE PROGRAM FOR REDEVELOPMENT OF THE GARRISON SCHOOL 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 Garrison School 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. If the City of Rockford makes a determination that certain other properties should be acquired or that certain properties should not be acquired, it may, by resolution, change the acquisition schedule without the necessity of amending this plan.

3. Rehabilitation - Rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures. Rehabilitation programs to improve the physical conditions and appearances of single family and multi-family homes as well as other buildings in the Garrison School Redevelopment Project Area may be made available for a length of time and dollar amount specified by the Rockford City Council. All existing commercial buildings in the project area will be eligible. High standards of design will be encouraged.

The Rockford City Council may go out for proposals for the rehabilitation or redevelopment of any City-owned property in the project area. The City may also choose to participate on a case-by-case basis in the rehabilitation of other properties in

the Garrison School Redevelopment Project Area if determined necessary by the Rockford City Council.

4. Construction – Construction of affordable new single-family homes. The Rockford City Council may go out for proposals for the redevelopment of any City-owned property in the project area. 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 RPA if determined necessary by the Rockford City Council.
5. Public Improvements - Construction of public works or improvements may include, but is not limited to, street construction, street resurfacing, development and installation of speed and traffic control devices and/or off-street parking lots, new sidewalks, new curbs and gutters, lighting, neighborhood entries, parks and landscaping.
6. 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 Garrison School 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.
7. 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. Additionally, under this provision the City may make certain payments to the Rockford School District should any redevelopment project result in increased student population that is new to the district, in the manner prescribed by the Act.
8. 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.

9. Interest costs incurred by a redeveloper 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;
- b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
- c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to the Act then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and
- d) the total of such interest payments paid pursuant to this Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

10. Job Training and Retraining Projects - The City may provide for the costs of job training and retraining projects, including the cost of programs implemented by businesses located within the Garrison School Redevelopment Project Area.

11. Redevelopment Project Agreements - Subject to receipt and acceptance of satisfactory project proposals pursuant to Section VI of this plan, the City may acquire or may facilitate the acquisition of properties within the Garrison School 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 I. "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 I shows the estimated total project costs to be incurred. 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.

**TABLE I.**

**GARRISON SCHOOL REDEVELOPMENT PROJECT AREA**

**Summary of Estimated Redevelopment Project Costs**

	<b>Estimated Total Project Costs <u>2005-2028 (A)</u></b>
<b>1. Planning &amp; Professional Expenses</b>	<b>\$ 100,000</b>
<b>2. Acquisition &amp; Related Expenses</b>	<b>\$ 250,000</b>
<b>3. Rehabilitation &amp; Construction</b>	<b>\$2,100,000</b>
<b>4. Public Improvements</b>	<b>\$ 125,000</b>
<b>5. Commercial</b>	<b>\$ 500,000</b>
<b>5. Costs for Issuance of Obligations</b>	<b>\$ 75,000</b>
<b>6. Agreements with Other Taxing Districts</b>	<b>\$ 50,000</b>
<b>7. Interest Costs Pursuant to Act</b>	<b>\$ 50,000</b>
<b>8. Job Training and Retraining</b>	<b><u>\$ 25,000</u></b>
<b>TOTAL</b>	<b>\$3,275,000</b>

(A) All project cost estimates are in year 2005 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting 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 total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible Redevelopment Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Pursuant to the TIF Act, the City may utilize net incremental property tax revenues received from other contiguous redevelopment project areas to pay eligible redevelopment project costs, or obligations issued to pay such costs, in these contiguous redevelopment project areas, and vice versa.

2. The Sources of Funds to Pay Redevelopment Project Costs - Four principal sources of funds may be utilized to pay redevelopment project costs. These are: (1) income from the sale or lease of properties to be rehabilitated or redeveloped; (2) real estate tax increment revenues; (3) revenues from federal programs available to the City of Rockford; and (4) 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 appropriate to allocate the payment of redevelopment project costs. Funds received from these sources will be deposited in a Garrison School Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. The sources of funds to pay redevelopment project costs are described below.

a. Property Disposition Proceeds Estimates - Proceeds from the sale or lease of publicly-owned or publicly-acquired properties in the project area may be allocated to the Garrison School Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. However, the disposition of such properties may involve the sale or lease of said properties for less than the fair market value.

b. 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 Garrison School Redevelopment Project Area.

(1) The Equalized Assessed Valuation of the Redevelopment

Project Area. The tax year 2004 equalized assessed value of real estate within the Garrison School Redevelopment Project Area amounted to \$1,778,148. A summary by blocks of the equalized assessed value in the project area is in Appendix VII.

(2) Anticipated Equalized Assessed Value Upon Completion of the Redevelopment Project. The anticipated Equalized Assessed Value upon completion of the Redevelopment Project is estimated to be approximately \$3.8 million.

c. Federal Program Funds - The City of Rockford may allocate resources from federal programs it receives or which it may receive. This may include Community Development Block Grant (CDBG) and HOME or American Dream Downpayment Initiative (ADDI) funds to assist in the City's efforts to fund redevelopment project costs for the Garrison School Redevelopment Project Area.

d. Other Sources of Revenue - The City may, in addition to obligations secured by the Garrison School Tax Allocation Fund, which is the sum of the allocations from the three 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.

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 Garrison School 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 Garrison School Tax Allocation Fund, pledge for a period not greater than the term of said obligations toward payment of said obligations any part of any combination 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 GARRISON SCHOOL REDEVELOPMENT PROJECT AREA**

Land uses that currently exist is attached as Appendix II following the map of the Redevelopment Project Area. Appendix III, the Garrison School Land Use Plan, identifies a general land use plan to be effective with the adoption of this plan. This redevelopment plan is consistent with the Year 2020 Plan, the official plan of the City of Rockford. This plan identifies the planned areas as a Mixed Use and Residential Area. The following section identifies the major types of land uses that are planned for each of these areas.

**A. Mixed Use Area**

A small area is intended to function as mixed multi-use within the Garrison School Redevelopment Project Area. This area is intended to provide for offices and service functions, public and private off-street parking.

**B. Residential Area**

The Garrison School site is intended to provide a high-quality living environment that will offer new construction rental units and for-sale condominiums units to attract a wide range of income levels.

Residential uses are planned for all of this area. This area includes single-family and multifamily 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.

**C. Public & Semi Public**

Parks, schools and churches all fall under the category of public and Semi-public land use. There are currently properties located in this area used as Public or Semi Public facilities. This is not expected to change except for the former Garrison School site.

**D. Other**

There are a minimal number of vacant lots located in this area. It is expected that these lots will remain as is, be combined with adjacent property, or be used for a new construction purposes.

## VI. PROJECT PROPOSALS

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 sale or lease price of each parcel or building will be subject to negotiation. Proposals should be submitted to the Department of Community Development.

- A. Developer's Requirements - Developers will be required by contractual agreement to observe the land-use and building requirements of this redevelopment plan. The contract and the disposition documents will set forth in detail the provisions, standards, and criteria for achieving the objectives and requirements of the redevelopment plan. The City of Rockford will select developers on the basis of their proposals, a determination of the developer's ability to carry out such proposals, and the conformance of the proposals to the redevelopment plan. This may be through fixed-price offerings, through negotiation where the plan objectives are determining factors, or by other means which, in the determination of the City of Rockford, will best assure the attainment of the objectives of the redevelopment plan.

No conveyance, lease, mortgage, disposition of land or other property or agreement, relative to the development of the property shall be made except upon the adoption of an ordinance by the City Council of the City of Rockford. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without making public disclosure of all the terms of such disposition or agreement, and all bids and proposals made in response to the City's request.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways. The reversionary rights to all existing public right-

of-ways that ultimately may be vacated and that are adjacent to project acquired property may be retained by the City of Rockford in order to assure adequate control over the development and use of such areas.

Developers will not be permitted to defer the start of construction for a period longer than that required for the preparation of architectural plans, the securing of satisfactory financing, and the review and approval of such plans by the City of Rockford in order to establish their conformance with the provisions of the plan and the disposition documents. In addition, the following provisions will be included in the agreement:

1. That the developers will submit to the City of Rockford a plan and a construction schedule for the proposed development.
2. That the purchase of the real property is for the purpose of redevelopment and not for speculation.
3. That the real property will be built upon, improved or rehabilitated in conformity with the objectives and the provisions of the redevelopment plan.
4. That the building of improvements will be commenced and completed within a reasonable time.
5. That the developers, their successor or assigns, agree that there will be no discrimination against any person or group of persons on account of race, sex, creed, color, national origin, marital status, ancestry, or cognitive or physical condition in the sale, lease, sublease, transfer, use, occupancy tenure, or enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination of segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises therein conveyed.

B. Items Developers Should Include In Proposal

1. Description of Property, including
  - a. Location
  - b. Size

- c. Characteristics
- d. Access to Property
- e. Utilities
- f. Zoning
- 2. Project Concept
  - a. Nature of Project
  - b. Size and Description
  - c. Market - type, strength
  - d. Timing
  - e. Management and Leasing
    - (1) Personnel
    - (2) Experience
- 3. Design Concept
- 4. Documented Land Control, where applicable
  - a. Types
  - b. Outstanding Obligations
  - c. Copy of Document for Verification
- 5. Developer Profile
  - a. Overall Experience
  - b. Previous Projects
    - (1) Name
    - (2) Location
    - (3) Size
    - (4) Nature of Project
  - c. References
  - d. Business Financial Statements
  - e. Personal Financial Statements
- 6. Development ProForma Outline
  - 1.0 Cost of Development
    - 1.1 Acquisition
    - 1.2 Cost of Construction



### 1.3 Fees

- A. Architectural & Engineering
- B. Legal
- C. Surveys
- D. Permits and Inspections
- E. Leasing Commission
- F. Construction Management
- G. Developer's Fee

### 1.4 Construction Financing Interest

### 1.5 Contingency

### 1.6 Total Cost

## 2.0 Financing

### 2.1 Total Cost of Development

### 2.2 Conventional Financing

### 2.3 Equity

## 3.0 Annual Cash Flow Analysis

### 3.1 Gross Annual Revenue

- A. Gross Leasable Building Area
- B. Net Leasable Area
- C. Annual Rent
- D. Annual Income
- E. Vacancy Factor
- F. Gross Annual Revenue

### 3.2 Net Income Before Debt Service

- A. Gross Annual Revenue
- B. Annual Expenses
  - 1. Management
  - 2. Maintenance
  - 3. Taxes
  - 4. Utilities
  - 5. Insurance

C. Net Income Before Debt Service

3.3 Annual Debt Service (ADS)

3.4 Cash Flow Before Taxes

3.5 Return On Investment

3.6 Return On Investment After Taxes

**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**

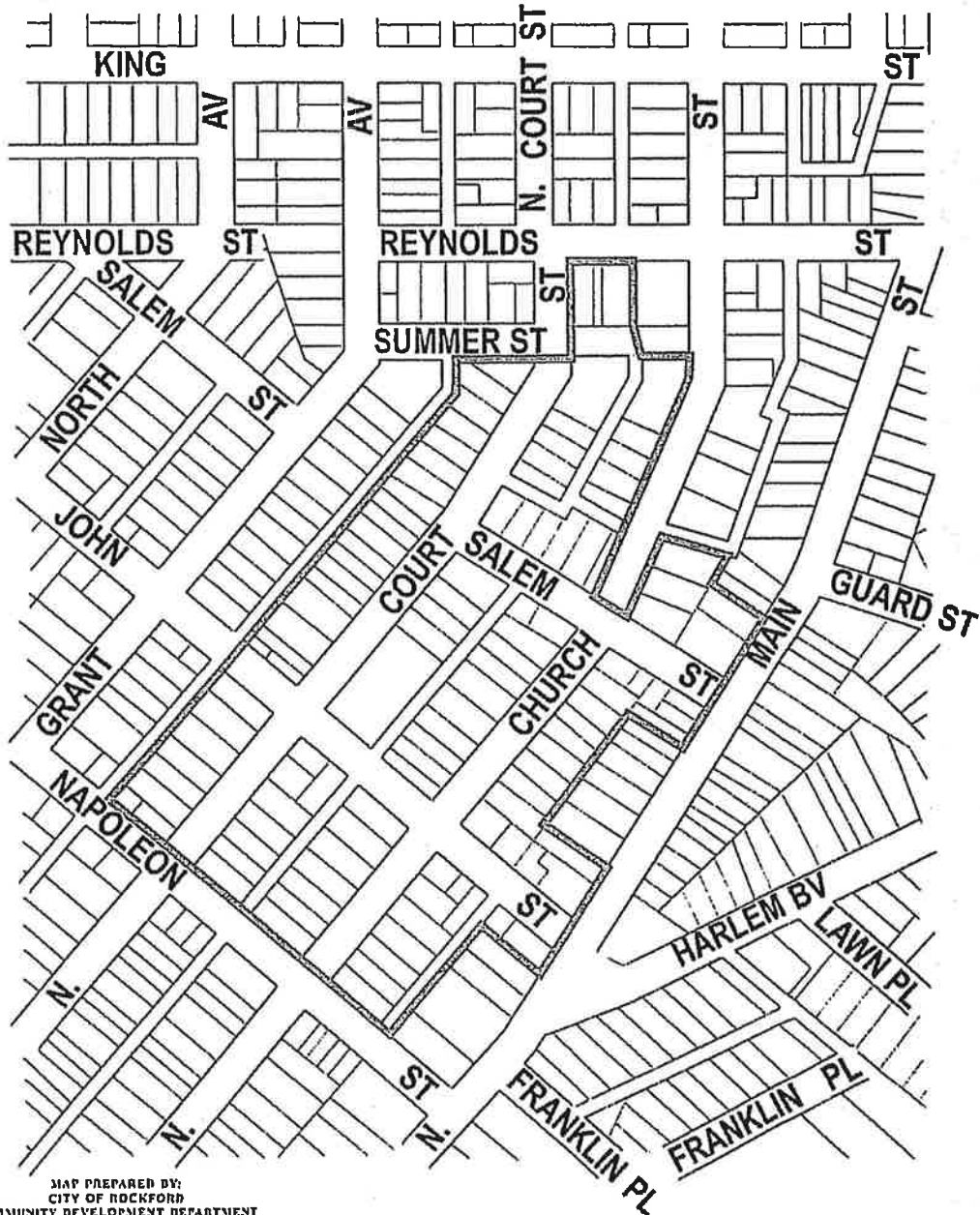
This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Garrison School Redevelopment Project Area. The actual date for the termination of the Plan and Project and for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted.

**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.

**APPENDIX I**

**GARRISON SCHOOL REDEVELOPMENT PROJECT AREA MAP**

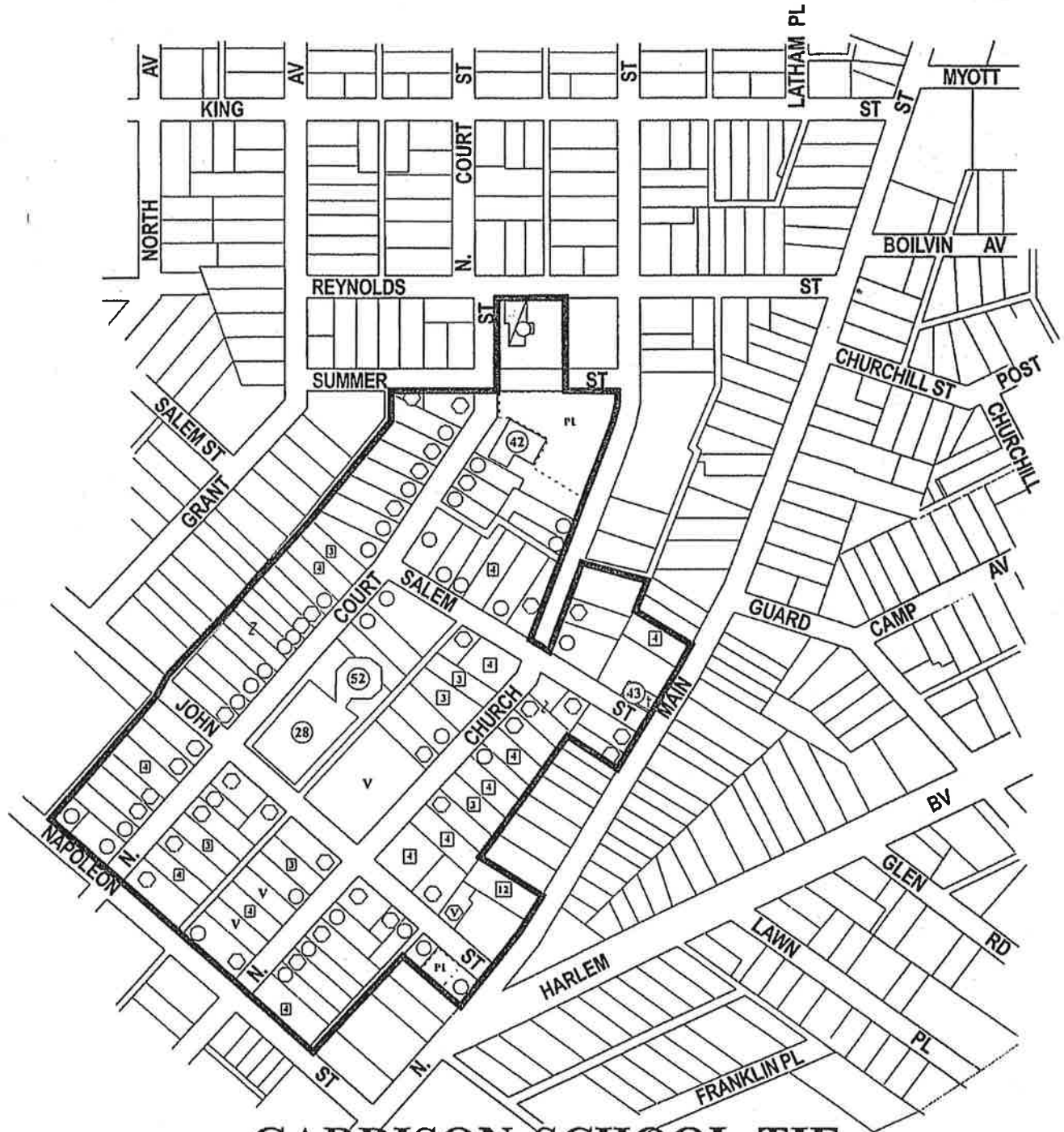


MAP PREPARED BY:  
 CITY OF ROCKFORD  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GEORGE G. ADAMS JR




## GARRISON SCHOOL PROPOSED TIF STRATEGY AREA

**APPENDIX II**  
**EXISTING LAND USES MAP**



## GARRISON SCHOOL TIF EXISTING LAND USE

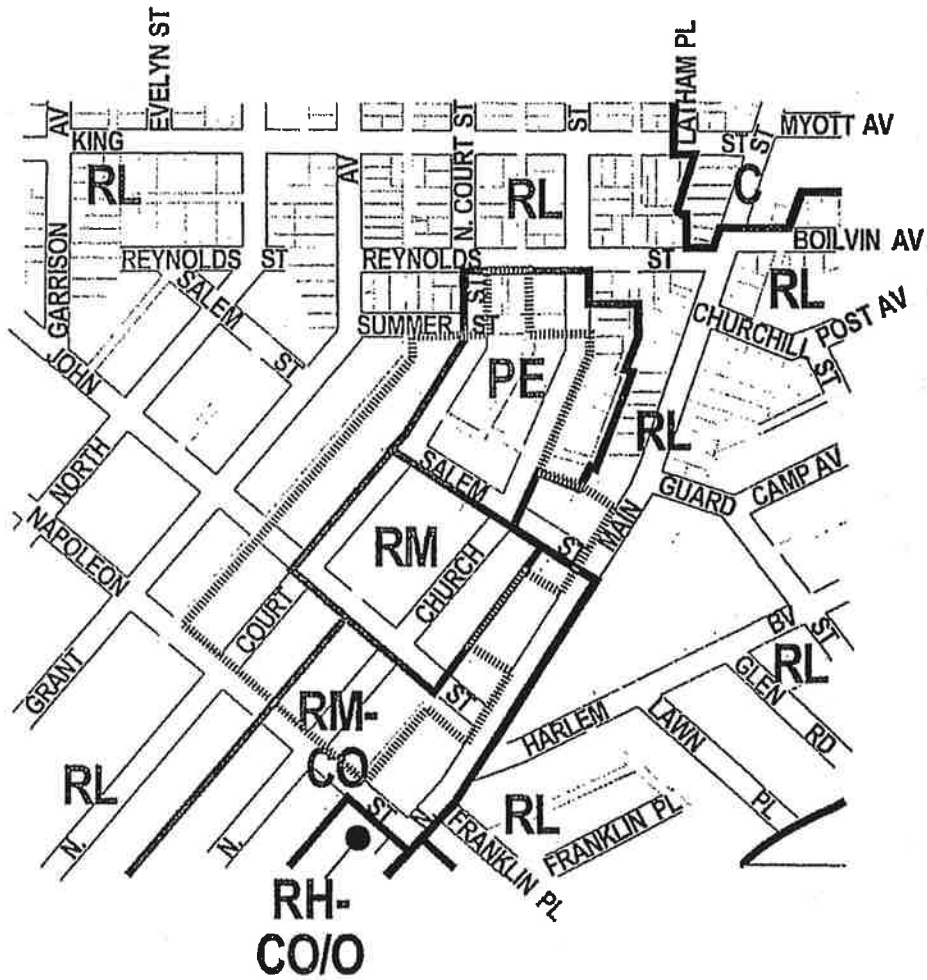
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PUBLIC & SEMI PUBLIC	OTHER
○ SINGLE FAMILY	□	□	☩ CHURCH	V VACANT
⬡ TWO FAMILY			PARK PARK	PL PARKING LOT
4 MULTI-FAMILY (NUMBER INDICATES DWELLING UNITS)			SCHOOL SCHOOL	U UTILITIES
			○ SEMI PUBLIC	



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

**APPENDIX III**  
**2020 (FUTURE) LAND USES MAP**





## GARRISON SCHOOL TIF 2020 PLAN

<p style="text-align: center;"><u>LAND USE</u></p> <p><span style="border: 1px solid black; padding: 2px;">IL-C</span> MULTIPLE DESIGNATION</p>	<p style="text-align: center;"><u>PUBLIC/QUASI-PUBLIC</u></p> <p><span style="border: 1px solid black; padding: 2px;">PE</span> EXISTING FACILITY</p>	<p style="text-align: center;"><u>RESIDENTIAL</u></p> <p><span style="border: 1px solid black; padding: 2px;">RL</span> LOW DENSITY</p> <p><span style="border: 1px solid black; padding: 2px;">RM</span> MEDIUM DENSITY</p> <p><span style="border: 1px solid black; padding: 2px;">RH</span> HIGH DENSITY</p>
<p style="text-align: center;"><u>COMMERCIAL</u></p> <p><span style="border: 1px solid black; padding: 2px;">C</span> RETAIL</p> <p><span style="border: 1px solid black; padding: 2px;">CO/O</span> OFFICE OVERLAY</p> <p><span style="border: 1px solid black; padding: 2px;">CO</span> OFFICE</p>	<p><b>—————</b> PLAN BOUNDARY</p> <p><b>- - - - -</b> TIF BOUNDARY</p>	

ADOPTED  
SEPT. 13, 2004



APPENDIX IV

**Garrison School  
Redevelopment Project Area  
Eligibility Report Summary**

**Introduction and Background**

In compliance with Tax Increment Allocation Redevelopment Act, Chapter 65, Illinois Compiled Statutes (the "Act"), 5/11-74.4-1, et. seq, the City of Rockford (the "City") hereby presents an Eligibility Report Summary for the proposed expansion of the Garrison School Redevelopment Project Area (the "RPA").

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

**"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."**

The proposed RPA is generally described as follows:

In general on the north by Summer Street with the inclusion of the Catholic Diocese only at Reynolds Street. The RPA's easterly boundary follows the west property lines of the residential property south along Church Street to Salem Street, runs north to include two properties north of Salem on both Church Street and North Main Street. The east property line continues south along North Main to include two properties south of Salem Street and North Main and all the properties fronting Church Street from Salem Street to Napoleon Street. Additionally, two properties north of John Street and one property south of John Street on North Main are also included, as well as all the properties facing John Street between North Court Street and North Main. The west property line of the RPA includes all residential property facing Court Street. The east and west property

lines on either side of North Main Street are connected by Napoleon Street as the southern boundary.

A boundary map and legal description for the proposed RPA, or Tax Increment Financing (“TIF”) District, is provided within the Garrison School Redevelopment Plan and Project to which this summary is attached as an appendix.

The City of Rockford has determined that the proposed Garrison School Redevelopment Project Area qualifies as a “conservation area” under the criteria set forth in the Act:

The Act states “on and after November 1, 1999, “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area” (65 ILCS 5/11-74.4-3(b)).

- (1) Dilapidation - Dilapidation refers to an “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”.
- (2) Obsolescence - Obsolescence refers to “the condition or process of falling into disuse. Structures have become ill-suited for the original use”.
- (3) Deterioration - *Buildings*: “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”. *Surface Improvements*: “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”.
- (4) Presence of Structures Below Minimum Code Standards - Presence of Structures Below Minimum Code Standards refers to “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”.
- (5) Illegal Use of Individual Structures - Illegal Use of Individual Structures refers to “the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards”.

- (6) Excessive Vacancies - Excessive Vacancies refers to “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”.
- (7) Lack of Ventilation, Light, or Sanitary Facilities - Lack of Ventilation, Light, or Sanitary Facilities refers to “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 or inadequacy 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 refers 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”.
- (8) Inadequate Utilities - Inadequate Utilities refers to “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”.
- (9) Excessive Land Coverage and Overcrowding of Structures and Community Facilities - Excessive Land Coverage and Overcrowding of Structures and Community Facilities refers to “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: 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 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”.
- (10) Deleterious Land-Use or Layout - Deleterious Land Use or Layout refers to “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”.
- (11) Lack of Community Planning - Lack of Community Planning refers to “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”.
- (12) IEPA or USEPA Issues - “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”.

- (13) Decline of Equalized Assessed Value of the Proposed Redevelopment Project Area 3 of the last 5 Calendar Years - “The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 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 3 of the last 5 calendar years for which information is available”.

The City has determined that the land described herein-and in the Plan and Project meet eligibility for the requirements for designation as a “conservation area” pursuant to the Act. Further, it has been determined by, among other methods, site surveys, building condition reports, personal interviews, Winnebago County tax data and an aerial photographic analysis that the area as a whole was found to evidence not less than six (6) qualification factors, compared to the minimum required for a finding for a “conservation area” of three (3) cited by the Act.

**The City reserves the right to make additional findings in connection with this report prior to the City’s adoption of the TIF District. Thus, the report is subject to additional revisions to the extent that such revisions are allowable prior to any action by the City to designate the proposed RPA (as permitted in the manner cited within the Act).**

## City Determination of Need for RPA Designation and Summary of Area Findings

The City has determined a need to conduct an analysis of the potential qualification and designation of a Tax Increment Finance District (TIF) for properties identified for the Garrison School RPA. The City is pursuing the TIF designation as part of its overall strategy to promote the revitalization of primarily older residential properties.

The City has expressed three major motivations in pursuing this potential TIF District. The first involves the proposed new development that will result in the conversion of the vacant Garrison School facility into a new residential complex that will feature condominium units (within the old school structure itself) and new townhome units. The City also hopes that the Garrison development project will encourage additional private sector investment in the area thereby creating not only annual incremental property taxes that would allow the City to provide a TIF subsidy towards the redevelopment of the Garrison School site, but in addition will promote the renovation and/ or rehabilitation of the RPA as a whole.

The City views the renovation of the Garrison School property as an important key to the redevelopment of the area as a whole. This is because the Garrison School property has been vacant for several years and can be characterized by numerous factors including, deterioration, economic and functional obsolescence. The City believes that without public assistance the property will continue to physically decline and that any remaining potential for its redevelopment will be lost due to irreversible damage and neglect. The City intends to stem this decline by implementing a TIF district and thereby creating a more positive environment for the attraction of a private sector developer to proceed with the implementation of the new development of condominiums and townhomes.

The City's second major motivation is to promote redevelopment of the older residential properties located in the RPA by permitting the City to allocate TIF funds to help augment its other community development resources geared toward renovation and/ rehabilitation of targeted structures and neighborhood infrastructure. This is important to the City because residential area tends to be densely populated with a relatively high proportion of duplex and multi-family units that are in general not as well maintained as the area's single-family dwellings. The City believes that this situation has contributed to conditions of increasing economic and physical decline for the overall area that has threatening to overwhelm the efforts of many single-family homeowners to upgrade the neighborhood via improvements to their properties.

The City hopes that redevelopment efforts through implementation of a TIF District will strongly support efforts by neighborhood residents to upgrade the area. The Garrison School property has been vacant for several years and can be characterized by numerous factors such as, deterioration, economic and functional obsolescence, and without public assistance will show little potential for redevelopment through private sector initiatives. By implementing a TIF district, the new development of condominiums and townhomes is expected to occur.

The City's third major motivation in promoting a TIF district for the area is to encourage increased private sector investment for existing and potential commercial properties located in the

area, primarily along North Main Street. This is important for two reasons. First, it ties into the City's overall strategy to redevelopment the overall Main Street corridor, and second the City is determined that commercial properties not be allowed to deteriorate into a state that would distract from the efforts being made to renovate Garrison school and the surrounding residential neighborhood.

In mid-2003 the City formally began its analysis of the proposed RPA to determine if it would qualify for TIF designation under the Act so that the City could utilize powers under the Act to induce economic revitalization for both the Garrison School parcels and the parcels located within the proposed RPA. To find support for such a finding City staff (through analysis and study provided by the Neighbor Development Division of the City's Community Development Department) conducted several site visits to the proposed RPA to aid in the preparation of this report. Field surveys and other data collected by City staff over an 18-month period staff have been utilized to test the likelihood of the proposed RPA qualifying for TIF designation under the Act, as herein defined.

Based upon condition surveys completed for the proposed RPA by City staff, the City has reached the following conclusions and observations regarding the potential TIF qualification in the RPA:

- 1) The City has concluded that the area as a whole qualifies as a "conservation area" under the TIF Act
- 2) The City has concluded that the 101 total parcels that make up the proposed RPA qualifies as a "conservation area" under the TIF Act. These parcels are deemed to evidence sufficient factors that meet the conditions of the criteria pursuant to the Act (that is, no less than the required three of the thirteen factors cited under this standard are present, along with more than 50% of the buildings in the RPA are thirty-five (35) years or older. In general, a large proportion of the properties within the proposed RPA exhibit conditions associated with deterioration that needs to be reversed to prevent the proposed RPA falling into a state of blight. This condition exhibited within the proposed RPA, combined with other factors, such as Dilapidation, Obsolescence, Deterioration, Excessive Land Coverage, and Lack of Community Planning all serve as a detriment to the overall healthy economic and physical infrastructure development of the Rockford community.
- 3) The existence of the qualifying conditions found within the proposed TIF District presents a serious barrier to the proposed RPA's successful redevelopment. This is because the factors that have created these conditions also negatively impact coordinated and significant private sector investment to promote such redevelopment. It has become apparent to the City that without its active involvement in planning for the proposed RPA, and use of economic development resources in eliminating the blighting factors, there exists little or no incentive for private sector investment. The City has concluded that without the use of public incentives to induce such private sector investment, the desired redevelopment for the proposed RPA is not economically feasible.

- 4) The City believes that there exist sufficient reasons to expect that the redevelopment of proposed RPA has the potential to produce incremental property tax revenue in amounts sufficient to help it stimulate private sector investment and/or reinvestment for the area.
- 5) To eliminate the potential blighting conditions (thereby promoting the economic viability of the entire RPA), and to promote private sector investment and redevelopment efforts, the City has decided to proceed with the formal TIF designation process for the entire RPA.

**Statutory Findings by City Pursuant to the Act**

The following is a summary of relevant qualification findings required under the Act:

- 1) The area is contiguous and is greater than 1 and 1/2 acres in size.
- 2) The area can be categorized as a “conservation area.” Factors necessary to make these findings are present to a meaningful extent and are reasonably distributed throughout the proposed RPA.
- 3) All property in the area would benefit by any proposed redevelopment project improvements.
- 4) The sound growth of the taxing districts that are applicable to this area, including the City of Rockford, has been impaired by the factors found to be present in the area.
- 5) The area as a whole would not be subject to redevelopment without the establishment of an RPA, and investment of public funds, including incremental property tax revenues.



## Conservation Area Qualification Factors Found within the Proposed RPA

The following is an evaluation and statement of findings on the presence of certain factors, as defined herein, for the land located within proposed RPA.

### 1. Age:

Based on data collected by City staff, it has been determined that approximately 86 out of a total of 96 structures, or approximately 90%, that are located within the RPA were of an age of 35 years or older. In fact, of these structures more than 80 were constructed prior to 1930 with the great majority of those pre-1915.

## OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

### 2. Dilapidation:

**Dilapidation refers to an “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”. (65 ILCS 5/11-74.4-3(b)(1).**

The analysis of the area by City staff resulted in a finding that there were 12 structures, or over 10% of total structures within the RPA, in dilapidated condition. These are structures that the City deems to be in such an advanced state of disrepair that they are beyond any reasonable program for rehabilitation. Structures that exhibit this condition are already deemed by the City to be a major blight on the neighborhood and are one of the motivating factors that have led the City to proceed with the TIF district designation process for the proposed RPA as a means to develop the resources required to help remove such blighted properties and thereby improving the overall quality of structures within the proposed RPA.

### 3. Obsolescence:

**Obsolescence refers to “the condition or process of falling into disuse. Structures have become ill-suited for the original use”. (65 ILCS 5/11-74.4-3(b)(2).**

The maximum useful life of a typical residential structure is considered to be 70 years of age. By this determination, over 85% of the existing structures located within the proposed RPA are in excess of 70-years of age and are, therefore, beyond their original useful life, with all of these structures falling within an actual age range between 80 to over 100 years of age. This places these structures in a category

of being in an ongoing condition or process of falling into disuse. This continuing process has only been delayed through ongoing rehabilitative efforts by a number of building owners, with neighborhood redevelopment support by the City. In spite of these efforts, however, the age of the structures and the limitation of the sites that they are located on places them in a state of obsolescence due to outmoded designs, dated construction and undersized lot sizes.

The economic obsolescence of these structures has only been mitigated by a series of grandfathered governmental building, zoning and environmental regulations since the application of modern laws, standards and regulations would render them too costly to maintain and kept suitable for occupancy. In addition to obsolescence that is a consequent of advanced age, a majority of the residential properties within the proposed RPA have long been converted to uses that are ill-suited for their original use. This is because these older structures were originally designed and constructed for single-family use. However, of the approximately 90 residential structures that are currently in the area most have been converted, over the years, to function as multi-family residences. Such conversions tend to be motivated by economic factors because of the difficulty and cost that is associated with operating the structures for single-family use versus the income that is achieved by occupancy as multi-family units.

This problem is only aggravated by the presence of negative neighborhood influences connected to conditions such as dilapidating and deteriorating structures and site improvements. Prominent in this respect is the continuing presence of the deteriorated and vacant Garrison School property. The poor condition and high profile of that property is a major detriment to the neighborhood and as such is a primary target for redevelopment by the City, a goal that is strongly supported by area residents. The property is well beyond its intended use as a elementary school, and its long status as surplus school district property helps to verify both its functional and economic obsolescence.

#### 4. **Deterioration:**

##### Buildings:

**“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”. (65 ILCS 5/11-74.4-3(b)(3).**

##### Surface Improvements:

**“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”. (65 ILCS 5/11-74.4-3(b)(3).**

City staff site surveys revealed evidence of deterioration of buildings and/or site improvements connected to 61, or approximately 60%, of the 101 total structures, including most prominently the old Garrison School property, located within the proposed RPA. Exterior site surveys and photographic

documentation demonstrates extensive evidence of deteriorated conditions throughout the proposed RPA that can be generally described by the following characteristics:

- **Buckling exterior brick and siding walls;**
- **Defects to window and door frame components;**
- **Failing eaves and fascia elements;**
- **Defects to building gutters and downspouts;**
- **Cracked and damaged concrete steps and porches**
- **Damaged curbs and gutter, cracked asphalt paving, and potholes in lots and/or right-of-ways**
- Severe surface cracking of extensive areas of pavement;
- Buckled and caved in areas of asphalt;
- Cracked concrete driveway areas;
- Crumbling areas of sub-base gravel areas;
- Areas of loose paving materials;
- Presence of pot holes and other depressions;
- Weed growth protruding through cracked pavement areas.

These characteristics seemed to have evolved over an extended period of time as evidenced by the advanced age of the majority of structures in the area, and by lack of the ongoing investments required to keep up with the relatively high level of maintenance demanded by older neighborhoods and infrastructure.

**5. Excessive Land Coverage and Overcrowding of Structures and Community Facilities:**

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities** refers to “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: 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 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”. (65 ILCS 5/11-74.4-3(b)(9).

The RPA exhibits 59% of the total units are duplex or multi-family dwellings; therefore, creating a relatively high ratio of buildings sq. ft to total lot size. There exists a very high proportion of the zero lot line parcels in the manner that was more common in the decades prior to construction of modern residential development. These conditions are manifested most significantly in the lack of available parking per building and extremely narrow right-of-way separation between City streets and private buildings.

Current City land-use and zoning standards call for much lower floor area to building lot ratios than are apparent within much of the proposed RPA. The results are that current land uses in the area are over-intensive when compared with modern zoning and building standards. The conditions of excessive land coverage and overcrowding of structures also create conditions of poor access related to public right-of-ways and, in many cases, lack of adequate private off-street parking.

#### **6. Lack of Community Planning:**

Lack of Community Planning refers to “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”. (65 ILCS 5/11-74.4-3(b)(11)).

The City's first comprehensive plan was adopted decades after the proposed RPA was developed as one of the City's earliest neighborhood. As a result, the proposed RPA developed without the benefit or guidance of an effective community plan, and in actuality developed at a time prior to such plans gaining a popular following by American communities. The result of this is most evident in improper subdivision of parcels that were permitted to become developed in inadequate shapes and sizes compared to modern development standards. This problem has been compounded by the evolution of many residential structures from single-family to multi-family uses on parcels never intended for such conversions.

**APPENDIX V**  
**HOUSING IMPACT STUDY DETERMINATION**

**In compliance with 65 ILCS 5/11-74.4-3(n)(j)(5), the City of Rockford hereby presents its determination regarding the need to prepare a Housing Impact Study:**

65 ILCS 5/11-74.4-3 (n)(j)(5) - Housing Impact Study requirements

- (5) On and after November 1, 1999, if the redevelopment plan will not result in displacement of residents from inhabited units, and the municipality certifies in the plan that displacement will not result from the plan, a housing impact study need not be performed. If, however, the redevelopment plan 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 no certification is made, then the municipality shall prepare, as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5, a housing impact study.

Based upon visual inspection of the proposed Redevelopment Project Area and verification using the most recent City Directory listing, the City of Rockford has identified over 150 inhabited residential units within the proposed Redevelopment Project Area. Accordingly, the City has conducted a public meeting in compliance with the Act to advise public, taxing districts having taxing authority within the area, taxpayers who own properties within the area and area residents of the City's intent to prepare a plan and project for the purpose of potential of the area as a RPA. Although the proposed Redevelopment Plan and Project may in the future call for the acquisition and demolition of such certain residential units, as well as the relocation of the tenants in conformance with the requirements set forth in the Act, such impact will be to fewer than 10 inhabited residential units.

**The City hereby certifies that a Housing Impact Study is not required as part of the Garrison School Redevelopment Plan and Project since it has committed to this restriction on the impact of inhabited residential units.**

## Appendix VI

### **GARRISON SCHOOL REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

Block 2 and the Easterly half of Block 5 as designated on the plat of Thomas Ferguson's Subdivision of Lots 2, 3, 4, 5, 8 and 9 in Block 2 and Lots 6 and 7 of Block 5 of Coleman and Garrison's Addition to the City of Rockford; also part of Block 4 as designated on the Plat of Garrison and Coleman's Addition to the City of Rockford; also Block 5 and part of Block 3 and 4 as designated on Blaisdell's Addition to the City of Rockford; also Blocks 1 and 2 as designated on the Plat of Subdivision of Block 3 in Coleman and Garrison's and the West half of Block 2 and the South part of Block 3 in Clark's Addition of the City of Rockford; also part of Vanstons's Addition to the City of Rockford; also part of Block 2 as designated on the Plat of Clark's Addition to the City of Rockford; also part of Block 1 as designated on Rhoades and Woodruff's Subdivision; also Lots 1,2,3,4 and 5 as designated on Clendening's Subdivision; all more particularly bounded and described as follows: beginning at the Southwest corner of Lot 1 in Block 5 as designated on the Plat of Thomas Ferguson's Subdivision of Lots 2, 3, 4, 5, 8 and 9 in Block 2 and Lots 6 and 7 in Block 5 of Coleman and Garrison's Addition to the City of Rockford, the Plat of which subdivision is recorded in Book 86 of Plats on page 175 in the Recorder's Office of Winnebago County, Illinois; thence Northerly along the Easterly line of an alley in said Block 5 as shown and platted on said Thomas Ferguson's Subdivision and along the Northerly extension of said Easterly line to the Southwest corner of Lot 9 in Block 4 as designated upon the Plat of Coleman and Garrison's Addition to the City of Rockford, the plat of which subdivision is recorded in Book 37 of Plats on page 27 in said Recorder's Office; thence Northerly along the Easterly line of an alley in said Block 4 as shown and platted on said Coleman and Garrison's Addition and along the Northerly extension of said Easterly line to the Southwesterly corner of Lot 8 in Block 4 as designated on Blaisdell's Addition to the City of Rockford, the plat of which subdivision is recorded in Book 58 of Plats on page 244 in said Recorder's Office; thence Northerly along the Easterly line of an alley in said Block 4 as shown and platted on said Blaisdell's Addition to the Northwest corner of Lot 15 in Block 4 of said Blaisdell's Addition; thence Easterly along the Northerly line of said Lot 15 and the Easterly extension of said Northerly line to the Northwest corner of Lot 1 in Block 5 of said Blaisdell's Addition; thence Northerly along the Southerly

extension of the Westerly line of Lot 1 in Block 3 of Blaisdell's Addition and along the Westerly line of said Lot 1 in Block 3 to the Northwest corner of said Lot 1 in Block 3; thence Easterly along the Northerly line of said Block 3, a distance of 132 feet more or less, to the Northeast corner of premises conveyed to the Catholic Diocese of Rockford by Warranty Deed recorded on May 19, 1947 in Book 572 of Records on page 332 in said Recorder's Office; thence Southerly along the Easterly line and the Southerly extension of said Easterly line of said premises so conveyed to the Catholic Diocese of Rockford as aforesaid to its intersection with the North line of Block 5 in said Blaisdell's Addition; thence Easterly along the Northerly line of said Block 5 to the Northeast corner of Lot 18 in Block 5 of said Blaisdell's Addition; thence Southerly along the Easterly line of Block 5 in said Blaisdell's Addition to the intersection of the Northerly line of Salem Street and the Westerly line of Church Street as both are now laid out and used; thence Easterly along the Northerly line of said Salem Street to the Southwest corner of Lot 8 as designated upon Vanston's Addition to Rockford, the Plat of which Subdivision is record in Book 7 of Plats on page 36 in said Recorder's Office; thence Northerly along the Easterly line of said Church Street to the Northwest corner of lot 10 as designated upon said Vanston's Addition; thence Easterly along the Northerly line of said Lot 10 to the northeast corner thereof; thence southerly, along the easterly line of said Lot 10, a distance of 70 feet more or less to the Northwest corner of premises conveyed to William J. Gray, III and Anne M. Momaly by Warranty Deed recorded August 25, 2004 as Document No. 0456760 in said Recorder's Office; thence easterly along the northerly line of premises conveyed to Momaly as aforesaid to its intersection with the Westerly line of North Main Street as now laid out and used; thence Southerly along the Westerly line of said North Main Street, a distance of 335 feet more or less, to the Southerly line of Parcel XV of premises conveyed to Home Investments, LLC by Quit Claim Deed recorded January 14, 1999 and recorded as document number 9902829, in said Recorder's Office; thence Westerly along said Southerly line of said premises so conveyed to Home Investments, LLC as aforesaid to its intersection with the Easterly line of Block 2 as designated on the plat of subdivision of Block 3 in Coleman and Garrison's Addition and the West half of Block 2 and the South part of Block 3 in Clark's Addition to Rockford, the plat of which subdivision is recorded in Book 86 of Plats on page 183 in said Recorder's Office; thence Southerly along the Easterly line of said Block 2 to the Northwest corner of Lot 11 as designated upon said Clark's Addition to the City of Rockford; thence Easterly along the Northerly line of said Lot 11 to the Westerly line of said North Main Street; thence Southerly along the Westerly line of said North Main Street to the Southerly line of Lot 1 as designated upon Rhoades and Woodruff's Subdivision, the plat of which is recorded in Book 3 of Plats on

page 42 in said Recorder's Office; thence Westerly along the Southerly line of said Lot 1 to its intersection with the Easterly line of the alley in Block 1 as designated upon said Rhoades and Woodruff's Subdivision; thence Southerly along the Easterly line of said alley to the Northerly line of Napoleon Street as now laid out and used; thence Westerly along the Northerly line of said Napoleon Street to the point of beginning. Situated in the City of Rockford, County of Winnebago and the State of Illinois.



**APPENDIX VII****LISTING OF EQUALIZED ASSESSED VALUES**

<b><u>PIN #</u></b>	<b><u>ADDRESS</u></b>	<b><u>2004 EAV</u></b>
11-14-460-007	1003 N CHURCH ST	\$29,777
11-14-460-006	1005 N CHURCH ST	\$18,184
11-14-459-016	1006 N CHURCH ST	\$20,550
11-14-459-015	1010 N CHURCH ST	\$589
11-14-460-005	1011 N CHURCH ST	\$12,638
11-14-459-014	1014 N CHURCH ST	\$50,231
11-14-460-004	1017 N CHURCH ST	\$19,945
11-14-459-013	1018 N CHURCH ST	\$1,009
11-14-460-003	1019 N CHURCH ST	\$17,049
11-14-459-012	1022 N CHURCH ST	\$17,779
11-14-460-002	1025 N CHURCH ST	\$22,139
11-14-459-011	1026 N CHURCH ST	\$21,354
11-14-459-010	1030 N CHURCH ST	\$18,344
11-14-460-016	1029 N CHURCH ST	\$17,776
11-14-456-010	1103 N CHURCH ST	\$22,203
11-14-456-009	1111 N CHURCH ST	\$34,100
11-14-456-008	1117 N CHURCH ST	\$16,411
11-14-456-007	1121 N CHURCH ST	\$18,853
11-14-456-006	1123 N CHURCH ST	\$14,967
11-14-455-009	1126 N CHURCH ST	\$20,942
11-14-456-005	1125 N CHURCH ST	\$20,639
11-14-455-008	1128 N CHURCH ST	\$21,648
11-14-456-004	1133 N CHURCH ST	\$13,218
11-14-455-007	1136 N CHURCH ST	\$16,632
11-14-456-003	1139 N CHURCH ST	\$19,898
11-14-455-006	1140 N CHURCH ST	\$17,532
11-14-456-002	1141 N CHURCH ST	\$19,411
11-14-455-005	1144 N CHURCH ST	\$26,635
11-14-456-001	1147 N CHURCH ST	\$460
11-14-454-011	1201 N CHURCH ST	\$25,720
11-14-454-010	1207 N CHURCH ST	\$34,135
11-14-456-014	312 SALEM ST	\$10,564
11-14-456-013	314 SALEM ST	\$14,998
11-14-455-004	412 SALEM ST	\$12,116
11-14-460-010	314 JOHN ST	\$19,490
11-14-456-011	317 JOHN ST	\$17,273
11-14-460-009	320 JOHN ST	\$19,830
11-14-460-008	326 JOHN ST	\$18,031
11-14-459-009	420 JOHN ST	\$12,846
11-14-452-034	507 JOHN ST	\$13,712
11-14-459-008	413 NAPOLEON ST	\$17,079
11-14-380-010	513 NAPOLEON ST	\$19,461
11-14-452-014	510 SUMMER ST	\$17,252
11-14-380-015	1002 N COURT ST	\$19,977
11-14-459-007	1003 N COURT ST	\$12,590

APPENDIX VII

LISTING OF EQUALIZED ASSESSED VALUES

<u>PIN #</u>	<u>ADDRESS</u>	<u>2004 EAV</u>
11-14-380-014	1008 N COURT ST	\$10,526
11-14-459-006	1009 N COURT ST	\$15,403
11-14-380-013	1012 N COURT ST	\$22,636
11-14-380-012	1014 N COURT ST	\$17,062
11-14-459-005	1015 N COURT ST	\$24,598
11-14-459-004	1017 N COURT ST	\$21,770
11-14-380-011	1018 N COURT ST	\$33,991
11-14-459-003	1019 N COURT ST	\$14,053
11-14-459-002	1023 N COURT ST	\$23,220
11-14-458-002	1024 N COURT ST	\$12,150
11-14-459-001	1027 N COURT ST	\$20,228
11-14-458-001	1030 N COURT ST	\$18,328
11-14-452-035	1102 N COURT ST	\$17,741
11-14-455-010	1105 N COURT ST	\$49,702
11-14-452-033	1108 N COURT ST	\$16,741
11-14-452-032	1112 N COURT ST	\$16,339
11-14-452-031	1114 N COURT ST	\$12,483
11-14-452-030	11XX N COURT ST	\$468
11-14-452-029	1120 N COURT ST	\$15,931
11-14-452-028	1124 N COURT ST	\$21,800
11-14-452-027	1126 N COURT ST	\$13,812
11-14-452-026	1130 N COURT ST	\$11,773
11-14-455-003	1131 N COURT ST	\$1,927
11-14-452-025	1132 N COURT ST	\$22,071
11-14-455-002	1135 N COURT ST	\$21,083
11-14-452-024	1136 N COURT ST	\$18,617
11-14-455-001	1139 N COURT ST	\$17,873
11-14-452-023	1140 N COURT ST	\$4,566
11-14-452-022	1144 N COURT ST	\$22,220
11-14-452-021	1204 N COURT ST	\$13,465
11-14-452-020	1210 N COURT ST	\$15,845
11-14-452-019	1216 N COURT ST	\$21,851
11-14-452-018	1222 N COURT ST	\$25,295
11-14-452-017	1224 N COURT ST	\$31,258
11-14-452-015	1234 N COURT ST	\$22,387
11-14-452-016	1228 N COURT ST	\$27,776
11-14-453-018	1231 N COURT ST	\$0
11-14-453-001	1243 N COURT ST	\$0
11-14-460-017	1028 N MAIN ST	\$19,296
11-14-456-037	1108 N MAIN ST	\$0
11-14-456-026	1112 N MAIN ST	\$25,493
11-14-456-028	1124 N MAIN ST	\$21,051
11-14-456-029	1130 N MAIN ST	\$19,631
11-14-456-030	1134 N MAIN ST	\$14,831
11-14-456-036	1138 N MAIN ST	\$23,354

**APPENDIX VII**

**LISTING OF EQUALIZED ASSESSED VALUES**

<b><u>PIN #</u></b>	<b><u>ADDRESS</u></b>	<b><u>2004 EAV</u></b>
11-14-456-031	1142 N MAIN ST	\$14,346
11-14-456-032	1146 N MAIN ST	\$11,688
11-14-456-035	1148 N MAIN ST	\$12,105
11-14-456-034	1150 N MAIN ST	\$12,503
11-14-454-041	1202 N MAIN ST	\$0
11-14-454-046	1210 N MAIN ST	\$27,712
11-14-454-045	1214 N MAIN ST	\$18,365
11-14-454-044	1220 N MAIN ST	\$20,587
11-14-454-042	1224 N MAIN ST	<u>\$24,210</u>
		\$1,778,148