

East River Redevelopment Project Area

Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project

City of Rockford

February 2009

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1. Executive Summary

In July 2008, *S. B. Friedman & Company* was engaged by the City of Rockford (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”) for the East River Study Area. This report details the eligibility factors found within the East River Redevelopment Project Area (the “East River RPA”) Tax Increment Financing (“TIF”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”).

The East River RPA consists of 707 tax parcels and 523 buildings located on the east side of the Rock River. The site covers approximately 334 acres and is generally bounded by Y Boulevard to the north; Illinois Central railroad to the south; Kishwaukee Street to the east; and Rock River to the west.

The East River RPA wraps around the amended Eastside TIF District which expires in 2015. The Eastside TIF was amended and a portion of its parcels were included in the East River RPA. The selection of the parcels included in the East River RPA was based on the present condition of the buildings that reside on each parcel and the existing infrastructure servicing each parcel.

Determination of Eligibility

This report concludes that the East River RPA is eligible for TIF designation as a “conservation area” because the following three improved eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Deterioration;
2. Inadequate Utilities;
3. Lack of Growth in Equalized Assessed Value.

Redevelopment Plan Goals and Objectives

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the East River RPA as a conservation area, and to provide the mechanisms necessary to support public and private development to strengthen this area as a neighborhood level commercial and residential district. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment, including rehabilitation of existing structures and new development.

Objectives. Eleven broad objectives support the overall goal of area-wide revitalization of the East River RPA. These include:

1. Strengthen the East River RPA as a vibrant residential and commercial neighborhood by providing resources for the rehabilitation of existing occupied residential properties and commercial properties;

2. Encourage mixed-use development and redevelopment within the Downtown core, including ground floor commercial/retail and restaurant uses and commercial/office and residential uses in upper floors;
3. Expand public access to the Rock River by including a “riverwalk” and redeveloping area streets to create a greenway linkage to the riverfront;
4. Preserve historically significant structures and buildings throughout the RPA, including the preservation of specific uses, where applicable;
5. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
6. Facilitate redevelopment of vacant or underutilized properties by providing the resources for site assembly and preparation, including demolition and environmental cleanup, where necessary, and marketing of vacant and underutilized sites for redevelopment and new development;
7. Improve the quality of existing open spaces and provide additional public open space through streetscaping, street beautification, and the provision of new plazas, parks, and public gathering spaces;
8. Support the goals and objectives of other overlapping plans, including Rockford’s 2020 Plan: Entering the 21st Century;
9. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job creation and construction opportunities associated with the redevelopment of the East River RPA;
10. Support job training and welfare to work programs and increase employment opportunities for City residents; and
11. Provide daycare assistance to support employees of businesses.

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

1. **Encourage Private Sector Activities and Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and new construction projects, including the redevelopment of obsolete buildings and other improvements in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

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

2. **Assist Employers Seeking to Relocate or Expand Facilities.** The City may provide assistance to businesses and institutions that are major employers and which seek to relocate to or expand within the East River RPA. This assistance may be provided through support of redevelopment and rehabilitation projects in existing buildings, assistance with land acquisition and site preparation for new facilities, or assistance with financing costs.
3. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the East River RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites, including parking lots and the Jane Addams project site, is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Implement Public Improvements.** A series of public improvements throughout the East River RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement, and not replace, existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

5. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites to undertake projects in support of this Redevelopment Plan and Project.

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

properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the East River RPA.

1. On whole, the RPA has not been subject to growth and development through investment by private enterprise or not-for-profit resources. The EAV of the East River RPA has grown at a rate slower than the remainder of the City of Rockford for four of the last five years (2002 through 2007). Overall, the compound annual growth rate of EAV for the Study Area was 2.86 percent between 2002 through 2007, compared to 4.83 percent for the balance of the City of Rockford over the same period of time.
2. Without the support of public resources, the redevelopment objectives of the East River RPA will most likely not be realized. The area-wide improvements and development assistance resources needed to develop and revitalize the Study Area as a healthy mixed-use district are extensive and costly, and the private market on its own has shown little ability to absorb all of these costs. Public resources to assist with public infrastructure improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund rehabilitation, environmental remediation and site work, infrastructure improvements, and expansion to public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and City-wide redevelopment, are unlikely to occur.
3. The East River RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.
4. This Redevelopment Plan and Project is consistent with the City of Rockford's comprehensive plan.

2. Introduction

The Study Area

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the East River RPA. The East River RPA is centrally located directly east of the Rock River. In July 2008, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this area to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The Eligibility Study and Plan summarizes the analyses and findings of *S.B. Friedman & Company*’s work, which, unless otherwise noted, is the responsibility of *S.B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of this Eligibility Study and Plan in designating the East River Redevelopment Project Area as a redevelopment project area under the Act. *S.B. Friedman & Company* has prepared this Eligibility Study and Plan with the understanding that the City would rely: 1) on the findings and conclusions of the Eligibility Study and Plan in proceeding with the designation of the East River RPA and the adoption and implementation of the Plan, and 2) on the fact that *S.B. Friedman & Company* has obtained the necessary information to conclude that the East River RPA can be designated as a redevelopment project area under the Act, and that the Eligibility Study and Plan will comply with the Act.

The community context of the East River RPA is detailed on Map 1. Located adjacent to the Rock River, the site covers approximately 334 acres and is generally bounded by Y Boulevard to the north; Illinois Central railroad to the south; Kishwaukee Street to the east; and Rock River to the west. The East River RPA consists of 707 tax parcels and 523 buildings and is composed of residential, commercial, industrial, and public/institutional land uses.

Map 2 details the boundary of the East River RPA which includes only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area consisting of commercial, industrial, residential and public/institutional uses that, as a whole, suffers from a lack of investment that has led to deterioration of buildings and associated infrastructure, inadequate utilities, and a lack of growth in property values. Without a comprehensive approach to address these issues, the East River RPA could continue its decline, thereby further discouraging future development opportunities. The Redevelopment Plan addresses these issues by providing resources for rehabilitation and improvements to the area’s infrastructure, public facilities, and buildings and for the assemblage and marketing of land.

Appendix 1 contains the legal description of the East River RPA.

The Eligibility Study covers events and conditions that existed, and that were determined to support the designation of the East River RPA as a “conservation area” under the Act at the completion of our research on November 13, 2008, and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date, are excluded from the analysis.

History of Area

The proposed East River TIF District includes the oldest neighborhoods of Rockford's east side. Extending from Whitman Street to Keith Creek, it includes east downtown and Haight Village, both listed on the National Register of Historic Places, the College/Seminary area to the south, and North Madison Street to the north.

East State Street

The oldest portion of the TIF lies along East State Street. Original development here occurred in the 1830s and included tailors, Rockford's first saloon, a blacksmith and the town's first drugstore. While some of the buildings that remain along State Street were built before the Civil War, the majority were constructed between 1875 and 1910. Major construction after that time included Midway Theatre (1918), and east downtown's three high rise buildings – the Faust Landmark, what is now Rockford City Hall, and the News Tower. These were all built between 1926 and 1932. Historically, this area served as the community's commercial and institutional core through the 1930s. However, after that time, east downtown's role as a commercial center declined as west downtown and later the suburbs took over. Listed on the National Register in 1980, East State Street shows evidence of some significant investment in renovation, due in large part to the federal historic preservation tax credit program. However, there are still a number of infrastructure improvements that are necessary in this area of the downtown, particularly on cross streets that intersect East State Street..

Haight Village

Named for Daniel Shaw Haight, one of Rockford's earliest settlers, the area lying between Walnut Street and the railroad to the south includes the City's oldest residential subdivision. It was late 19th and early 20th century Rockford's most fashionable neighborhood. Taken as a whole, the architecture of the homes here ranges from modest Gothic and Greek Revivals that are its oldest structures to the flamboyant Queen Annes built in the 1890s. Many of the latter were homes of leaders in Rockford's business and civic communities such as John Erlander and John Lake as well as faculty of the then-nearby Rockford Female Seminary (now Rockford College).

Haight Village is not comprised solely of residential development. It also includes four churches, offices of the Rockford School District, offices of the Rockford Fire Department, and a variety of other institutional and industrial uses. The most significant among the latter were the Rockford Watch Factory on South Madison Street, built in 1874, and the former home of W. F. & John Barnes along the riverfront.

Haight Village became Rockford's first local historic district in 1980 and was listed on the National Register in 1987.

North Madison Street

The area to the north of State Street along the river has historically been used for various

industrial, warehousing and commercial purposes. The most notable single use has been the Rockford Brewery, also known as the Peacock Brewery, located on Prairie Street on the west side of North Water Street. The first part of the Brewery may have been built as early as 1848, making it one of the oldest buildings in the area and possibly the oldest brewery building still standing in Illinois. (While the brewery itself is long gone, the structure remains as a potential redevelopment site.) Rail lines have been present in this area for over 100 years, providing the impetus for much of the industrial and warehousing development.

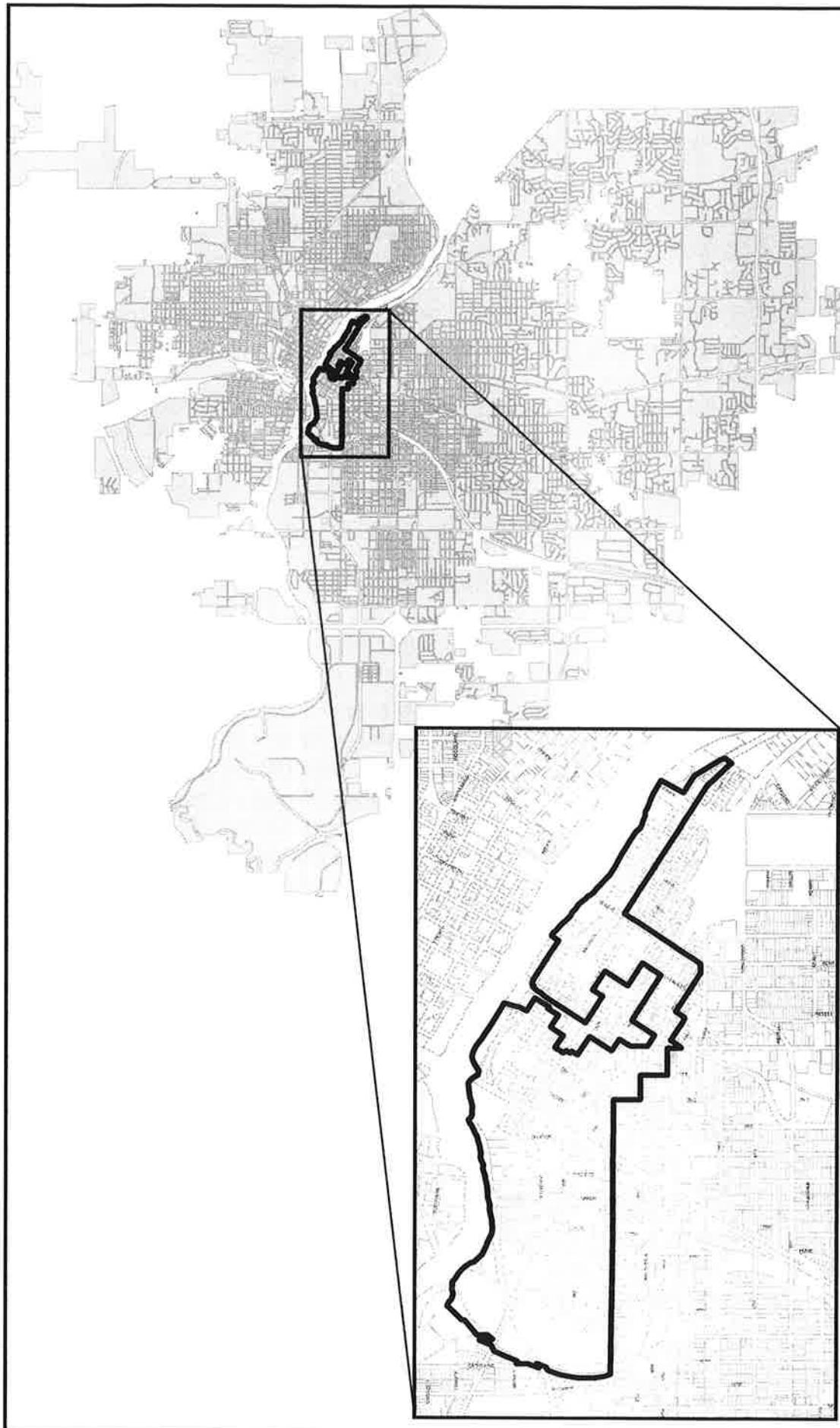
College/Seminary Neighborhood

Just south of Haight Village, College/Seminary includes some of Rockford's oldest development. An 1858 map of the City shows a small subdivision along what is now College Avenue as well as Rockford Female Seminary on the south side of Division Street. The Seminary was founded in 1844, chartered in 1847, held its first classes in a converted horse barn on North First Street, and started construction of its campus in 1852. The Seminary's best known graduate, Jane Addams, started classes here in 1877.

In its very earliest years, virtually all development in the neighborhood was residential, with the exception of the Seminary. This has changed over time, especially over the last 50 years. By the 1950s, some scattered commercial development had sprung up along Kishwaukee Street, and there was industrial development west of Seminary Street on either side of Keith Creek.

The Seminary (now Rockford College) left the neighborhood in the 1960s when it built a new campus on East State Street. Only two of the College's structures remain – the Library on College Avenue at the river, and a science building that is now part of the Winnebago County Health Department complex. Much of the site that had housed the College was cleared and replaced with the Rockford Housing Authority's Jane Addams multifamily development and the two Brewington Oaks high rise buildings, also built by RHA. This completely changed the character of the area. It is now in a new period of transition with the demolition in 2008 of the Jane Addams development. This site is currently open parkland.

The establishment of a Redevelopment Project Area will create a vehicle that can provide financial resources to help restore east downtown and other historically significant neighborhoods to its earlier prominence. It is the hope that investment in catalytic development projects and public improvements will spur other redevelopment that will strengthen the downtown core and provide better links and connections to the surrounding neighborhoods.



Map 1
Community
Context

Legend

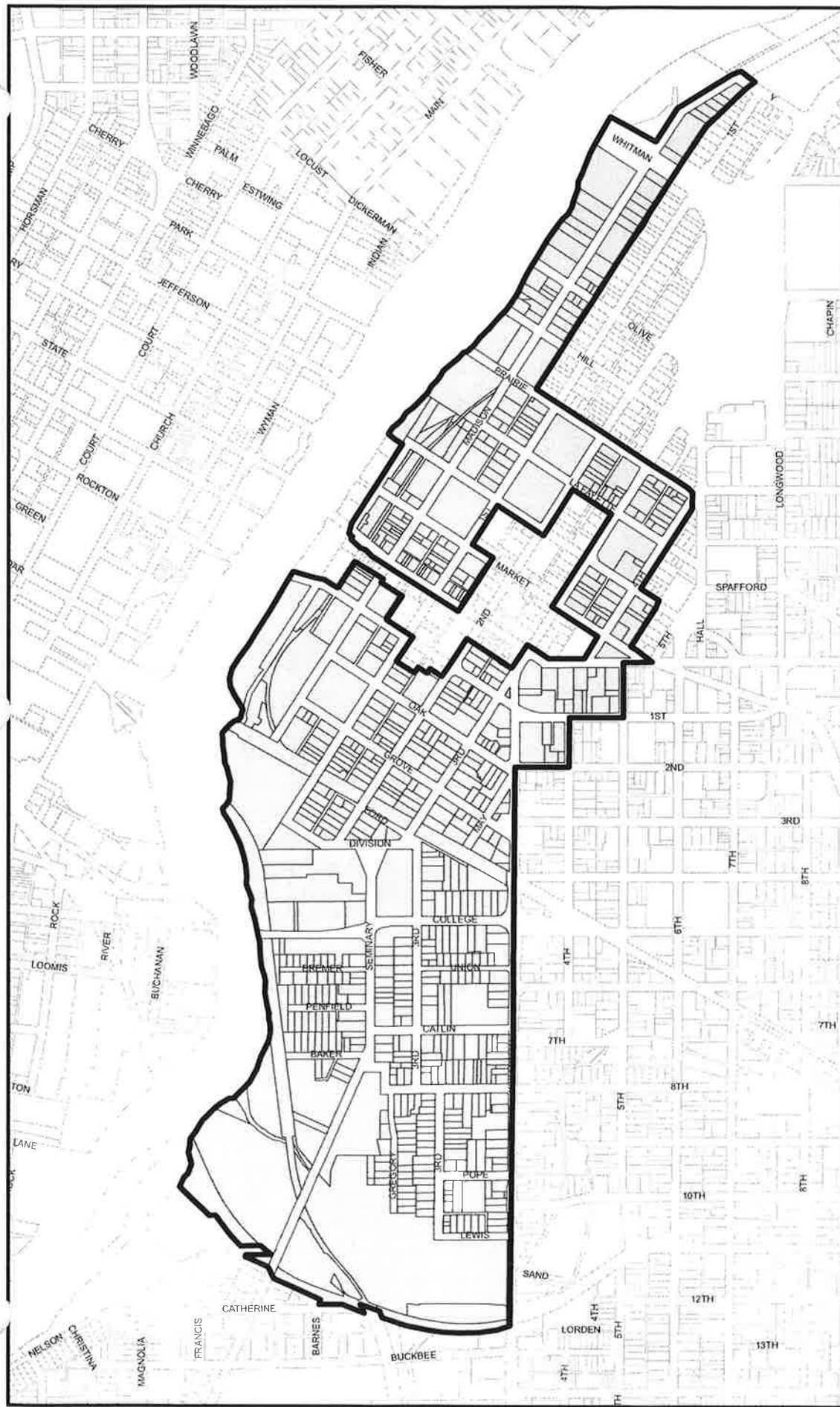
Proposed
TIF Boundary



City of Rockford
Proposed
East River TIF

Tax Increment
Finance District

February 2009



Existing Land Use

Based upon *S. B. Friedman & Company*'s research, six land uses have been identified within the East River RPA:

- Residential
- Commercial;
- Industrial/Warehouse;
- Public/Institutional;
- Parks/Open Space; and
- Surface Parking;

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

The following is a description of existing land uses in the East River RPA:

Residential. Approximately half (52%) of the land use within the RPA is residential (368 out of 707 parcels). Of this amount, approximately 53 percent were identified as single family and 44 percent were identified as multi-family (the tenancy for 3% of the parcels were unidentifiable in the field). The multi-family land uses predominately consist of two to eight unit buildings. No substantial rental housing complex (over 20 units) exist within the East River RPA.

Commercial. The downtown core of the Study Area contains predominately commercial land uses. While some of these commercial uses are mixed-use and include residential units situated above first-floor commercial space, the majority of these commercial land uses are solely commercial businesses. The Study Area includes a variety of locally-owned small businesses, including a number of restaurants and retail suppliers.

Industrial/Warehouse. There are two areas where industrial land uses are clustered. The first cluster is located along the river south of Walnut, which includes a ComEd facility and DJNK, Inc. The second cluster of industrial properties is located at the southern tip of the East River RPA. This cluster includes Joseph Behr & Sons, Inc. (a scrap metal recycling facility), Rockford Auto Parts (an automotive recycling facility), and McDermaid Roofing and Insulation Company.

Public/Institutional. There are four main public/institutional uses within the East River RPA, including religious, educational, recreational, and fraternal uses. These occupy approximately 28 parcels in the RPA. The Winnebago County Health Department, Kishwaukee Elementary School, the Salvation Army Social Services, and the Riverview Ice House are a few of the larger public/institutional land users located within the Study Area.

Parks/Open Space. There are four major parks in the study area- Riverview Ice House, Haight Park, Ingersoll Centennial Park, and Nelson Park. The largest park, Riverview Ice House, is located along the Rock River. The park has a large picnic area and an enclosed ice arena.

Map 3

Existing Land Use

Legend

- Residential
- Commercial
- Mixed
- Industrial
- Institutional
- Parking
- RR
- Vacant



0 0.1 0.2
Miles

City of Rockford

Proposed

East River TIF

Tax Increment
Finance District

February 2009

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

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

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

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

The statutory provisions of the Act specify how a district can be designated as a "blighted area" and/or "conservation area," both based upon evidentiary findings of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

Factors for Improved Property

For improved property to constitute a "blighted area," a combination of five or more of the following thirteen eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare, and which could result in such an area becoming a blighted area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Factors For Vacant Land

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

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

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

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

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

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

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

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

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

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of the properties within the East River RPA, as well as a review of property records and infrastructure data. Property records included assessor information and building age data. In addition, to verify the age of area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Rockford Township Assessor’s office.

Our survey of the area established that there are a total of 707 parcels and 523 buildings (not including ancillary structures) within the East River RPA. All properties were examined for qualification factors consistent with either “blighted” or “conservation area” requirements of the Act. Since 74 percent of the structures (386 of the 523 identified structures) are 35 years of age or older and the RPA had 3 eligibility factors present to a meaningful extent, the East River RPA could qualify as a “conservation area.”

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

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels, and reasonably distributed throughout the East River RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels, or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment. Through our analysis, three major factors were identified in the East River RPA.

Conservation Area Findings

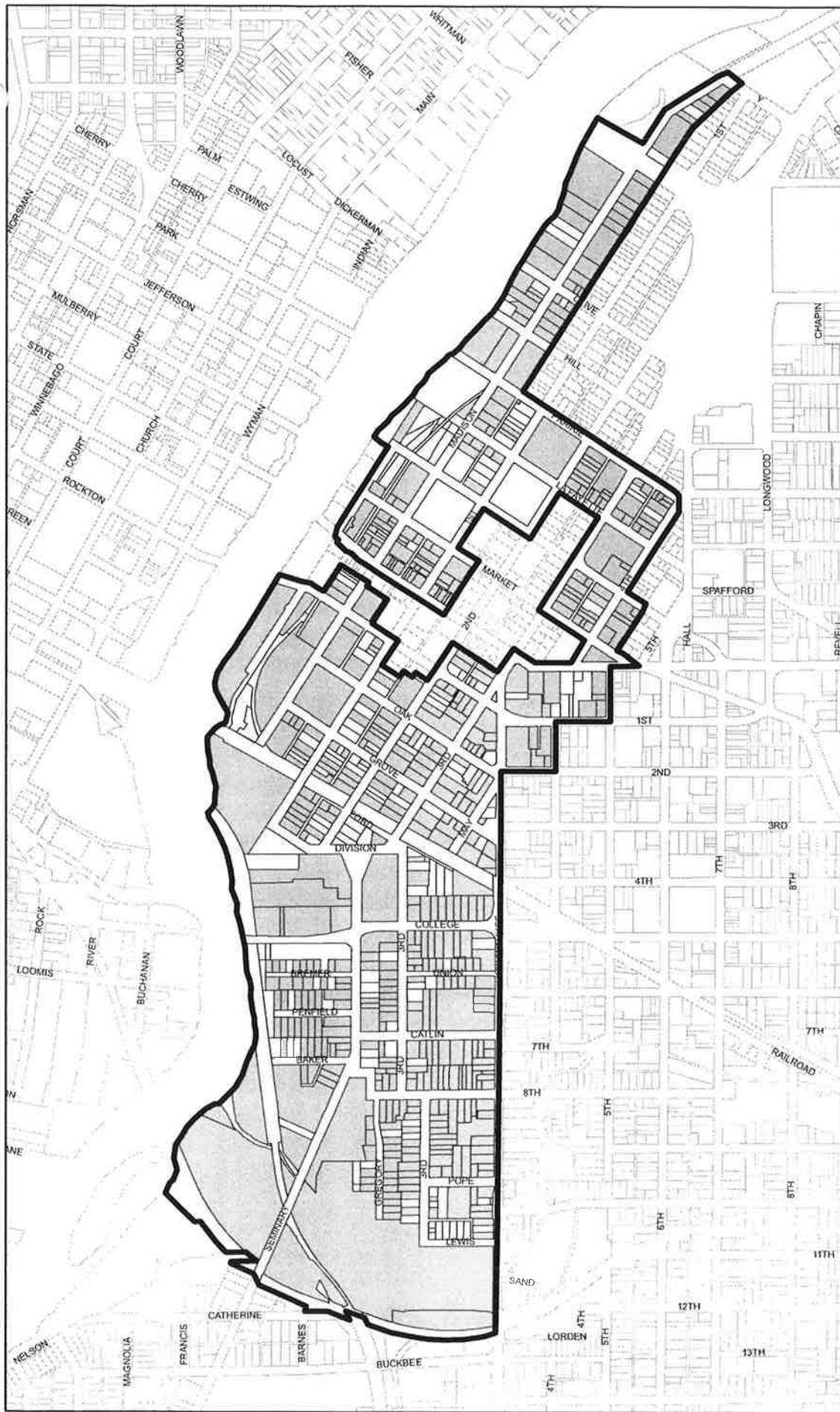
As required by the Act, within a conservation area, at least three of the thirteen eligibility factors for improved property must be found to be present to a major extent within the East River RPA and at least 50 percent of the buildings must be 35 years of age or older.

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

1. Deterioration;
2. Inadequate Utilities;
3. Lack of Growth in EAV;

These factors were present on 50% or more of the parcels within the East River RPA. Based on the presence of these factors, the East River RPA meets the requirements of a “conservation area” under the Act.

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



Map 4A

Deterioration

Legend

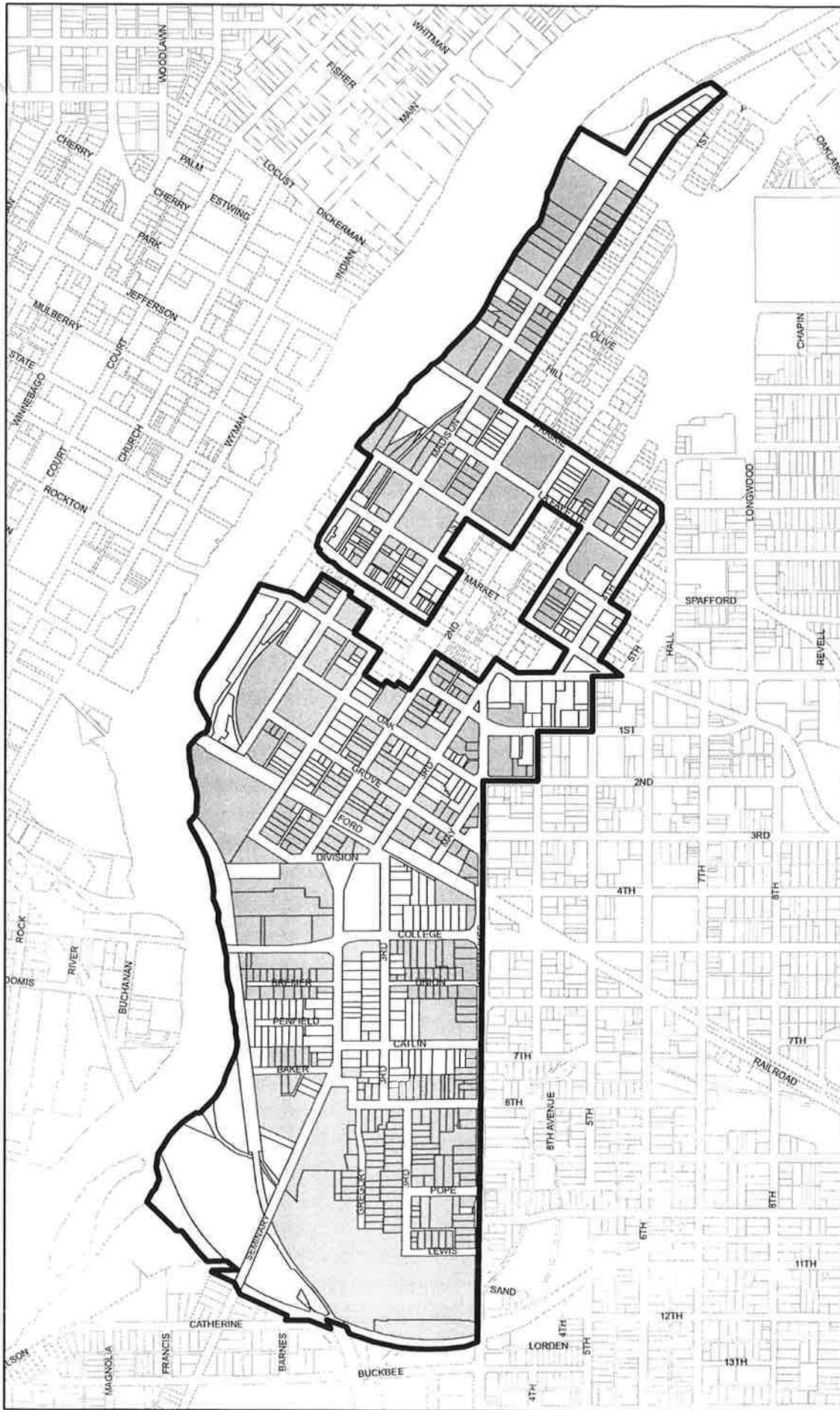
- Proposed TIF Boundary
- Eligible Parcels

City of Rockford

Proposed

East River TIF

Tax Increment
Finance District
February 2009



Map 4B

Inadequate Utilities

Legend

Proposed TIF Boundary

Eligible Parcels
(Water Mains
Aged 70 Years
or Older)

0 0.1 0.2
Miles

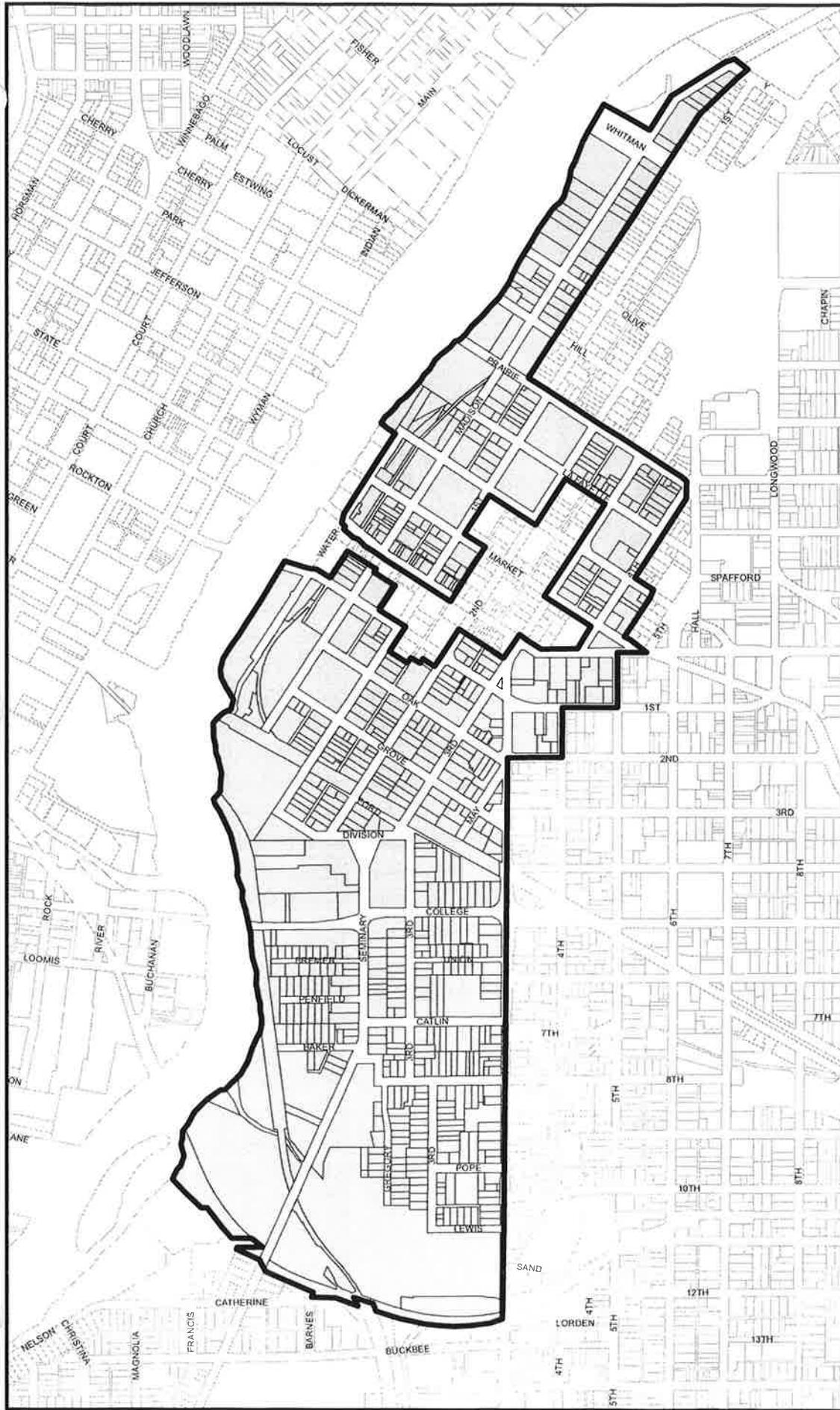
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Map 4C
Lack of Growth in EAV

Legend

- Proposed TIF Boundary
- Lack of Growth in EAV*

*This factor was analyzed on an area-wide basis



0 0.1 0.2
Miles

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1. Deterioration

Approximately 50% of the buildings (261 out of 523 buildings) located in the East River RPA are impacted by deterioration. Examples of deteriorated primary and secondary components included crumbling building facades, cracked and broken windows, stairs, walks, and driveways, buckling roofs, rotting fascias, window frames and door frames, and porches. These conditions are not readily correctable through normal maintenance.

In addition, widespread deterioration of parking and infrastructure was documented within the Study Area. Deterioration of parking areas, including cracked pavement, potholes, and depressions was documented on 221 of the 707 parcels (31 percent). Deterioration of infrastructure, including cracked and crumbling sidewalks and alleys, was documented on 419 of the 707 parcels (60 percent).

2. Inadequate Utilities

Data received from the City of Rockford – Engineering Services Division was obtained to determine the age and condition of underground water lines within the RPA. Based on the City's determination that the life of a water or sewer main is 70 years, it was determined that approximately 58% of the parcels within RPA are served by antiquated water lines- mains that are older than 70 years old.

Information on the exact age of the water lines was not available. However, the City of Rockford provided data on the age of water valves within the Study Area, which was the best information available on the age of water utilities. The City was able to confirm that the ages of the valves, while not entirely, are generally consistent with the ages of the water mains. Overall, the water valve data indicated that 97 of the 164 valves within the East River RPA are 70 years or older.

Direct information on the exact parcels affected by antiquated sewer lines was not readily available. However, through interviews with the Rock River Water Reclamation District (RRWRD), it was determined that as much as 80% of the RPA is served by sewer lines that are more than 70 years old. Many of the sewer mains within the East River RPA are made of vitrified clay. RRWRD indicated that this an aged piping technology that is no longer used because these kinds of pipes tend to result in many longitudinal cracks. Most improvement projects call for the replacement or lining of old deteriorating vitrified clay pipes with modern technologies such as PVC piping.

3. Lack of Growth in Equalized Assessed Value

The total Equalized Assessed Value (EAV) is a measure of the property value in the Study Area. The EAV history of the tax parcels in the Study Area as a whole was tabulated for the last six years (five periods) for which information is currently available. A lack of growth in EAV has been found for the Study Area, in that the rate of growth in property values (as measured by EAV) of the Study Area has been less than that of the balance of the City for four out of five years (2002 through 2007). The basis for this finding is summarized in Table 1 below. The lack

of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

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

	Percent Change in EAV					Compound Annual Growth Rate (CAGR) 2002-2007
	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	
	2002-2007					
TIF Study Area	2.81%	1.67%	1.29%	4.38%	4.21%	2.86%
City of Rockford (Balance Of)	4.40%	1.47%	5.75%	6.21%	6.39%	4.83%
CPI Growth Rate [1]	2.07%	2.65%	3.36%	2.50%	2.73%	2.66%

[1] CPI - All Urban Consumers, All Items, Not Seasonally Adjusted, for Midwest Class B/C (population of 50K-1.5million)

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

* Shaded areas are qualifying years

4. Redevelopment Plan and Project

Redevelopment Needs of the East River RPA

The existing physical conditions in the East River RPA suggest four redevelopment needs for the area:

1. Resources for rehabilitation assistance;
2. Riverfront, streetscape and infrastructure improvements;
3. Redevelopment of vacant and underutilized parcels; and
4. Property assembly, demolition, and site preparation.

The Redevelopment Plan and Project identifies the tools that the City will use to guide redevelopment in the East River RPA, and to promote and sustain it as a vibrant mixed-use neighborhood.

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

Goals, Objectives, and Strategies

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the East River RPA as a conservation area, and to provide the mechanisms necessary to support public and private development to strengthen this area as a neighborhood level commercial and residential district. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment, including rehabilitation of existing structures and new development.

Objectives. Eleven broad objectives support the overall goal of area-wide revitalization of the East River RPA. These include:

1. Strengthen the East River RPA as a vibrant residential and commercial neighborhood by providing resources for the rehabilitation of existing occupied residential properties and commercial properties;
2. Encourage mixed-use development and redevelopment within the Downtown core, including ground floor commercial/retail and restaurant uses and commercial/office and

residential uses in upper floors;

3. Expand public access to the Rock River by including a “riverwalk” and redeveloping area streets to create a greenway linkage to the riverfront;
4. Preserve historically significant structures and buildings throughout the RPA, including the preservation of specific uses, where applicable;
5. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
6. Facilitate redevelopment of vacant or underutilized properties by providing the resources for site assembly and preparation, including demolition and environmental cleanup, where necessary, and marketing of vacant and underutilized sites for redevelopment and new development;
7. Improve the quality of existing open spaces and provide additional public open space through streetscaping, street beautification, and the provision of new plazas, parks, and public gathering spaces;
8. Support the goals and objectives of other overlapping plans, including Rockford’s 2020 Plan: Entering the 21st Century;
9. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job creation and construction opportunities associated with the redevelopment of the East River RPA;
10. Support job training and welfare to work programs and increase employment opportunities for City residents; and
11. Provide daycare assistance to support employees of businesses.

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

1. **Encourage Private Sector Activities and Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and new construction projects, including the redevelopment of obsolete buildings and other improvements in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or

public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

2. **Assist Employers Seeking to Relocate or Expand Facilities.** The City may provide assistance to businesses and institutions that are major employers and which seek to relocate to or expand within the East River RPA. This assistance may be provided through support of redevelopment and rehabilitation projects in existing buildings, assistance with land acquisition and site preparation for new facilities, or assistance with financing costs.
3. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the East River RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites, including parking lots and the Jane Addams project site, is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Implement Public Improvements.** A series of public improvements throughout the East River RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement, and not replace, existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

5. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites to undertake projects in support of this Redevelopment Plan and Project.

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

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

Proposed Future Land Use

The proposed predominant future land use of the East River RPA reflects the objectives of the Redevelopment Plan, which works to support the improvement of the East River RPA as a vibrant downtown mixed-use district within the civic core, a lower density mixed-use neighborhood on the periphery of the RPA, and to support public improvements such as infrastructure, streetscaping, and street beautification that serve the redevelopment interests of the local community and the City.

The proposed future land uses within the RPA include downtown mixed-use (in the civic core), residential mixed use, commercial mixed use, and commercial/industrial use. All of the land use categories are shown on Map 5.

The downtown mixed-use can include the following land uses:

1. Commercial/Office/Retail;
2. Higher and Lower Density Residential;
3. Entertainment and Recreational Facilities;
4. Public/Institutional;
5. Parks/Open Space; and
6. Parking Structures;

The commercial mixed-use can include the following land uses:

1. Commercial/Office/Retail;
2. Residential;
3. Public/Institutional;
4. Parks/Open Space; and
5. Light Industrial/Warehouse (in certain locations).

The residential mixed-use can include the following land uses:

1. Lower Density Residential;
2. Ancillary Commercial Offices;
3. Public/Institutional; and
4. Parks/Open Space.

The commercial/industrial land use designation includes only commercial and industrial land uses.

Map 5 Proposed Future Land Use

Legend

- Proposed TIF Boundary
- Commercial Mixed Use
- Downtown Mixed Use
- Residential Mixed Use
- Commercial / Industrial



0 0.1 0.2
Miles

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Assessment of Housing Impact

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study into the redevelopment project plan. The consultant's field survey identified that there are 625 housing units in the East River study area. *S. B. Friedman & Company* prepared a housing impact study for the East River RPA that is contained in Appendix 3 of this report.

5. Financial Plan

Eligible Costs

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

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

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

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

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

Estimated Redevelopment Project Costs

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

Table 2: Estimated Redevelopment Project Costs

Projects/Improvements	Estimated Project Costs
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$150,000
Property Assembly (including land acquisition, site preparation, demolition, and environmental remediation)	\$2,000,000
Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements	\$15,000,000
Eligible Construction Costs (Affordable Housing)	\$625,000
Relocation Costs	\$150,000
Public Works or Improvements (including street and utilities, parks and open space, public facilities, and infrastructure costs) [1]	\$11,000,000
Job Training	\$50,000
Interest Costs	\$1,000,000
Day Care Services	\$25,000
Total Redevelopment Costs [2], [3], and [4]	\$30,000,000

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

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

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

[4] All costs are in 2009 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Midwest – Size Class B/C Urban Areas (population 50,000 to 1,500,000), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for

public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs; provided, however, that any such adjustments shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

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

Phasing and Scheduling of the Redevelopment

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

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Revenue Manager as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2033, if the ordinances establishing the East River RPA are adopted in 2009).

Sources of Funds to Pay Costs

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

addition, the City may utilize other funding sources as discussed above to pay for costs within the district, in addition to those funded by incremental property tax revenues.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

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

The East River RPA may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. Currently, the East River RPA is contiguous to the Eastside TIF district and as of November 2008, is adjacent to the proposed Broadway RPA. The City may utilize net incremental property tax revenues received from the East River RPA to pay eligible redevelopment project costs or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the East River RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the East River RPA, shall not exceed the total Redevelopment Project Costs described in Table 2 (Estimated Redevelopment Project Costs) of this Redevelopment Plan.

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

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

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the East River RPA, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

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

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

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

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the East River RPA is to provide an estimate of the initial EAV which the Winnebago County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the East River RPA. The 2007 EAV of all taxable parcels in the East River RPA is approximately \$13,890,279. The total EAV is subject to verification by the Winnebago County Clerk. After verification, the final figure shall be certified by the Winnebago County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Winnebago County. The total EAV amounts by PIN for the East River RPA are summarized in Appendix 2.

Anticipated Equalized Assessed Valuation

By 2032, the EAV for the East River RPA is anticipated to be approximately \$22,788,475. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0% per year on the EAV of all properties within the East River RPA, (2) an equalization factor of 1.000, and

(3) that the proposed redevelopment projects primarily involve renovation of existing structures and public works projects. Over the next 23 years, it is likely that new development could occur over the life of the district. Depending upon the actual redevelopment that occurs, EAV may be a higher or lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

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

New investment that occurred in the Study Area in the last five years mostly consists of minor renovations. Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The EAV of the East River RPA has grown at a rate slower than the remainder of the City of Rockford for four of the last five years (2002 through 2007). Overall, the compound annual growth rate of EAV for the Study Area was 2.86 percent between 2002 through 2007, compared to 4.83 percent for the balance of the City of Rockford over the same period of time.

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

But for...

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

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

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

Conformance to the Plans of the City

The Redevelopment Plan must conform to the City's comprehensive plan (*Rockford's 2020 Plan: Entering the 21st Century*), conform to the City's strategic economic development plans, or include land uses that have been approved by the City.

Based on a review of City plans, the Redevelopment Plan for the East River RPA conforms to and proposes predominant land uses that are consistent with the City's comprehensive plan.

Dates of Completion

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

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the East River RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that deterioration, inadequate utilities, and lack of growth in EAV will continue to exist, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The relative decline of property values within the East River RPA may continue, may lead to a decline of property values in surrounding areas, and may lead to a reduction of real estate tax revenue to all taxing districts.

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

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

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

The following major taxing districts presently levy taxes on properties within the East River RPA:

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

Redevelopment within the East River RPA may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. The nature of the redevelopment which is likely to occur as a result of the implementation of the Redevelopment Plan consists of a mix of commercial, residential, and public/institutional use.

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

Therefore, while redevelopment activities in the RPA may have an impact on the School Districts or other taxing districts, no significant impacts are currently anticipated. Should service demands increase, the City will work with the affected taxing districts to determine which, if any, programs are necessary to provide adequate services.

7. Provisions for Amending Redevelopment Plan and Project

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

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

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

Appendix I:
Boundary and Legal Description

EAST RIVER TIF
DESCRIPTION

Part of the South Half of Section 23, part of Northeast Quarter of Section 23, part of the South Half of Section 26, and part of the Northeast Quarter of Section 26 all in Township 44 North, Range 1 East of the Third Principal Meridian, described as follows: Beginning at point of intersection of the Southerly right of way line of the Illinois Central Gulf Railroad and the middle line of Kishwaukee Street and running thence Southwesterly and Northwesterly on said Southerly right of way line to its intersection with the Easterly right of way line of the Chicago Milwaukee St. Paul and Railroad Company; thence Northwesterly on said Easterly right of way line to its intersection with the centerline of track of said Illinois Central Gulf Railroad; thence Northwesterly on said centerline of track to its intersection with the Westerly right of way line of said Chicago Milwaukee St. Paul and Pacific Railroad Company; thence Southeasterly on said Westerly right of way line to a point that is 15 feet more or less Northwesterly of the Northeast corner of Lot 1 of Buckbee's Street Plat Subdivision; thence Northwesterly to the Southeast corner of Lot 3 of Block 7 of Buckbee's Second Addition; said point also being on the Northerly right of way line of Catherine Street; thence West on said Northerly right of way line to its intersection with centerline of Barnes Street (now vacated); thence North on said centerline to its intersection with the North line of Lot 5 of Block 2 of Buckbee's Addition, extended Southeasterly; thence Northwesterly on said Southeasterly extension and the North line of Lot 9 of said Block 2, extended Northwesterly to its intersection with the Westerly right of way line of Seminary Street; thence Northeasterly on said Westerly right of way line to the Southeast corner of Lot 7 of the B and B Subdivision; thence Northwesterly on the South line of said Lot 7 to the Southwest corner of said Lot

7; thence Northeasterly on the West line of said Lot 7 to its intersection with the Southerly right of way line of Sayre Street (now vacated); thence East on said Southerly right of way line to its intersection with said Northerly right of way of Illinois Central Gulf Railroad; thence Northwesterly on said Northerly right of way line to its intersection with the Northerly right of way line of said Sayre Street; thence West on said Northerly right of way line to its intersection with said Southerly right of way line of the Illinois Central Gulf Railroad; thence Northwesterly and Westerly on said Southerly right of way line to its intersection with the Easterly top of bank of the Rock River; thence Northeasterly and Northerly on said Easterly top of bank to its intersection with the Northerly right of way line of Walnut Street; thence Northeasterly and Easterly on said Northerly right of way line to its intersection with the Westerly right of way line of the North/South alley of Block 8 of the Assessor's Plat of East Rockford; thence North on said Westerly right of way line to its intersection with the North line of the Southerly 36 feet of Lot 2 of said Block 8 extended Westerly; thence East on said Westerly extension, extended Easterly to its intersection with the Easterly right of way line of Madison Street; thence South on said Easterly right of way line to its intersection with the Northerly right of way line of the East/West alley of Block 15 of said Assessor's Plat of East Rockford; thence East on said North right of way line extended Easterly to its intersection with the Easterly right of way line of the North/South alley of said Block 15; thence South on said Easterly right of way line to its intersection with said Northerly right of way line of Walnut Street; thence East on said Northerly right of way line to its intersection with the Easterly right of way line of First Street; thence South on said Easterly right of way line to its intersection with the North line of the Southerly 50 feet of Lot 8 of Block 31 of said

Assessor's Plat of East Rockford; thence East on said North line to its intersection with the Westerly right of way line of the North/South alley of said Block 31; thence North on said Westerly right of way line to its intersection with the North line of the South Half of Lot 2 of said Block 31 extended Westerly; thence East on said North line to its intersection with the East line of the Westerly 51.7 feet of said Lot 2; thence North on said East line and the East line of the Westerly 51.7 feet of Lot 1 of said Block 31 to its intersection with the North line of the Southerly 5 feet of said Lot 1; thence East on said North line to its intersection with the Westerly right of way line of Second Street; thence North on said Westerly right of way line to its intersection with the North line of Lot 8 of Block 37 of said Assessor's Plat of East Rockford, extended Westerly; thence East on said Westerly extension and the North line of Lot 3 of said Block 37 to its intersection with the Westerly right of way line of Third Street; thence North on said Westerly right of way line to its intersection with the Northerly right of way line of East State Street; thence Southeasterly and Easterly on said Northerly right of way line to its intersection with the Westerly right of way line of Fourth Street; thence North on said Westerly right of way line to its intersection with the Southerly right of way line of Market Street; thence West on said Southerly right of way line to its intersection with said Westerly right of way line of Third Street; thence North on said Westerly right of way line to its intersection with the Southerly right of way line of Lafayette Street; thence West on said Southerly right of way line to its intersection with the Easterly right of way line of Second Street; thence South on said Easterly right of way line to its intersection with the Southerly right of way line of Jefferson Street; thence West on said Southerly right of way line to its intersection with said Easterly right of way line of First Street; thence

South on said Easterly right of way line to its intersection with the Northerly right of way line of Market Street; thence East on said Northerly right of way line to its intersection with the Easterly right of way line of the North/South alley of Block 29 of said Assessor's Plat of East Rockford extended Northerly; thence South on said Northerly extension, extended Southerly to its intersection with the Southerly right of way line of East State Street; thence Westerly and Northwesterly on said Southerly right of way line to its intersection with the Westerly right of way line of Water Street; thence North on said Westerly right of way line to its intersection with the Southerly right of way line of Jefferson Street (now vacated); thence West on said Southerly right of way line to its intersection with said Easterly top of bank of the Rock River; thence Northeasterly on said Easterly top of bank to its intersection with the Northerly right of way line of Whitman Street; thence East on said Northerly right of way line to its intersection with the Westerly right of way line of Madison Street; thence Northerly and Northeasterly on said Westerly right of way line to its intersection with the Northerly right of way line of "Y" Boulevard; thence East on said Northerly right of way line to its intersection with the Easterly right of way line of the North/South alley of Crotty's Subdivision extended Northerly; thence South on said Northerly extension to the Southwest corner of Lot 7 of said Crotty's Subdivision, said point also being on the Easterly right of way line of the North/South alley of Block 24 of Dunbar's Addition; thence South on said Easterly right of way line to its intersection with said Northerly right of way line of Whitman Street; thence South to the point of intersection of the Southerly right of way line of Whitman Street and the Easterly right of way line of the North/South alley of Block 22 of said Dunbar's Addition; thence South on said Easterly right of way line to its intersection with

the Northerly right of way line of Olive Street; thence South to the point of intersection of the Southerly right of way line of Olive Street and the Easterly right of way line of the North/South alley of Block 21 of East Rockford Subdivision; thence South on said Easterly right of way line to its intersection with the Northerly right of way line of Hill Street; thence South to the point of intersection of the Southerly right of way line of Hill Street and the Easterly right of way line of the North/South alley of Block 20 of said East Rockford Subdivision; thence South on said Easterly right of way line to its intersection with the Northerly right of way line of Prairie Street; thence East on said Northerly right of way line to its intersection with Westerly right of way line of Fourth Street; thence Southeasterly to the most Northerly corner of Block 54 of said East Rockford Subdivision, said point also being on the Easterly right of way line of Fourth Street; thence South on said Easterly right of way line to its intersection with the Northerly right of way line of Jefferson Street; thence East on said Northerly right of way line to its intersection with the Easterly right of way line of the North/South alley of Block 52 of said East Rockford Subdivision, extended Northerly; thence South on said Northerly extension to its intersection with said Northerly right of way line of Market Street; thence East on said Northerly right of way line to its intersection with the Northerly right of way line of East State Street; thence South to its intersection with the middle line of East State Street; thence West on said middle line to its intersection with the middle line of Fifth Street; thence South on said middle line to its intersection with the middle line of First Avenue; thence West on said middle line to its intersection with the middle line of Fourth Street; thence South on said middle line to its intersection with the middle line of Second Avenue; thence West on said middle line to its intersection with said middle line of

Kishwaukee Street; thence South on said middle line to the point of beginning, situated in the City of Rockford, the County of Winnebago, and the State of Illinois.

Appendix 2
Summary of EAV by PIN

No.	PIN	2007 EAV
1	11-23-251-005-0000	\$61,728
2	11-23-251-012-0000	\$162,183
3	11-23-253-002-0000	\$82,017
4	11-23-276-006-0000	\$67,396
5	11-23-326-002-0000	\$66,667
6	11-23-335-009-0000	\$44,200
7	11-23-404-002-0000	\$708
8	11-23-404-003-0000	\$40,435
9	11-23-404-004-0000	\$40,856
10	11-23-404-005-0000	\$22,488
11	11-23-404-006-0000	\$18,837
12	11-23-404-007-0000	\$15,629
13	11-23-404-008-0000	\$23,858
14	11-23-404-009-0000	\$34,344
15	11-23-408-001-0000	\$0
16	11-23-458-006-0000	\$34,618
17	11-26-132-014-0000	\$0
18	11-26-133-011-0000	\$49,644
19	11-26-137-011-0000	\$32,313
20	11-26-141-004-0000	\$19,442
21	11-26-141-005-0000	\$39,152
22	11-26-177-004-0000	\$12,196
23	11-26-180-010-0000	\$28,102
24	11-26-305-007-0000	\$207,375
25	11-26-331-009-0000	\$19,309
26	11-26-331-025-0000	\$0
27	11-26-376-005-0000	\$314,414
28	11-26-378-002-0000	\$66,859
29	11-23-251-008-0000	\$3,604
30	11-23-251-009-0000	\$3,542
31	11-23-251-010-0000	\$72,794
32	11-23-251-011-0000	\$108,554
33	11-23-251-013-0000	\$18,265
34	11-23-252-001-0000	\$112,202
35	11-23-252-002-0000	\$1,983
36	11-23-252-003-0000	\$1,923
37	11-23-252-004-0000	\$2,047
38	11-23-252-005-0000	\$25,717
39	11-23-253-001-0000	\$16,798
40	11-23-253-003-0000	\$48,578
41	11-23-253-004-0000	\$50,307
42	11-23-253-005-0000	\$2,387
43	11-23-253-006-0000	\$10,918
44	11-23-253-007-0000	\$157,836
45	11-23-253-008-0000	\$59,540
46	11-23-253-011-0000	\$17,192
47	11-23-253-012-0000	\$19,673
48	11-23-253-013-0000	\$19,838
49	11-23-253-037-0000	\$23,705
50	11-23-276-001-0000	\$63,557
51	11-23-276-002-0000	\$79,042
52	11-23-276-003-0000	\$42,967

53	11-23-276-004-0000	\$25,492
54	11-23-276-005-0000	\$16,422
55	11-23-276-007-0000	\$2,387
56	11-23-326-001-0000	\$119,048
57	11-23-327-001-0000	\$0
58	11-23-328-002-0000	\$0
59	11-23-328-003-0000	\$0
60	11-23-328-004-0000	\$0
61	11-23-328-005-0000	\$0
62	11-23-328-007-0000	\$0
63	11-23-330-001-0000	\$0
64	11-23-331-001-0000	\$0
65	11-23-331-002-0000	\$1,204
66	11-23-331-003-0000	\$0
67	11-23-331-004-0000	\$0
68	11-23-332-001-0000	\$0
69	11-23-332-002-0000	\$0
70	11-23-332-003-0000	\$0
71	11-23-333-001-0000	\$24,436
72	11-23-333-002-0000	\$1
73	11-23-333-004-0000	\$31,983
74	11-23-334-001-0000	\$41,917
75	11-23-334-002-0000	\$22,445
76	11-23-334-003-0000	\$5,943
77	11-23-334-004-0000	\$29,151
78	11-23-335-001-0000	\$16,932
79	11-23-335-002-0000	\$10,383
80	11-23-335-003-0000	\$29,279
81	11-23-335-004-0000	\$102,930
82	11-23-335-006-0000	\$82,936
83	11-23-335-007-0000	\$84,988
84	11-23-335-008-0000	\$26,429
85	11-23-335-010-0000	\$23,424
86	11-23-335-011-0000	\$41,621
87	11-23-336-001-0000	\$9,077
88	11-23-336-002-0000	\$9,077
89	11-23-336-003-0000	\$9,077
90	11-23-336-004-0000	\$9,077
91	11-23-336-005-0000	\$9,077
92	11-23-336-006-0000	\$9,077
93	11-23-359-001-0000	\$0
94	11-23-360-001-0000	\$0
95	11-23-361-001-0000	\$0
96	11-23-361-002-0000	\$2,058
97	11-23-377-001-0000	\$0
98	11-23-377-002-0000	\$13,893
99	11-23-377-003-0000	\$0
100	11-23-379-001-0000	\$1,278
101	11-23-379-002-0000	\$21,475
102	11-23-379-003-0000	\$12,518
103	11-23-379-004-0000	\$10,157
104	11-23-379-005-0000	\$16,213
105	11-23-379-006-0000	\$22,119

106	11-23-379-007-0000	\$15,447
107	11-23-379-008-0000	\$15,456
108	11-23-379-009-0000	\$12,533
109	11-23-379-010-0000	\$7,266
110	11-23-379-011-0000	\$10,849
111	11-23-379-012-0000	\$53,058
112	11-23-379-013-0000	\$18,869
113	11-23-379-014-0000	\$138,233
114	11-23-380-006-0000	\$20,940
115	11-23-380-007-0000	\$17,327
116	11-23-380-008-0000	\$21,820
117	11-23-380-009-0000	\$26,897
118	11-23-380-010-0000	\$29,537
119	11-23-381-001-0000	\$0
120	11-23-382-001-0000	\$38,657
121	11-23-382-003-0000	\$88,613
122	11-23-382-004-0000	\$19,313
123	11-23-382-005-0000	\$21,420
124	11-23-382-011-0000	\$44,593
125	11-23-382-012-0000	\$60,230
126	11-23-382-013-0000	\$12,880
127	11-23-382-014-0000	\$15,760
128	11-23-382-015-0000	\$1,113
129	11-23-382-016-0000	\$25,665
130	11-23-382-017-0000	\$64,920
131	11-23-382-018-0000	\$23,209
132	11-23-382-019-0000	\$23,822
133	11-23-382-021-0000	\$2,187
134	11-23-382-022-0000	\$2,187
135	11-23-382-023-0000	\$6,688
136	11-23-382-024-0000	\$24,336
137	11-23-382-026-0000	\$0
138	11-23-382-027-0000	\$0
139	11-23-382-029-0000	\$21,672
140	11-23-382-030-0000	\$17,313
141	11-23-383-008-0000	\$0
142	11-23-384-001-0000	\$0
143	11-23-384-002-0000	\$0
144	11-23-384-003-0000	\$24,290
145	11-23-384-004-0000	\$2,145
146	11-23-384-005-0000	\$23,343
147	11-23-384-006-0000	\$0
148	11-23-384-007-0000	\$0
149	11-23-386-001-0000	\$31,703
150	11-23-386-002-0000	\$3,504
151	11-23-386-003-0000	\$31,123
152	11-23-386-004-0000	\$0
153	11-23-386-010-0000	\$32,138
154	11-23-386-011-0000	\$12,491
155	11-23-386-012-0000	\$31,786
156	11-23-386-013-0000	\$11,621
157	11-23-386-014-0000	\$14,131
158	11-23-390-012-0000	\$31,734

159	11-23-390-013-0000	\$29,164
160	11-23-390-014-0000	\$0
161	11-23-390-018-0000	\$1,833
162	11-23-390-019-0000	\$27,547
163	11-23-401-001-0000	\$21,029
164	11-23-401-002-0000	\$21,029
165	11-23-401-003-0000	\$21,029
166	11-23-401-004-0000	\$21,029
167	11-23-402-001-0000	\$411
168	11-23-402-002-0000	\$3,309
169	11-23-402-003-0000	\$24,816
170	11-23-402-004-0000	\$24,112
171	11-23-402-005-0000	\$47,644
172	11-23-402-006-0000	\$8,468
173	11-23-402-007-0000	\$21,953
174	11-23-403-001-0000	\$164,914
175	11-23-404-001-0000	\$11,451
176	11-23-411-001-0000	\$37,239
177	11-23-411-002-0000	\$23,424
178	11-23-411-003-0000	\$21,156
179	11-23-411-004-0000	\$18,692
180	11-23-411-005-0000	\$22,497
181	11-23-411-006-0000	\$18,956
182	11-23-411-007-0000	\$0
183	11-23-411-008-0000	\$0
184	11-23-411-009-0000	\$10,334
185	11-23-411-010-0000	\$17,877
186	11-23-411-011-0000	\$13,950
187	11-23-411-012-0000	\$21,430
188	11-23-411-013-0000	\$19,517
189	11-23-411-014-0000	\$14,313
190	11-23-411-015-0000	\$1,400
191	11-23-451-001-0000	\$0
192	11-23-456-001-0000	\$26,191
193	11-23-456-002-0000	\$5,158
194	11-23-456-003-0000	\$4,680
195	11-23-456-004-0000	\$58,887
196	11-23-456-005-0000	\$7,367
197	11-23-456-006-0000	\$3,850
198	11-23-456-007-0000	\$17,778
199	11-23-456-008-0000	\$21,362
200	11-23-456-009-0000	\$19,661
201	11-23-456-010-0000	\$18,747
202	11-23-456-011-0000	\$25,902
203	11-23-456-012-0000	\$21,864
204	11-23-456-013-0000	\$3,273
205	11-23-456-014-0000	\$2,405
206	11-23-456-015-0000	\$21,748
207	11-23-456-016-0000	\$18,984
208	11-23-456-017-0000	\$17,755
209	11-23-457-002-0000	\$120,817
210	11-23-457-004-0000	\$20,680
211	11-23-457-005-0000	\$86,852

212	11-23-458-001-0000	\$24,278
213	11-23-458-002-0000	\$44,717
214	11-23-458-003-0000	\$1,247
215	11-23-458-004-0000	\$1,247
216	11-23-458-005-0000	\$82,387
217	11-23-458-007-0000	\$0
218	11-23-458-008-0000	\$0
219	11-23-458-009-0000	\$19,967
220	11-23-458-010-0000	\$56,275
221	11-23-458-011-0000	\$18,379
222	11-23-458-012-0000	\$5,096
223	11-23-458-013-0000	\$32,495
224	11-23-458-014-0000	\$49,680
225	11-23-458-015-0000	\$4,187
226	11-23-462-001-0000	\$9,818
227	11-23-462-002-0000	\$4,263
228	11-23-462-003-0000	\$72,830
229	11-23-462-004-0000	\$13,366
230	11-23-462-005-0000	\$14,257
231	11-23-463-001-0000	\$96,242
232	11-23-504-004-0000	\$0
233	11-23-504-005-0000	\$0
234	11-26-101-001-0000	\$56,702
235	11-26-102-001-0000	\$0
236	11-26-102-003-0000	\$38,018
237	11-26-102-004-0000	\$54,060
238	11-26-103-001-0000	\$2,876
239	11-26-103-002-0000	\$22,427
240	11-26-103-003-0000	\$18,812
241	11-26-103-004-0000	\$0
242	11-26-103-005-0000	\$19,672
243	11-26-103-006-0000	\$63,902
244	11-26-103-007-0000	\$17,274
245	11-26-103-008-0000	\$25,871
246	11-26-103-009-0000	\$24,696
247	11-26-103-010-0000	\$19,356
248	11-26-104-001-0000	\$82,731
249	11-26-104-002-0000	\$0
250	11-26-126-001-0000	\$0
251	11-26-127-001-0000	\$43,957
252	11-26-127-002-0000	\$37,879
253	11-26-127-003-0000	\$48,985
254	11-26-127-005-0000	\$0
255	11-26-127-006-0000	\$0
256	11-26-128-001-0000	\$0
257	11-26-128-002-0000	\$43,139
258	11-26-128-003-0000	\$0
259	11-26-128-004-0000	\$28,617
260	11-26-128-005-0000	\$30,663
261	11-26-128-006-0000	\$29,708
262	11-26-128-007-0000	\$28,827
263	11-26-128-008-0000	\$20,936
264	11-26-128-009-0000	\$21,631

265	11-26-128-010-0000	\$26,291
266	11-26-128-011-0000	\$18,529
267	11-26-128-012-0000	\$22,825
268	11-26-128-013-0000	\$22,002
269	11-26-129-001-0000	\$25,691
270	11-26-129-002-0000	\$31,705
271	11-26-129-003-0000	\$31,709
272	11-26-129-004-0000	\$27,822
273	11-26-129-005-0000	\$19,284
274	11-26-129-006-0000	\$19,779
275	11-26-129-007-0000	\$23,409
276	11-26-129-008-0000	\$28,209
277	11-26-129-009-0000	\$23,294
278	11-26-129-010-0000	\$22,651
279	11-26-129-011-0000	\$25,742
280	11-26-129-012-0000	\$10,147
281	11-26-129-013-0000	\$28,298
282	11-26-129-014-0000	\$21,766
283	11-26-129-015-0000	\$25,526
284	11-26-129-016-0000	\$30,298
285	11-26-130-003-0000	\$1,939
286	11-26-130-004-0000	\$8,762
287	11-26-130-005-0000	\$8,774
288	11-26-130-006-0000	\$800
289	11-26-130-007-0000	\$20,364
290	11-26-130-008-0000	\$26,196
291	11-26-130-009-0000	\$0
292	11-26-130-010-0000	\$16,390
293	11-26-130-011-0000	\$22,713
294	11-26-130-012-0000	\$26,212
295	11-26-130-013-0000	\$27,977
296	11-26-130-014-0000	\$14,693
297	11-26-130-015-0000	\$0
298	11-26-130-016-0000	\$19,275
299	11-26-130-017-0000	\$8,780
300	11-26-131-001-0000	\$6,248
301	11-26-131-002-0000	\$23,584
302	11-26-131-003-0000	\$1,049
303	11-26-131-004-0000	\$1,418
304	11-26-131-005-0000	\$4,620
305	11-26-132-002-0000	\$0
306	11-26-132-003-0000	\$0
307	11-26-132-004-0000	\$0
308	11-26-132-005-0000	\$3,375
309	11-26-132-006-0000	\$6,947
310	11-26-132-007-0000	\$6,407
311	11-26-132-008-0000	\$23,728
312	11-26-132-009-0000	\$18,911
313	11-26-132-010-0000	\$36,641
314	11-26-132-011-0000	\$32,187
315	11-26-132-012-0000	\$1,762
316	11-26-132-013-0000	\$0
317	11-26-132-015-0000	\$0

318	11-26-133-001-0000	\$37,522
319	11-26-133-002-0000	\$31,696
320	11-26-133-003-0000	\$14,230
321	11-26-133-004-0000	\$20,657
322	11-26-133-005-0000	\$28,930
323	11-26-133-006-0000	\$30,684
324	11-26-133-007-0000	\$36,186
325	11-26-133-008-0000	\$47,645
326	11-26-133-009-0000	\$29,847
327	11-26-133-010-0000	\$38,824
328	11-26-133-012-0000	\$52,277
329	11-26-133-013-0000	\$35,251
330	11-26-134-001-0000	\$46,171
331	11-26-134-002-0000	\$46,171
332	11-26-134-003-0000	\$19,414
333	11-26-134-004-0000	\$12,448
334	11-26-134-005-0000	\$25,449
335	11-26-134-006-0000	\$28,065
336	11-26-134-007-0000	\$0
337	11-26-134-008-0000	\$26,253
338	11-26-134-009-0000	\$3,866
339	11-26-134-010-0000	\$37,714
340	11-26-135-001-0000	\$0
341	11-26-135-002-0000	\$0
342	11-26-135-003-0000	\$0
343	11-26-135-004-0000	\$0
344	11-26-135-005-0000	\$2,940
345	11-26-135-006-0000	\$13,603
346	11-26-136-001-0000	\$0
347	11-26-137-001-0000	\$0
348	11-26-137-002-0000	\$0
349	11-26-137-004-0000	\$17,336
350	11-26-137-005-0000	\$1,386
351	11-26-137-006-0000	\$21,723
352	11-26-137-007-0000	\$15,216
353	11-26-137-008-0000	\$21,744
354	11-26-137-010-0000	\$0
355	11-26-138-001-0000	\$27,667
356	11-26-138-002-0000	\$28,611
357	11-26-138-003-0000	\$48,927
358	11-26-138-004-0000	\$0
359	11-26-138-005-0000	\$0
360	11-26-138-006-0000	\$0
361	11-26-138-007-0000	\$22,483
362	11-26-138-008-0000	\$20,824
363	11-26-138-009-0000	\$25,936
364	11-26-138-010-0000	\$0
365	11-26-138-011-0000	\$28,800
366	11-26-138-012-0000	\$24,317
367	11-26-138-013-0000	\$27,403
368	11-26-139-001-0000	\$0
369	11-26-139-002-0000	\$44,422
370	11-26-139-003-0000	\$0

371	11-26-139-004-0000	\$17,125
372	11-26-139-006-0000	\$24,678
373	11-26-139-008-0000	\$25,379
374	11-26-139-009-0000	\$34,561
375	11-26-140-001-0000	\$0
376	11-26-140-004-0000	\$14,081
377	11-26-140-007-0000	\$3,846
378	11-26-141-001-0000	\$19,691
379	11-26-141-002-0000	\$46,009
380	11-26-141-003-0000	\$27,728
381	11-26-141-006-0000	\$8,855
382	11-26-157-001-0000	\$0
383	11-26-157-002-0000	\$0
384	11-26-157-003-0000	\$0
385	11-26-157-004-0000	\$0
386	11-26-157-005-0000	\$0
387	11-26-157-006-0000	\$107,907
388	11-26-157-007-0000	\$88,235
389	11-26-158-001-0000	\$11,050
390	11-26-158-002-0000	\$14,871
391	11-26-158-003-0000	\$0
392	11-26-158-004-0000	\$9,265
393	11-26-158-005-0000	\$18,765
394	11-26-158-006-0000	\$1,158
395	11-26-158-007-0000	\$21,004
396	11-26-158-008-0000	\$9,389
397	11-26-158-009-0000	\$0
398	11-26-158-010-0000	\$8,379
399	11-26-158-011-0000	\$8,022
400	11-26-158-012-0000	\$6,832
401	11-26-158-013-0000	\$21,626
402	11-26-159-001-0000	\$0
403	11-26-159-002-0000	\$9,208
404	11-26-159-005-0000	\$16,977
405	11-26-159-008-0000	\$12,616
406	11-26-159-009-0000	\$4,965
407	11-26-159-010-0000	\$10,892
408	11-26-159-011-0000	\$17,043
409	11-26-159-012-0000	\$1,140
410	11-26-159-013-0000	\$200
411	11-26-159-014-0000	\$1,411
412	11-26-159-015-0000	\$9,718
413	11-26-159-016-0000	\$0
414	11-26-159-017-0000	\$19,911
415	11-26-159-018-0000	\$18,070
416	11-26-159-019-0000	\$22,960
417	11-26-159-020-0000	\$12,453
418	11-26-159-021-0000	\$1,469
419	11-26-159-022-0000	\$20,327
420	11-26-159-023-0000	\$18,410
421	11-26-159-024-0000	\$11,959
422	11-26-159-025-0000	\$9,639
423	11-26-160-001-0000	\$9,252

424	11-26-160-002-0000	\$14,323
425	11-26-160-003-0000	\$21,413
426	11-26-160-004-0000	\$14,007
427	11-26-160-005-0000	\$15,225
428	11-26-160-006-0000	\$0
429	11-26-160-007-0000	\$13,393
430	11-26-160-008-0000	\$17,630
431	11-26-160-009-0000	\$19,275
432	11-26-176-001-0000	\$0
433	11-26-177-001-0000	\$6,666
434	11-26-177-001-0000	\$6,666
435	11-26-177-002-0000	\$6,666
436	11-26-177-003-0000	\$14,304
437	11-26-177-005-0000	\$24,717
438	11-26-177-006-0000	\$13,266
439	11-26-177-007-0000	\$1,627
440	11-26-177-008-0000	\$1,968
441	11-26-177-009-0000	\$14,667
442	11-26-177-011-0000	\$14,635
443	11-26-177-012-0000	\$21,808
444	11-26-177-013-0000	\$15,224
445	11-26-177-014-0000	\$26,938
446	11-26-177-015-0000	\$17,916
447	11-26-177-016-0000	\$19,064
448	11-26-177-017-0000	\$7,853
449	11-26-177-018-0000	\$18,786
450	11-26-177-019-0000	\$22,761
451	11-26-177-020-0000	\$21,829
452	11-26-177-027-0000	\$18,617
453	11-26-178-001-0000	\$0
454	11-26-178-002-0000	\$12,736
455	11-26-178-003-0000	\$1,806
456	11-26-178-004-0000	\$21,326
457	11-26-178-005-0000	\$32,283
458	11-26-178-006-0000	\$22,364
459	11-26-178-007-0000	\$21,868
460	11-26-178-008-0000	\$22,309
461	11-26-178-011-0000	\$1,806
462	11-26-178-012-0000	\$4,032
463	11-26-178-013-0000	\$5,667
464	11-26-178-014-0000	\$20,452
465	11-26-178-015-0000	\$14,963
466	11-26-178-016-0000	\$12,030
467	11-26-178-017-0000	\$14,264
468	11-26-178-018-0000	\$16,605
469	11-26-178-019-0000	\$6,049
470	11-26-178-020-0000	\$0
471	11-26-178-021-0000	\$11,666
472	11-26-178-022-0000	\$14,667
473	11-26-178-023-0000	\$23,816
474	11-26-179-001-0000	\$0
475	11-26-179-002-0000	\$1,039
476	11-26-179-003-0000	\$17,650

477	11-26-179-004-0000	\$17,590
478	11-26-179-005-0000	\$0
479	11-26-179-006-0000	\$18,464
480	11-26-179-007-0000	\$8,299
481	11-26-179-008-0000	\$17,224
482	11-26-179-010-0000	\$20,768
483	11-26-179-011-0000	\$22,266
484	11-26-179-012-0000	\$15,036
485	11-26-179-013-0000	\$12,896
486	11-26-179-014-0000	\$732
487	11-26-179-015-0000	\$12,806
488	11-26-179-016-0000	\$18,194
489	11-26-179-017-0000	\$11,893
490	11-26-179-018-0000	\$10,038
491	11-26-179-019-0000	\$10,898
492	11-26-179-020-0000	\$120
493	11-26-179-021-0000	\$170
494	11-26-179-022-0000	\$1,280
495	11-26-179-023-0000	\$13,716
496	11-26-179-024-0000	\$9,525
497	11-26-179-033-0000	\$104,023
498	11-26-179-035-0000	\$24,911
499	11-26-179-036-0000	\$14,004
500	11-26-180-001-0000	\$0
501	11-26-180-002-0000	\$18,374
502	11-26-180-003-0000	\$21,489
503	11-26-180-004-0000	\$17,301
504	11-26-180-006-0000	\$13,148
505	11-26-180-007-0000	\$9,544
506	11-26-180-008-0000	\$19,263
507	11-26-180-009-0000	\$19,492
508	11-26-180-011-0000	\$12,772
509	11-26-180-012-0000	\$32,388
510	11-26-180-015-0000	\$17,772
511	11-26-180-016-0000	\$16,301
512	11-26-180-017-0000	\$0
513	11-26-180-018-0000	\$18,897
514	11-26-180-019-0000	\$16,314
515	11-26-180-020-0000	\$16,052
516	11-26-180-021-0000	\$26,651
517	11-26-201-001-0000	\$0
518	11-26-201-003-0000	\$0
519	11-26-201-004-0000	\$98,997
520	11-26-201-005-0000	\$48,002
521	11-26-201-006-0000	\$41,437
522	11-26-201-008-0000	\$24,093
523	11-26-201-011-0000	\$129,876
524	11-26-201-012-0000	\$15,591
525	11-26-201-013-0000	\$3,799
526	11-26-201-014-0000	\$6,171
527	11-26-201-015-0000	\$2,618
528	11-26-201-018-0000	\$4,379
529	11-26-201-020-0000	\$0

530	11-26-201-021-0000	\$75,243
531	11-26-201-022-0000	\$0
532	11-26-201-023-0000	\$0
533	11-26-203-002-0000	\$14,906
534	11-26-203-003-0000	\$119,373
535	11-26-203-006-0000	\$8,958
536	11-26-203-007-0000	\$2,286
537	11-26-203-008-0000	\$112,397
538	11-26-302-001-0000	\$0
539	11-26-303-001-0000	\$16,777
540	11-26-303-002-0000	\$13,353
541	11-26-303-003-0000	\$14,334
542	11-26-303-004-0000	\$20,730
543	11-26-303-005-0000	\$18,638
544	11-26-303-006-0000	\$17,244
545	11-26-303-007-0000	\$12,836
546	11-26-303-008-0000	\$11,541
547	11-26-303-009-0000	\$6,913
548	11-26-303-010-0000	\$0
549	11-26-303-011-0000	\$22,561
550	11-26-303-012-0000	\$388
551	11-26-304-001-0000	\$13,950
552	11-26-304-002-0000	\$17,976
553	11-26-304-003-0000	\$16,567
554	11-26-304-004-0000	\$19,133
555	11-26-304-005-0000	\$11,918
556	11-26-304-008-0000	\$0
557	11-26-304-009-0000	\$22,583
558	11-26-304-010-0000	\$0
559	11-26-304-011-0000	\$43,931
560	11-26-326-001-0000	\$24,812
561	11-26-326-002-0000	\$24,448
562	11-26-326-002-0000	\$24,448
563	11-26-326-003-0000	\$2,408
564	11-26-326-004-0000	\$8,359
565	11-26-326-005-0000	\$14,106
566	11-26-326-006-0000	\$1,140
567	11-26-326-007-0000	\$27,492
568	11-26-326-008-0000	\$19,390
569	11-26-326-009-0000	\$12,299
570	11-26-326-010-0000	\$15,515
571	11-26-326-011-0000	\$23,985
572	11-26-326-012-0000	\$10,720
573	11-26-326-013-0000	\$19,972
574	11-26-327-001-0000	\$21,455
575	11-26-327-002-0000	\$10,745
576	11-26-327-003-0000	\$17,923
577	11-26-327-004-0000	\$17,642
578	11-26-327-005-0000	\$9,645
579	11-26-327-006-0000	\$30,954
580	11-26-327-007-0000	\$16,848
581	11-26-327-008-0000	\$1,083
582	11-26-327-009-0000	\$14,002

583	11-26-327-010-0000	\$14,227
584	11-26-327-011-0000	\$15,042
585	11-26-327-012-0000	\$12,931
586	11-26-327-013-0000	\$15,356
587	11-26-327-014-0000	\$20,099
588	11-26-327-015-0000	\$16,607
589	11-26-327-016-0000	\$20,181
590	11-26-327-017-0000	\$20,683
591	11-26-327-018-0000	\$24,934
592	11-26-327-019-0000	\$16,930
593	11-26-327-020-0000	\$22,844
594	11-26-327-021-0000	\$9,568
595	11-26-327-022-0000	\$20,750
596	11-26-327-023-0000	\$4,287
597	11-26-327-024-0000	\$17,583
598	11-26-327-025-0000	\$2,948
599	11-26-327-026-0000	\$12,865
600	11-26-327-027-0000	\$15,260
601	11-26-327-028-0000	\$20,553
602	11-26-327-029-0000	\$4,117
603	11-26-327-030-0000	\$2,960
604	11-26-327-031-0000	\$39,238
605	11-26-328-003-0000	\$600
606	11-26-328-004-0000	\$260
607	11-26-328-013-0000	\$1,242
608	11-26-328-014-0000	\$1,672
609	11-26-328-015-0000	\$1,267
610	11-26-328-016-0000	\$1,267
611	11-26-328-021-0000	\$8,242
612	11-26-328-022-0000	\$21,024
613	11-26-328-023-0000	\$7,804
614	11-26-328-024-0000	\$0
615	11-26-329-001-0000	\$17,365
616	11-26-329-002-0000	\$21,297
617	11-26-329-003-0000	\$1,289
618	11-26-329-004-0000	\$22,307
619	11-26-329-005-0000	\$12,740
620	11-26-329-006-0000	\$9,246
621	11-26-329-007-0000	\$10,043
622	11-26-329-008-0000	\$6,145
623	11-26-329-009-0000	\$5,696
624	11-26-329-010-0000	\$8,823
625	11-26-329-011-0000	\$9,153
626	11-26-329-012-0000	\$13,897
627	11-26-329-013-0000	\$1,224
628	11-26-329-014-0000	\$1,368
629	11-26-329-015-0000	\$9,318
630	11-26-329-016-0000	\$10,004
631	11-26-329-017-0000	\$1,368
632	11-26-329-018-0000	\$24,674
633	11-26-329-019-0000	\$12,632
634	11-26-329-020-0000	\$23,551
635	11-26-329-021-0000	\$1,258

636	11-26-329-022-0000	\$19,559
637	11-26-329-023-0000	\$18,884
638	11-26-329-024-0000	\$15,391
639	11-26-329-025-0000	\$15,605
640	11-26-329-026-0000	\$16,255
641	11-26-329-027-0000	\$1,939
642	11-26-329-028-0000	\$16,413
643	11-26-329-029-0000	\$17,377
644	11-26-329-030-0000	\$17,839
645	11-26-329-031-0000	\$16,303
646	11-26-329-032-0000	\$1,587
647	11-26-329-033-0000	\$5,527
648	11-26-329-034-0000	\$1,642
649	11-26-330-001-0000	\$18,582
650	11-26-330-002-0000	\$11,135
651	11-26-330-003-0000	\$18,925
652	11-26-330-004-0000	\$16,530
653	11-26-330-005-0000	\$8,955
654	11-26-330-008-0000	\$11,677
655	11-26-330-009-0000	\$1,258
656	11-26-330-010-0000	\$2,504
657	11-26-330-011-0000	\$12,439
658	11-26-330-012-0000	\$16,487
659	11-26-330-013-0000	\$13,589
660	11-26-330-014-0000	\$13,806
661	11-26-330-015-0000	\$16,144
662	11-26-330-016-0000	\$35,079
663	11-26-330-017-0000	\$15,626
664	11-26-330-018-0000	\$8,141
665	11-26-330-019-0000	\$14,868
666	11-26-330-020-0000	\$8,342
667	11-26-330-021-0000	\$10,016
668	11-26-330-022-0000	\$21,532
669	11-26-330-023-0000	\$0
670	11-26-330-024-0000	\$18,794
671	11-26-330-025-0000	\$10,682
672	11-26-330-026-0000	\$18,904
673	11-26-330-027-0000	\$26,770
674	11-26-330-028-0000	\$16,676
675	11-26-330-029-0000	\$26,235
676	11-26-330-030-0000	\$20,808
677	11-26-331-001-0000	\$10,419
678	11-26-331-002-0000	\$10,354
679	11-26-331-003-0000	\$5,928
680	11-26-331-004-0000	\$8,451
681	11-26-331-005-0000	\$821
682	11-26-331-006-0000	\$492
683	11-26-331-007-0000	\$854
684	11-26-331-008-0000	\$10,675
685	11-26-331-010-0000	\$13,405
686	11-26-331-011-0000	\$1,395
687	11-26-331-012-0000	\$1,368
688	11-26-331-013-0000	\$1,395

689	11-26-331-014-0000	\$1,395
690	11-26-331-015-0000	\$1,395
691	11-26-331-020-0000	\$1,426
692	11-26-331-021-0000	\$12,319
693	11-26-331-022-0000	\$1,426
694	11-26-331-023-0000	\$0
695	11-26-331-024-0000	\$0
696	11-26-331-026-0000	\$0
697	11-26-331-027-0000	\$0
698	11-26-353-006-0000	\$146,575
699	11-26-503-001-0000	--
700	11-26-503-002-0000	\$0
701	11-26-503-007-0000	\$0
702	11-26-504-001-0000	\$0
703	11-26-504-002-0000	\$0
704	11-26-504-003-0000	\$0
705	11-26-504-004-0000	\$0
706	11-26-505-004-0000	\$0
707	11-26-505-006-0000	\$0
Total		13,890,279

Appendix 3
Housing Impact Study

Assessment of Housing Impact

The purpose of this section is to conduct a Housing Impact Study for the East River RPA as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “East River Redevelopment Project and Plan,” or the “Redevelopment Plan.”

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the East River RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses, as well as a diverse mix of housing types to current and future residents, while accommodating institutional uses where appropriate. Currently, there are no proposed redevelopment projects that will result in the permanent displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

- (i) Data as to whether the residential units are single family or multi-family units;
- (ii) The number and type of rooms within the units, if that information is available;
- (iii) Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that will be, or may be, removed;
- (ii) The municipality’s plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) The availability of replacement housing for those residents whose residences are

to be removed, and identification of the type, location, and cost of the replacement housing; and

(iv) The type and extent of relocation assistance to be provided.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on November 13, 2008, revealed that the East River RPA contains approximately 369 residential buildings containing 625 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	201	201
Multi-Family	168	424
Total	369	625

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the East River RPA of the 625 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the East River RPA, *S. B. Friedman & Company* analyzed 2000 Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Units by Bedroom Type¹		
Number of Bedrooms	2000 Census	Current Estimate for RPA
Studio	8%	50
1 Bedroom	48%	300
2 Bedrooms	22%	138
3 Bedrooms	14%	88
4 Bedrooms	5%	31
5+ Bedrooms	3%	18
Total	100%	625

Source: 2000 U.S. Census

Units by Number of Rooms²		
Number of Rooms	2000 Census	Current Estimate for RPA
1 Room	7%	44
2 Rooms	13%	81
3 Rooms	32%	200
4 Rooms	17%	106
5 Rooms	14%	88
6 Rooms	5%	31
7 Rooms	3%	19
8 Rooms	5%	31
9+ Rooms	4%	25
Total	100%	625

Source: 2000 U.S. Census

¹ As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

² As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* on November 13, 2008, the East River RPA contains an estimated 625 residential units of which 18 units (approximately 3 percent) are observed as vacant. Therefore, there are approximately 607 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of November 13, 2008, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U. S. Census data, the average household size within the Block Groups which comprise the East River RPA was 2.41 persons in 2000. Therefore, there are an estimated 1,463 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

Race	2000 Census Racial Distribution	Estimated Residents (2000)
Black or African-American Alone	20%	292
White Alone	65%	951
Asian Alone	5%	73
American Indian Alone	0%	0
Some other race Alone	6%	88
Two or more races	4%	59
Total	100%	1,463

Source: ESRI estimates of 2008 population and racial distribution based on 2000 U.S. Census data.

Hispanic Origin	Percentage	Estimated Residents (2000)
Hispanic	14%	205
Non-Hispanic	86%	1,258
Total	100%	1,463

Source: ESRI estimates of 2008 population and racial distribution based on 2000 U.S. Census data.

We have also estimated the potential distribution by income of the households living in the inhabited units within the East River RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from ESRI, a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

ESRI estimates that of all households residing within the Block Groups encompassed by the East River RPA, 358 may be classified as very low-income or lower, 97 may be classified as low-income, and 79 may be classified as moderate-income households.

Households By Income Category			
Income Category	2008 Percentage (from ESRI)	Number of Households	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	39%	237	\$0 - \$15,300
Very Low-Income	20%	121	\$15,301 - \$25,450
Low-Income	16%	97	\$25,451 - \$40,700
Moderate-Income	13%	79	\$40,701 - \$61,080
Subtotal: Moderate-Income or Below	88%	534	\$0 - \$61,080
Above Moderate-Income	12%	73	\$61,080+
Total	100%	607	--

Source: HUD, ESRI and *S. B. Friedman & Co.*

PART II

(i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the permanent displacement of any inhabited residential units. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps:

- (i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified, nor has an acquisition list been included in the East River Redevelopment Project and Plan. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. As of November 2008, there were no dilapidated buildings identified in our survey.
- (iii) Step three counts the number of inhabited residential units that exist where the

future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the East River RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Our aforementioned criteria did not identify any inhabited units that would be specifically targeted for demolition or displacement.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 88% of households that may be displaced during the life of the RPA are of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100%, of potentially displaced households lie within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

(ii) Relocation Plan

The City's plan for relocation assistance for those qualified residents in the East River RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the East River RPA is available for any qualified displaced residents.

If, during the 23-year life of the East River RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or within the City of Rockford.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service for the City of Rockford.

Vacancy Data

According to the 2007 American Communities Survey, the greater City of Rockford contained

67,302 housing units, of which 10,187 (15.1%) were vacant. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the greater City of Rockford as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	East River RPA Percentage (2000) [1]	City of Rockford Percentage (2007)
For rent	11.8%	2.4%
For sale	0.5%	0.9%
Rented/sold but not occupied	0.5%	1.2%
For seasonal/recreational/occasional use/migrant	0.6%	0.6%
Other	5.5%	10.0%
TOTAL VACANT UNITS	18.9%	15.1%

Source: 2000 U.S. Census, 2007 American Community Survey.

[1] 2000 U.S. Census data is the best available data which specifies vacancy type at the block group level.

Replacement Rental Housing

According to information obtained from the City of Rockford by *S. B. Friedman & Company*, there are no current projects located within the East River RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the City of Rockford.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Rockford Register Star* and Apartments.com during the month of October 2008.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the following table in comparison with the advertised rents found in the aforementioned newspaper listings.

Number of Bedrooms	Implied Family Size [1]	Rockford Fair Market Rents [2]	Observed Range [3]	Units in Sample
Studio	1	\$466	\$520 - \$568	3
1	1.5	\$525	\$535 - \$652	12
2	3	\$666	\$681 - \$815	15
3	4.5	\$871	\$962 - \$1,046	8

4	6	\$897	N/A	0
Total				38

Source: HUD, Rockford Housing Authority, *Rockford Register*, Apartments.com, *S. B. Friedman & Company*

[1] Derived from the number of bedrooms using HUD formulas.

[2] Defined by the Rockford Housing Authority based on HUD standards for rent and utilities in the areas that the Rockford Housing Authority serves.

[3] Based on a random sample of apartments located in the City of Rockford and advertised in the *Rockford Register* and Apartments.com during the month of October 2008.

The table on the following page provides a detailed summary of the apartment listings found in the *Rockford Register* and Apartments.com during the month of October 2008. The table above indicates that greatest number of available apartments have 1 or 2 bedrooms. No apartments were listed that contained more than 3 bedrooms. This could indicate that units with 4 bedrooms or more are more likely to be single-family homes. The sample above also indicates a gap between fair market rent and observed ranges of listing rents in all apartment unit types, which suggests that market rents may not be affordable to the majority of existing residents in the East River RPA.

S. B. Friedman & Company has also researched the availability of subsidized and income-restricted housing in and near the East River RPA. According to data provided by the Illinois Housing Development Authority (IHDA), there were at least 1,676 units in IHDA the City of Rockford. Of this total, 1,566 are income-restricted units, including an estimated 545 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. The Rockford Housing Authority publishes updated lists of properties that are currently available under the Housing Choice Voucher (Section 8) Program. As of September 30, 2008, the Rockford Housing Authority identified at total of 371 units. The table below shows a breakdown of available units by number of bedrooms.

Unit Type	Number of Available Units
Studio	5
1-bedroom	30
2-bedroom	137
3-bedroom	135
4-bedroom	53
5-bedroom	11
Total	371

Source: Rockford Housing Authority

Rockford Market Rate Apartments

Name	Address	City	# Beds	Low	High	Rent Range	Source
Mulford Park Apartment Homes	444 Gramercy Drive	Rockford	1	\$ 478	\$ 478	478	Rockford Register / Apartments.com
Hampton Ridge Apartments	3464 Hampton Ridge	Rockford	2	\$ 483	\$ 603	603	Rockford Register / Apartments.com
Hampton Meadows Apartments	906 McKnight Circle	Rockford	3	\$ 603	\$ 613	613	Rockford Register / Apartments.com
Harbor East Apts	6538 Spring Brook Rd	Rockford	2	\$ 500	\$ 830	830	Rockford Register / Apartments.com
Great Oaks Apts	4810 Linden Rd	Rockford	3	\$ 1,020	\$ 1,020	1,020	Rockford Register / Apartments.com
Beacon Hill	5203 Linden Rd	Rockford	2	\$ 850	\$ 985	995	Rockford Register / Apartments.com
Woodland Park Apts	2690 Rudeen Clos	Rockford	1	\$ 1,275	\$ 1,400	1,400	Rockford Register / Apartments.com
			2	\$ 1,300	\$ 1,355	1,355	Rockford Register / Apartments.com
Arlington Place Apts	3936 Eagle Dr	Rockford	1	\$ 355	\$ 465	415	Rockford Register / Apartments.com
Pembroke Place Apts	2775 Stowmarket Dr	Rockford	2	\$ 465	\$ 540	510	Rockford Register / Apartments.com
William Brown Lofts	228 S Main St	Rockford	1	\$ 440	\$ 540	500	Rockford Register / Apartments.com
Rock River Tower	913 S Main St	Rockford	2	\$ 580	\$ 915	915	Rockford Register / Apartments.com
			3	\$ 525	\$ 525	525	Rockford Register / Apartments.com
			1	\$ 525	\$ 525	525	Rockford Register / Apartments.com
Harrison View Apts	4242 Harrison Ave	Rockford	1	\$ 1,083	\$ 1,083	1,083	Rockford Register / Apartments.com
Five Points	3840 Broadway	Rockford	0	\$ 715	\$ 760	760	Rockford Register / Apartments.com
			1	\$ 800	\$ 845	820	Rockford Register / Apartments.com
			2	\$ 845	\$ 950	903	Rockford Register / Apartments.com
			3	\$ 950	\$ 1,083	1,170	Rockford Register / Apartments.com
			2	\$ 1,083	\$ 1,150	1,150	Rockford Register / Apartments.com
			3	\$ 1,150	\$ 1,300	1,200	Rockford Register / Apartments.com
			1	\$ 514	\$ 625	614	Rockford Register / Apartments.com
			2	\$ 607	\$ 625	707	Rockford Register / Apartments.com
			0	\$ 325	\$ 325	325	Rockford Register / Apartments.com
			1	\$ 325	\$ 400	500	Rockford Register / Apartments.com
			2	\$ 400	\$ 625	800	Rockford Register / Apartments.com
			3	\$ 625	\$ 625	1,000	Rockford Register / Apartments.com
Halsted Park Apts	2535 Halsted Rd	Rockford	1	\$ 460	\$ 460	550	Rockford Register / Apartments.com
			2	\$ 460	\$ 460	550	Rockford Register / Apartments.com

Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the greater City of Rockford for the past three years, as well as all current available properties listed for sale.

Price Range	2006 Sales	2007 Sales	2008 Sales	Currently Active Properties (as of 10/1/08)
\$0 - \$100,000	276	401	225	186
\$100,000-\$150,000	191	244	118	145
\$150,000- \$200,000	105	106	56	117
\$200,000- \$250,000	27	46	21	36
\$250,000 & Above	25	31	23	57
Totals	624	828	443	541

Source: Multiple Listing Service of Northern Illinois, *S. B. Friedman & Company*

Based on the available data, we anticipate that the rental and for-sale residential markets for the community areas in and around East River RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are currently 625 total housing units in the East River RPA, and 950 units identified in this sample study that are currently available for rent or sale in the greater City of Rockford. Vacancy data from the U. S. Census 2007 American Community Survey suggests that there are as many as 10,000 vacant units in the City of Rockford. Therefore, there are enough available units for relocation of every unit currently present within the RPA. Additionally, there are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

(iv) Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such

residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations hereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms are defined as follows:

- (i) “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “Very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “Affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The City of Rockford will make a good faith effort to relocate these households to affordable housing located in or near the East River RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.

City of Rockford
Eastside Redevelopment Project Area
Tax Increment Finance Program

Redevelopment Project and Plan

City of Rockford
Lawrence Morrissey
Mayor

September 1979

Amendment No. 1
September 1986

Amendment No. 2
September 1999

Amendment No. 3
December 2008

***Eastside Redevelopment Project Area
Tax Increment Finance Program
Redevelopment Plan and Project***

Amendment No. 3

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the “Act”), the City Council of the City of Rockford (the “City”) adopted ordinances in September 1979 approving the Eastside Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the “Original Plan”), designating the Eastside Redevelopment Project Area (the “RPA”) as a redevelopment project area under the Act, and adopting tax increment allocation financing for the RPA. The Original Plan was later amended in September 1986 (“Amendment No. 1”) to include additional parcels within the RPA. A second amendment (“Amendment No. 2”) was prepared in September 1999 to add more parcels and increase the RPA’s budget for eligible redevelopment costs.

The Plan as presented in Amendment No. 2 is being amended to remove 158 real estate tax parcels, along with the corresponding rights-of-way from the Redevelopment Project Area. The parcels to be removed from the RPA will be included in the proposed East River Redevelopment Project Area. Public Act 92-263 provides in Section 11 - 74.4-5 (c) that:

Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of low or very low income households to be displaced from the redevelopment project area, provided that measured from the time of creation of the redevelopment project area the total displacement of the households will exceed 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

To accomplish the removal of the 158 parcels and related rights-of-way from the Redevelopment Project Area, the following amendments would apply to the Eastside Redevelopment Plan, as stated in Amendment No. 2:

1. Section I. Introduction- Paragraph one, the third sentence is removed and replaced with the following:

The redevelopment project area is generally bounded by State Street and Lafayette Avenue on the north, 4th Street and Kishwaukee Street on the east, Walnut Street on the south and the Rock River on the west.

2. Section II. Eastside Redevelopment Project Area Boundaries- the Legal Description as shown in this section of Amendment No. 2 is replaced with the attached Amended Exhibit 1: Amended Legal Description;
3. Section IV. Comprehensive Program for Redevelopment of the Eastside Redevelopment Project Area:

Subsection 4- Public Improvements is removed and replaced with:

Construction of public works or improvements within the Eastside Project Area includes street resurfacing, new sidewalks, riverfront improvements, public parking improvements, new curbs and gutters, lighting and landscaping.

Subsection 8- Redevelopment Project Agreements- the second sentence and items "a" and "b" are removed.

4. Table I. Eastside Redevelopment Project Area, Summary of Redevelopment Project Costs- items "a" through "f" are eliminated and consolidated into one general Public Improvements budget line item. This portion of the budget is now replaced with:

Cost Category	Estimated Total Project Costs 1980-1999	Estimated Total Project Cost to Be Completed 2000-2015
Public Improvements	\$9,729,000	\$0

5. Section IV, Subsection B, item b, number (1)- the last two sentences of number (1) are removed and is replaced with:

As of December 2008, the third amendment of the Eastside RPA, including the removal of 158 parcel numbers, amounted to \$5,926,943 in equalized assessed value. A summary by block of equalized assessed values (EAV) within the project area for the years of 1978, 1985, and 1999 are set forth in Table III. Table IV includes the 2007 EAV by Parcel Identification Number (PIN) for the effective RPA as revised by Amendment No. 3.

{“Table IV” as displayed in Amendment No. 2 is not labeled correctly. It should be labeled “Table III”, as described in the text}

6. Section IV, Subsection B, item b, number (2)- is removed entirely and replaced with the following:

2. Estimate of Real Estate Tax Increment Revenue. The 2009 estimated increment of equalized assessed valuation in the Eastside Project Area is \$346,000. The estimate of increment is based on the following assumptions:

- a. A 2007 Equalization factor of 1.000
- b. A 2007 tax rate of 10.2842%
- c. An annual inflation rate of 1.5%
- d. A collection loss of 5%

The total EAV is subject to verification by the Winnebago County Clerk. After verification, the final figure shall be certified by the Winnebago County Clerk, and shall become the Certified EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Winnebago County. The incremental real estate tax revenues generated over the remaining life of the RPA may be deposited in the Eastside Special Service Tax Allocation Fund to pay for redevelopment project costs or retire obligations issued to pay redevelopment costs.

7. Map A: Project Boundary as shown in Amendment No. 2 is replaced with the attached Amended Map 1: Amended Project Boundary. In addition, the following text is added to Map 1: Project Boundary as amended by this Amendment No. 3 document:

The Community Development Department finds that the Eligibility Study that is part of the Original Plan and subsequent amendments is not affected adversely by the removal of the 158 parcels, as all the qualifying factors necessary for the approval of the Original Plan were found to be reasonably distributed throughout the improved portion of the Redevelopment Project Area, and all areas within the Redevelopment Project Area show the presence of Conservation Area factors as defined by the Act.

Table IV. Eastside RPA 2007 EAV by Parcel Identification Number (PIN)

	PIN	2007 EAV
1	11-23-329-001	\$70,937
2	11-23-329-002	\$0
3	11-23-358-002	932067
4	11-23-376-001	\$443,750
5	11-23-376-002	\$0
6	11-23-378-003	\$16,250
7	11-23-378-004	\$117,033
8	11-23-380-001	\$18,420
9	11-23-380-002	\$48,139
10	11-23-380-003	\$17,704
11	11-23-380-004	\$19,433
12	11-23-380-005	\$25,100
13	11-23-383-001	\$241,605
14	11-23-383-009	\$46,292
15	11-23-383-010	\$37,977
16	11-23-383-011	\$75,135
17	11-23-385-001	\$0
18	11-23-385-002	\$0
19	11-23-385-003	\$2,168
20	11-23-385-004	\$1,017
21	11-23-385-005	\$2,408
22	11-23-386-006	\$22,526
23	11-23-386-007	\$46,897
24	11-23-386-008	\$86,663
25	11-23-386-009	\$0
26	11-23-386-015	\$72,585
27	11-23-386-016	\$61,451
28	11-23-386-019	\$89,084
29	11-23-387-001	\$363,508
30	11-23-387-002	\$121,760
31	11-23-387-003	\$101,971
32	11-23-387-019	\$0
33	11-23-387-020	\$0
34	11-23-388-001	\$0
35	11-23-388-002	\$63,255
36	11-23-388-003	\$48,407
37	11-23-389-002	\$0
38	11-23-389-003	\$27,013
39	11-23-389-004	\$46,433
40	11-23-389-005	\$27,480
41	11-23-390-001	\$15,523
42	11-23-390-002	\$14,336
43	11-23-390-003	\$19,111

44	11-23-390-004	\$19,111
45	11-23-390-005	\$40,989
46	11-23-390-006	\$20,095
47	11-23-390-007	\$22,809
48	11-23-390-010	\$36,208
49	11-23-390-011	\$26,317
50	11-23-390-015	\$549
51	11-23-390-020	\$42,317
52	11-23-391-001	16029
53	11-23-452-001	\$1,618
54	11-23-452-002	\$363
55	11-23-452-003	\$1,687
56	11-23-452-004	\$3,668
57	11-23-452-005	\$417,945
58	11-23-453-001	\$121,795
59	11-23-453-002	\$5,183
60	11-23-453-003	\$8,283
61	11-23-453-004	\$5,700
62	11-23-453-005	\$281,551
63	11-23-453-006	\$285
64	11-23-453-007	\$2,493
65	11-23-453-010	\$3,685
66	11-23-453-014	\$29,218
67	11-23-453-016	\$3,190
68	11-23-453-017	\$7,370
69	11-23-453-018	\$7,370
70	11-23-453-019	\$4,337
71	11-23-453-020	\$6,379
72	11-23-454-001	\$101,109
73	11-23-454-002	\$15,225
74	11-23-454-003	\$51,052
75	11-23-454-004	\$13,314
76	11-23-454-005	\$13,791
77	11-23-454-006	\$7,330
78	11-23-454-007	\$6,008
79	11-23-454-008	\$13,265
80	11-23-454-009	\$18,858
81	11-23-455-001	\$26,189
82	11-23-455-003	\$1,459
83	11-23-455-004	\$2,450
84	11-23-455-005	\$6,518
85	11-23-455-006	\$154,184
86	11-23-455-007	\$5,729
87	11-23-455-008	\$11,089
88	11-23-455-009	\$15,720

89	11-23-455-010	\$15,435
90	11-23-459-001	\$7,752
91	11-23-459-003	\$12,460
92	11-23-459-006	\$50,833
93	11-23-459-007	\$63,089
94	11-23-459-008	\$2,325
95	11-23-459-011	\$2,710
96	11-23-459-013	\$772,444
97	11-23-459-014	\$7,263
98	11-23-459-015	\$49,360
99	11-23-504-002	0
100	11-26-127-007	0
	Total EAV:	\$5,926,943



Proposed Eastside TIF

Legend

 Eastside TIF Boundary

0 0.05 0.1 Miles

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