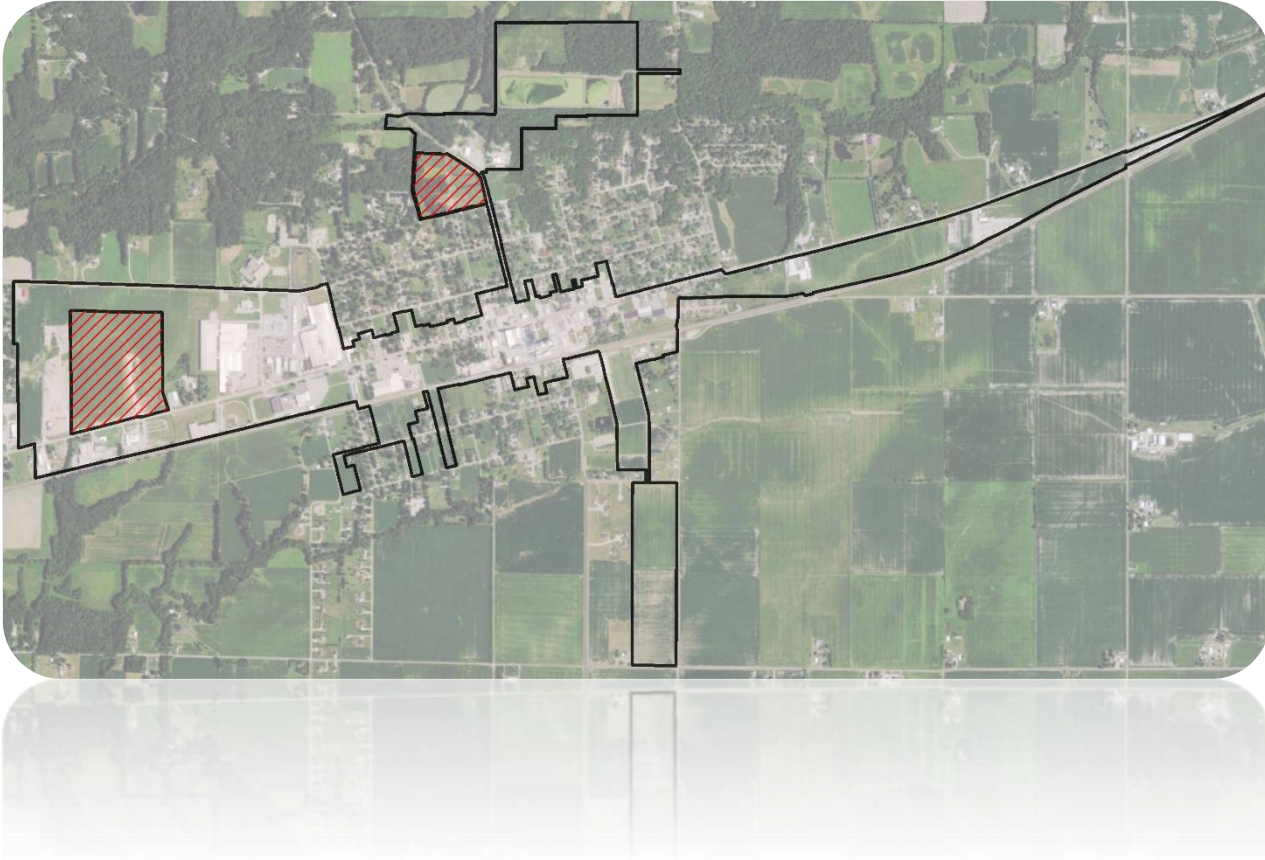




VILLAGE OF TEUTOPOLIS, ILLINOIS

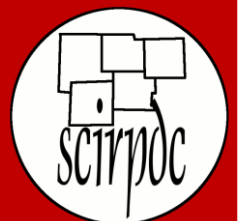
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Tax Increment Financing Redevelopment Plan & Project

Central Redevelopment Project Area

June 7, 2017



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Section I – Introduction

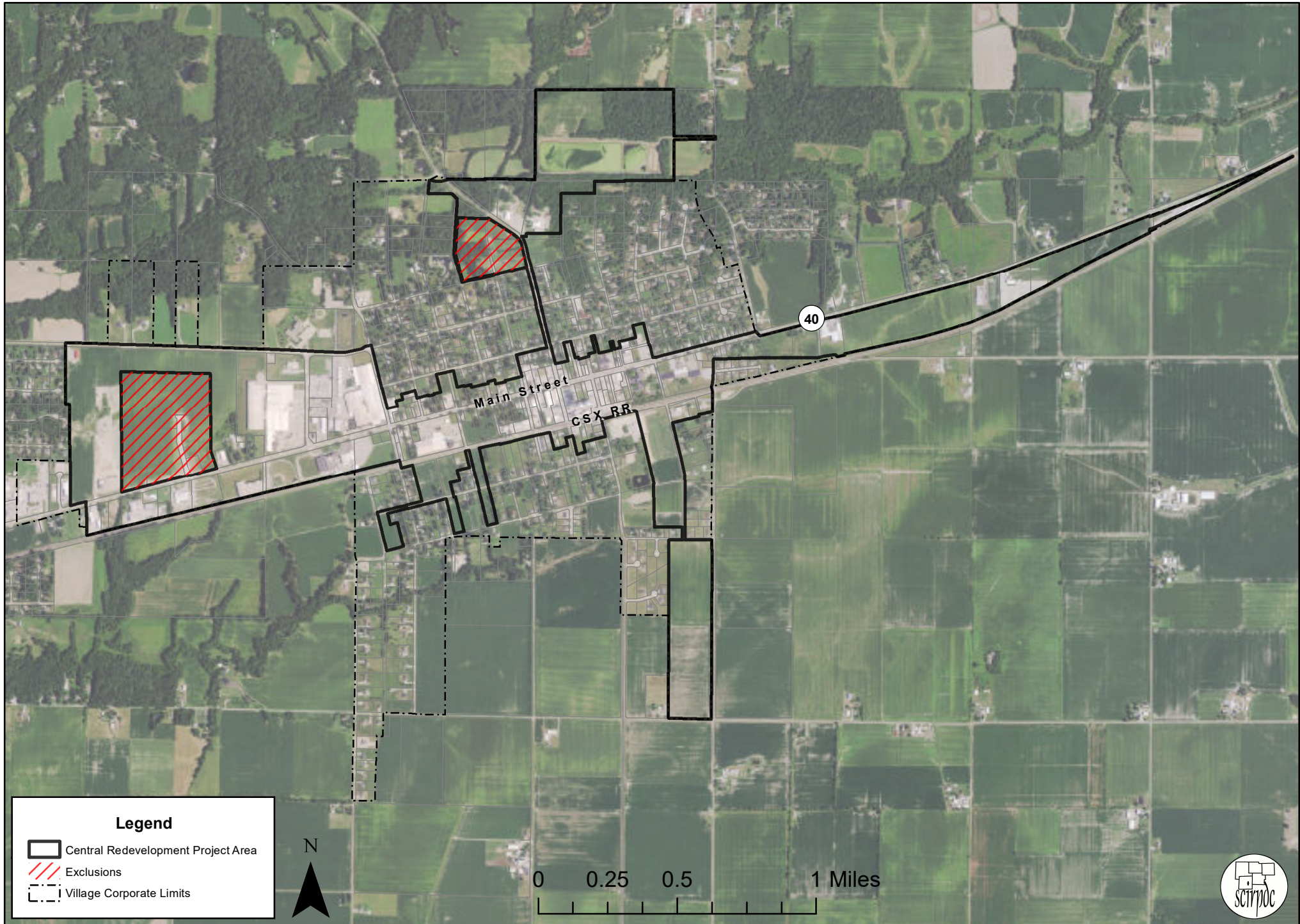
On March 15, 2017 the Village of Teutopolis Board of Trustees passed **Resolution No. 588** asserting the intent of the Village to undertake a feasibility study to determine whether findings may be made to designate a portion of the Village as a tax increment financing (TIF) Redevelopment Project Area and to encourage the redevelopment of such area. The area being considered for designation as a TIF Redevelopment Area includes the industrial and downtown areas of the Village, as well as other adjoining areas of the Village. The area is referred to herein as the Central Redevelopment Project Area. The boundaries of the aforementioned area are shown on **Exhibit A**. The boundary legal description is contained within the **Appendix** as **Attachment A**.

The Village intends to utilize TIF, as well as other financing and development tools as they become available and necessary, to improve the blighting conditions of the proposed Central Redevelopment Project Area as was found and documented through the authorized feasibility study conducted by staff of the South Central Illinois Regional Planning & Development Commission (SCIRPDC). The completed feasibility study was presented to the Village Board of Trustees on April 19, 2017 at a regularly scheduled board meeting.

The Central Redevelopment Project Area contains approximately 446 acres, including streets and rights-of-way. There are 181 total parcels of real property, of which 155 (86%) parcels have been found to be improved (i.e., buildings, parking lots, etc.). Much of the improved environment within the proposed area, including improvements in public right-of-way, suffers from advanced age as well as physical deterioration. While not all parcels of real property indicate conditions that would cause them to qualify individually under the definitions of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), henceforth referred to as the “Act”, the area “on the whole” meets the eligibility standards as set forth in the Act.

The Act sets forth the requirements and procedures for establishing and designating a TIF Redevelopment Project Area as well as a Redevelopment Plan. Throughout this Redevelopment Plan the findings of eligibility for establishing a TIF Redevelopment Project Area is identified and discussed. Also included in this Redevelopment Plan are the goals and objectives of the Central Redevelopment Project Area and the expected project costs associated with implementing those goals and objectives.

Exhibit A: Central Redevelopment Project Area



Section II – Statutory Basis for Tax Increment Financing

TIF Redevelopment Project Area Guidelines

TIF is a local funding mechanism created by the Act to allow a municipality to carry out redevelopment activities at the local level. The redevelopment that occurs in the designated TIF Redevelopment Project Area creates an increase in the total equalized assessed valuation (EAV) of the property within the area and furthermore generates an increase in total real property tax revenues. This increase or “increment” can then be used to finance redevelopment project costs such as land acquisition, site clearance, building rehabilitation, interest subsidy, public infrastructure construction as well as other redevelopment project costs as permitted and discussed within the Act.

In order to establish a TIF Redevelopment Project Area or TIF District, those properties chosen to be included must adhere to Illinois statutory guidelines and be found to be eligible under those same guidelines. According to the Act in order for a municipality to qualify properties for TIF financing, a finding must be made that illustrates that conditions within the redevelopment project area, or TIF area, allow the area to be classified as a blighted area, a conservation area, a combination of both a blighted and a conservation area, or an industrial park conservation area. SCIRPDC conducted an assessment and evaluation of the proposed area and the findings of this assessment or evaluation are illustrated within this study. Prior to an examination of those findings, the definitions that are being utilized for qualifying this particular TIF Redevelopment Project Area are discussed below.

Conservation Area

A “Conservation Area” means any improved area within the boundaries of the redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

1. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. 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.

4. 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.
5. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light, or sanitary facilities. 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 refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities. 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.

10. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
12. Environmental remediation. 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.
13. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) 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 (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Blighted Area

A "Blighted Area" means any improved or vacant area within the boundaries of the redevelopment project area located within the territorial limits of the municipality where:

A. If improved, industrial and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

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

2. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. 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.
4. 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.
5. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light, or sanitary facilities. 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 refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities. 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.

10. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Environmental remediation. 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.
12. 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.
13. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) 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 (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

B. If vacant, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 3. Tax and special assessment delinquencies exist or the property has been subject of tax sales under the Property Tax Code within the last five (5) years.
 4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 5. The area has incurred Illinois Environment 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.
 6. The total equalized assessed value of the proposed redevelopment project has declined for (3) of the last five (5) 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 (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- C. If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
1. The area consists of one or more unused quarries, mines, or strip mine ponds.
 2. The area consists of unused rail yards, railtracks, or railroad rights-of-way.
 3. The area, prior to designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
 4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one

of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

6. The area qualified as a blighted area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Section III– Central Redevelopment Project Area Eligibility

Eligibility Methodology

SCIRPDC staff utilized a variety of methods and techniques when determining the eligibility of the parcels of real property located within the Central Redevelopment Project Area in question. These methods and techniques included the following:

1. An on-site examination of each parcel of real property located within the Central Redevelopment Project Area in question on March 29 and March 30, 2017 by experienced staff of SCIRPDC. This examination was conducted to determine the condition of properties, buildings, streets, etc. within the area for subsequent analysis to determine TIF eligibility as required in the Act.
2. Further examination of illustrative maps, GIS mapping technology, aerial photographs and other historic data related to the Central Redevelopment Project Area.
3. Communication with Village appointed and elected officials as well as other local community stakeholders with first-hand knowledge of history and conditions of the Central Redevelopment Project Area.
4. Compliance with the basic findings of need as established in the aforementioned Act, effective January 10, 1977, and subsequently amended, as well as the utilization and compliance with eligibility definitions as set forth in the Act.

Project Area Eligibility Analysis

The findings of this analysis, detailed below, demonstrate that the Central Redevelopment Project Area is found to be a combination “conservation area” and “blighted area” as defined within the Act. Following the analysis detail, a summarizing table of each finding relative to the project area’s eligibility is provided.

1. **Age of Buildings and Structures**

As is the case in many mostly rural communities, the Village of Teutopolis has a substantial number of older buildings and structures that fail to meet modern development standards as a result of being constructed prior to contemporary development guidelines. The continued exposure to environmental elements over time adversely affects these buildings and structures both aesthetically and structurally. Even normal upkeep and maintenance can only temporarily keep buildings and other structures architecturally sound.

As stated in the Act, 50% or more of the structures within the redevelopment area must be 35 years of age or more to be qualified as a “conservation area”. Village and County records, photographs

taken during SCIRPDC's on-site evaluation, and other aerial photography and mapping software were all utilized to document the presence of this particular eligibility factor.

The on-site evaluation of the Central Redevelopment Project Area documented that 148 buildings or structures were present within the aforementioned area, of which 116 (78%) were documented to be 35 years of age or older as of the writing of this redevelopment plan. Therefore, the developed portion of the Central Redevelopment Project Area was found to be compliant with this base "conservation area" criteria and may be reviewed for compliance.

Furthermore, the on-site evaluation of the eligibility factors for the developed land within the Central Redevelopment Project Area resulted in **Exhibit B** demonstrating the existing land use throughout the project area. The following is a review of the existing developed land factors in the project area that would qualify it as a "conservation area".

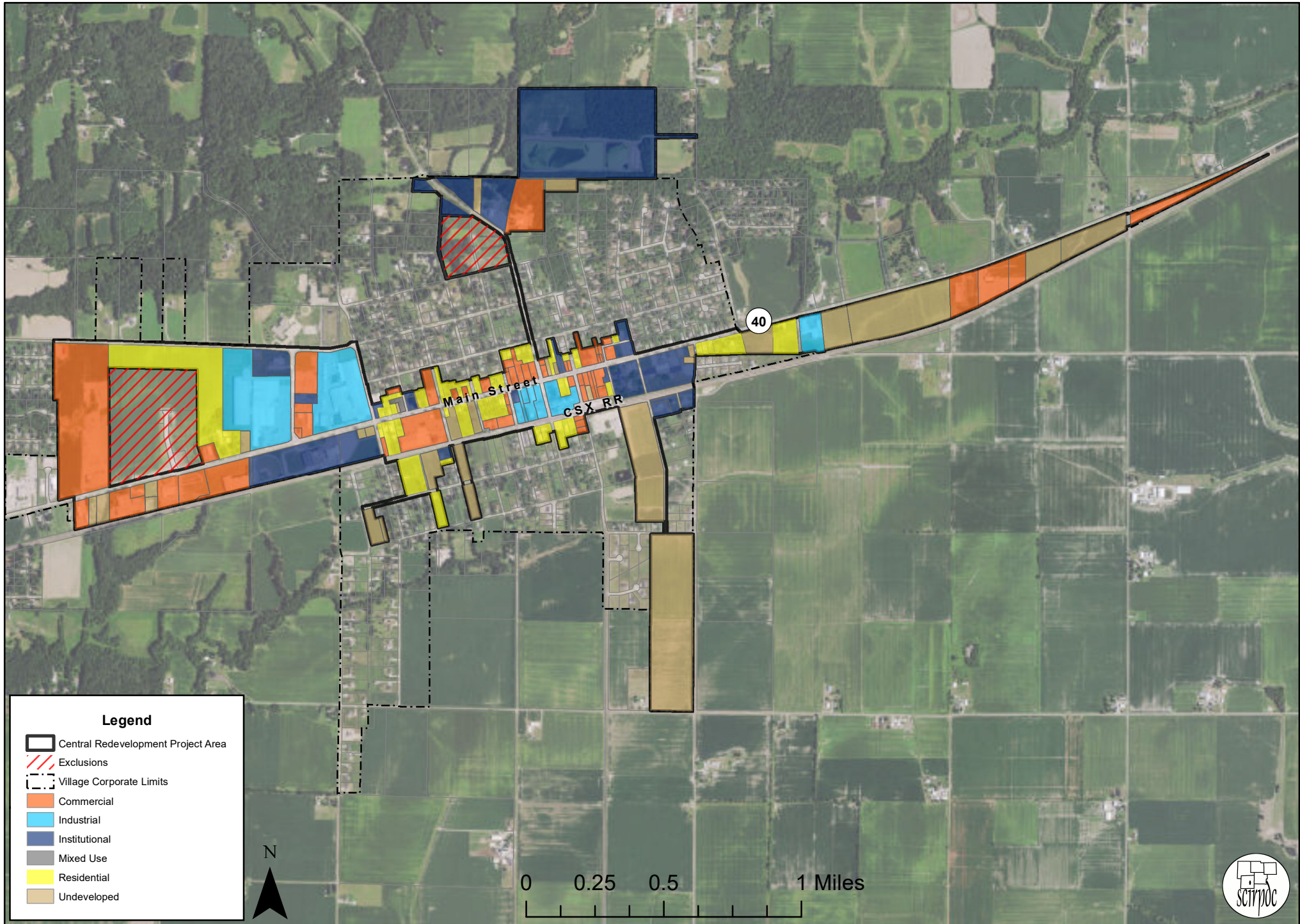
2. **Dilapidation**

As stated in the Act, dilapidation is defined as an advanced state of disrepair or neglect of necessary repairs to the primary structural components of the buildings or improvements. Buildings or structures determined to be dilapidated normally require demolition because the rehabilitation of a dilapidated building or structure is not considered to be cost effective. Upon evaluation of the developed or improved land for the presence of dilapidated buildings or structures, the conditions present demonstrate that 12 (8%) of the documented 148 buildings or structures show the occurrence of dilapidation. This eligibility factor is not found to be reasonably distributed throughout the project area on the whole, and therefore is not one of the eligible factors associated with the area.

3. **Obsolescence**

As described in the Act, obsolescence is the condition or process of falling into disuse. Obsolete buildings or structures have become ill-suited for their original use and are no longer able to provide adequate functionality. In terms of structure obsolescence, only 2 (1%) of the documented 148 buildings and structures within the project area are demonstrated to qualify as structurally obsolete. While a majority of the buildings and structures within the project area are aging and deteriorating rapidly, they have, on the whole, been determined to be adequately adaptable to fit the needs of their current or marketed use. The on-site evaluation consultant may be underestimating the presence of structural obsolescence in the project area to some extent, however, it is in the opinion of the evaluators and the Village that while the buildings and structures in the project area exhibit numerous difficulties to redevelopment as is, their structural build relative to their intended and future use does not adversely affect the project area "on the whole".

Exhibit B: Central Redevelopment Project Area Land Use



4. **Deterioration**

As described in the Act, deterioration with respect to buildings, can be considered to be present when buildings located within the project area have major defects in secondary building components such as doors, windows, porches, gutters, downspouts and fascia. In terms of surface improvements, deterioration can be considered to be present when roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas display surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Upon evaluation, the project area had deteriorating conditions present in 102 (69%) of the 148 buildings, 110 (71%) of the 155 improved parcels of real property, and 19 (79%) of the 24 improved, non-vacant sub-areas, grouped by locale. Notable defects among the 102 deteriorating buildings that were documented following the on-site parcel evaluation included aging roofs, defective windows, cracking foundation, and deteriorating fascia. Examples of this particular eligibility factor can be found throughout the entire area, both geographically and among the various types of land uses.

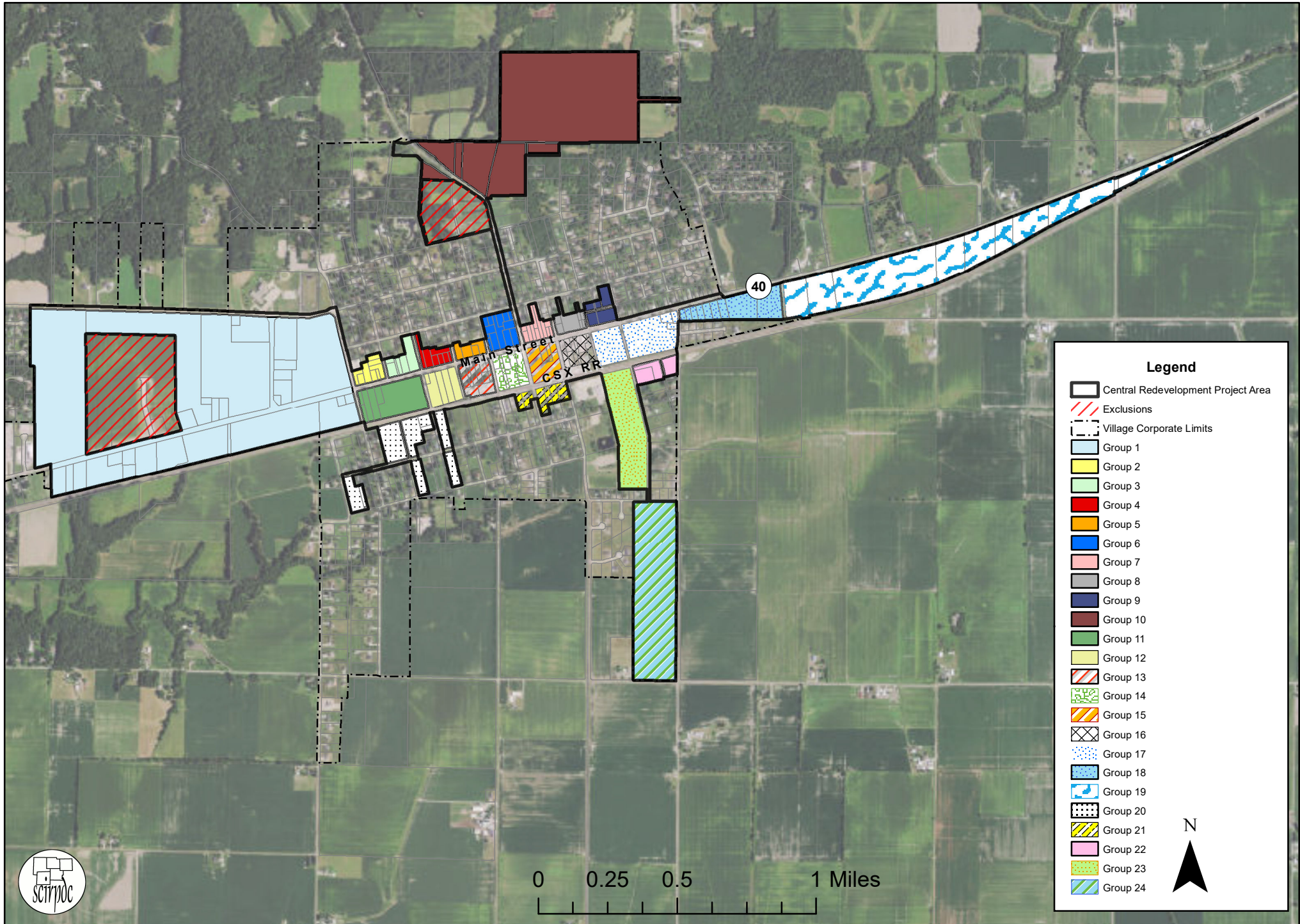
Additionally, among the 155 parcels with real property with site improvements, including 17 parcels of real property that displayed site improvements without buildings or structures, 110 showed signs of this particular eligibility factor. When these 155 parcels of real property were examined by sub-area (shown on **Exhibit C**), accounting for general neighboring location and land use, 19 of the 24 designated sub-areas had deteriorating conditions present. Specifically, common forms of deterioration present included, cracking and crumbling sidewalks, cracking roadways and alleyways, grass and weed growth through paved surfaces, cracking parking lots and entry ways, as well as disarrayed and unkempt gravel areas.

Therefore, overall, deterioration conditions were present in a large majority of the project area. Combining the three separate calculations into one average deterioration metric, it is found that this eligibility factor was present in 73% of the project area, thus qualifying for this particular eligibility criterion.

5. **Structures Below Minimum Code**

As described in the Act, this eligibility factor must be documented through the presence of structures that do not met the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, not including housing and property maintenance codes. This particular eligibility factor, while undoubtedly present within the project area to at least some degree, was not evaluated fully and therefore it cannot be accurately stated that the presence of structures below minimum code adversely affects the project area “on the whole”.

Exhibit C: Central Redevelopment Project Area By Sub-Area



6. **Illegal Use of Individual Structures**

As described in the Act, the illegal use of individual structures is defined as structures that are in violation of applicable Federal, State, or local laws, exclusive of those applicable to the presence of the “structures below minimum code”. This eligibility factor was not evaluated within this particular project area and therefore it cannot be stated with any precision whether or not the presence of the illegal use of individual structures adversely affects the project area “on the whole”.

7. **Excessive Vacancies**

As described in the Act, for this eligibility factor to be considered present, buildings that are unoccupied or under-utilized must be present and must also represent an adverse influence on the project area because of the frequency, extent, or duration of the vacancies. During an initial evaluation of vacant or under-utilized buildings within the project area it was determined that further evaluation of this eligibility factor was not necessary because of the overwhelming likelihood that this eligibility factor would not be found to be present in the project area and adversely affect the project area “on the whole”.

8. **Lack of Ventilation, Light, or Sanitary Facilities**

As described in the Act, this particular eligibility factor is defined in three parts, (1) the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, (2) meaning the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room are to window area ratios, and (3) the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and other structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

The evaluation of the project area in questions did not examine the interior of each or any of the 148 buildings or structures located within the area to accurately determine whether this eligibility factor is found to be present within the project area and adversely affect the area “on the whole”.

9. **Inadequate Utilities**

As described in the Act, inadequate utilities are those that are (1) of insufficient capacity to serve the uses in the redevelopment project area, (2) deteriorated, antiquated, obsolete, or in disrepair, or (3) lacking within the redevelopment project area. The project area in question did not undergo and utilities examination and therefore cannot be found to present within the project area to reasonably state that this eligibility factor adversely affects the area “on the whole”. Despite this finding, inadequate utilities are undoubtedly present within the project area. The current utility structure of the Village is aging and deteriorating at a pace that would likely qualify for this eligibility factor in the near future without proper measures taken.

Therefore, the replacement and construction of water and sewer lines are expected to occur as a part of the redevelopment of the project area in order to both increase the capacity of water and

sewer service and bring new water and sewer service to areas of the Village that currently do not have adequate access. These utility upgrades will be completed as is necessary and as continued redevelopment of the project area occurs. This is most likely to occur along the western portion of the project area, which can be considered to be the industrial area of the Village, as well as the southern and eastern portions of the project area.

10. **Excessive Land Coverage and Overcrowding**

As described in the Act, excessive land coverage and overcrowding is defined as the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. In order to find that this eligibility factor is present within the project area parcels of real property must exhibit one or more of the following conditions, (1) 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 a reasonably required off-street parking, or inadequate provision for loading and service.

The evaluation of this eligibility factor in the project area found that among the 148 buildings and structures present among the 138 parcels of improved real property with buildings present, 23 (17%) of the parcels of real property have been determined to have the presence of excessive land coverage and overcrowding per the definition of this factor in the Act. While it can be reasonably stated that 17% is more than marginal in terms of the total redevelopment project area, it cannot be surmised that this factor is present to the extent that is adversely affects the project area “on the whole”.

11. **Deleterious Land Use or Layout**

As described in the Act, this eligibility factor can be defined as 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. These types of incompatible land-use relationships generally occur when the function of one particular land use negatively impacts adjacent land uses. These negative impacts can be overt such as excess noise, an overabundance of suitable vehicular traffic, truck delivery traffic, as well as the utilization of portions of public right-of-way as part of a loading or unloading area.

Additionally, some negative impacts of poor land use relationships may be less overt and more covert or not easily seen or measurable. Covert negative effects include situations in which residential land uses are located in areas where the best use of the property may actually be commercial or industrial in nature, or vice versa. In these cases, the neighboring misuses are intruding on one another, creating not only difficulty in redevelopment, but also difficulty with declining or stagnant equalized assessed valuations.

The evaluation of the project area relative to this eligibility factor illustrates that of the 155 total improved parcels of real property 113 (73%) are found to be illustrating deleterious land use relative to their neighboring parcels of real property. Furthermore, when analyzed by sub-area, 12 (50%)

of the 24 improved sub-area parcel groups are found to illustrate deleterious land use. The most common of these misuses includes parcels of property being utilized for commercial purposes neighboring residential land uses. The project area also exhibits industrial uses neighboring residential uses. Furthermore, this finding of deleterious land use also contributes to the lack of community planning eligibility factor discussed below.

12. **Environmental Remediation**

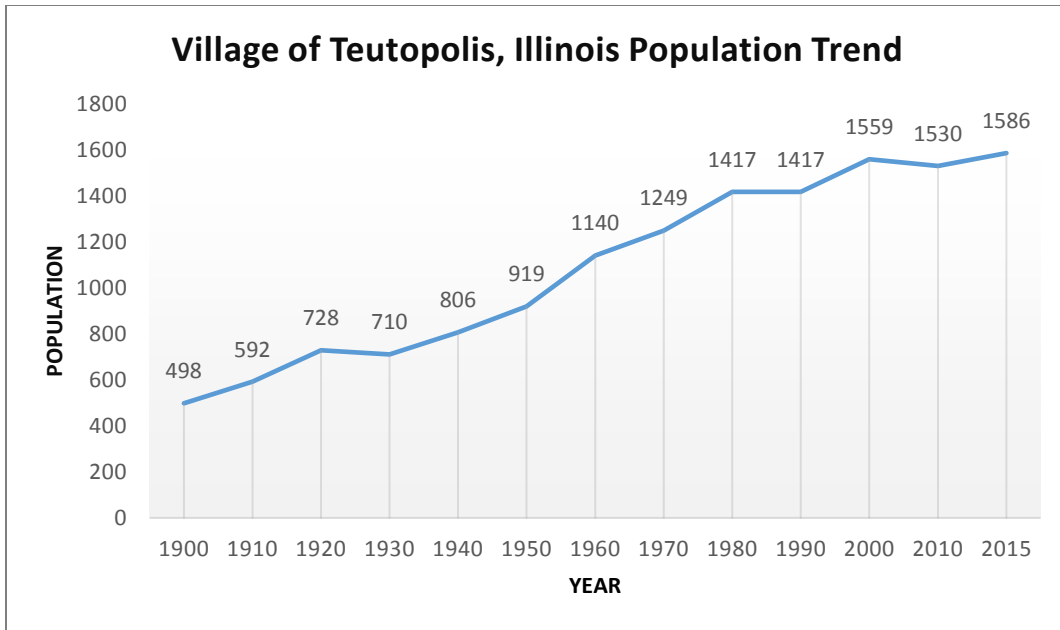
As described in the Act, to make a finding under this eligibility factor the project area, IEPA for USEPA remediation costs must have occurred within the project area and constitute a material impediment to development or redevelopment. There has been no evidence of such remediation costs occurring the project area and therefore the area does not qualify under this eligibility factor.

13. **Lack of Community Planning**

As described in the Act, this eligibility factor is illustrated by documenting that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. A large majority of the project area exhibits conditions relative to a lack of community planning. Specifically, 121 (80%) of the 151 total improved parcels of real property displayed development that was done without the benefit or guidance of a community plan. The first factor documenting this finding is the wide spread deleterious land use discussed with the previous eligibility factor.

An additional indicator to this finding of a lack of community planning is that the Village's first comprehensive plan, since its establishment in 1830, was completed and passed by the Village Board of Trustees in 2011. Since 116 of the buildings or structures located within the project area are 35 years of age or older, the development of the parcels of real property containing those buildings or structures was done prior to any comprehensive planning document.

Furthermore, as is illustrated in the table on the following page, the Village's population increased by more than 300% from 1900-2010 without the guidance of any community planning document. While development in the last several years have been under the guidance of a comprehensive plan, a majority of population growth and development, as noted by the age of the buildings and structures within the project area, has occurred without any adequate community planning. Due to these findings, the project area does qualify under the lack of community planning eligibility factor.



Source: United States Census Bureau Decennial Census & ACS

14. **Declining or Sub-Par EAV**

As described in the Act, the eligibility factor can be determined to be present if the project area’s total equalized assessed valuation has declined three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years for which information is available. After evaluation of the project area, while declining equalized assessed valuation has occurred in recent years, it does not meet the criteria for this eligibility factor.

These 13 eligibility factors and baseline building age factor illustrate that in terms of the 155 parcels of real property considered to be improved and not vacant the project area qualifies as a conservation area as set forth in the requirements of the Act.

The Act also states that if the certain eligibility factors are present amongst parcels of real property considered to be vacant, the project area may also qualify as a blighted area. To begin, the Act’s specific definition of what makes a parcel of real property vacant is as follows:

“...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within [five] 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided in to [three] 3 or more smaller tracts that were accepted for recording during the period of 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in the connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this

Act. For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.”

Upon determining if the property is found to be vacant, such property may then be found to be considered blighted based upon further eligibility factors. Through the utilization of the Effingham County online GIS and parcel tax and assessment data, it has been determined that the project area has a total of 26 vacant parcels of real property without any buildings or structures, equating to 14% of the total 181 parcels of real property within the project area. The following is a review of the eligibility factors regarding the vacant portion of the project area.

1. **Obsolete Platting**

As described in the Act, obsolete platting is defined as vacant land that results in parcels of limited or narrow size making it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Of the undeveloped or vacant parcels in the project area 6 (23%) are found to have obsolete platting and therefore make it difficult to develop along the guidelines and requirements of contemporary standards. While the existence of obsolete platting does need to be addressed as part of the redevelopment of the project area, it does not exist to an extent that would allow a finding to be made and therefore the area does not qualify under this eligibility factor.

2. **Diversity of Ownership**

As described in the Act, this eligibility factor can be found to be present if the diversity in ownership of parcels of vacant land are sufficient in number to retard or impede the ability to assemble the land for development. Among the 26 parcels found to be vacant, it was determined that 17 different property owners exist. Therefore, there is a 65% diversity of ownership among the vacant land parcels in the project area. This level of diversity of ownership makes the development of these parcels of vacant land much more difficult to accomplish. This eligibility factor is therefore found to present in the project area and reasonably distributed throughout, and thus qualifies the vacant land portion of the project area under this eligibility criterion.

3. **Tax Delinquencies**

As described in the Act, this eligibility factor can be found to be present if tax and special assessment delinquencies exist or the property has been subject of tax sales under the Property Tax Code within the last [five] 5 years. This eligibility criterion for vacant land was not fully evaluated and therefore cannot be considered as being present within the project area.

4. **Deterioration of Adjacent Structures**

As described in the Act, the vacant land portion of the project area can be found to be eligible under this eligibility criteria if the deterioration of structures or site improvements in neighboring areas adjacent to the vacant land exist and are reasonably distributed throughout the area. Through the on-site evaluation 102 buildings were found to be deteriorated and 110 parcels with some form of site improvements were found to be deteriorated. This deterioration amongst both buildings and structures as well as surface improvements was found to be adjacent to parcels of real property identified as vacant. Specifically, 15 (58%) of the 26 vacant parcels were found to have neighboring parcels exhibiting some form of deterioration, thus qualifying the vacant portion of the project area under this eligibility criterion.

5. **Environment Remediation**

As described in the Act, to make a finding under this eligibility factor the vacant portion of the project area, IEPA for USEPA remediation costs must have occurred within the project area and constitute a material impediment to development or redevelopment. There has been no evidence of such remediation costs occurring the project area and therefore the area does not qualify under this eligibility factor.

6. **Equalized Assessed Valuation**

As described in the Act, the eligibility factor can be determined to be present if the vacant portion of the project area’s total equalized assessed valuation (EAV) has declined three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years for which information is available. Following EAV analysis from SCIRPDC staff, it was determined that the undeveloped portion of the project area has had a lower annual EAV growth rates than the balance of the Village for the past five calendar years for which information is currently available, and at least four of the past five calendar years including the year preceding the writing of this Redevelopment Plan (2017) for which data is not easily accessible.

Undeveloped Area EAV Growth Rates

Year	Teutopolis (\$)¹	Undeveloped Parcels (\$)²	%	Balance (\$)³	%
2015	40,078,435	220,390	-7.520	39,858,345	4.726
2014	38,297,603	238,310	1.803	38,059,293	4.926
2013	36,494,207	234,090	-12.932	36,260,117	5.855
2012	34,523,528	268,860	1.045	34,254,668	1.952
2011	33,864,785	266,080	-0.486	33,598,705	5.824
2010	32,017,002	267,380	N/A	31,749,622	N/A

¹Total Village EAV (Source: Illinois Department of Revenue)

²Total EAV of Undeveloped Parcels in Project Area (Source: Effingham County Online Parcel Data)

³Total Village EAV minus the EAV of the Undeveloped Parcels in Project Area

Redevelopment Conservation Area and Blighting Area Factors
 Central Redevelopment Project Area
 Village of Teutopolis, Illinois

	Total	Percent (%)
Number of Improved Parcels	155	86%
Number of Vacant Parcels	26	14%
Total Parcels	181	100%
Number of Buildings 35 Years or Older	116	78%
Number of Buildings	148	100%
Improved Parcels Sub-Area Count (Non-Vacant)	24	
“CONSERVATION AREA” IMPROVED LAND FACTORS (3 or more)		
Number of Dilapidated Buildings	12	8%
Number of Obsolete Buildings	2	1%
Number of Deteriorated Buildings	102	69%
Number of Parcels with Site Improvements that are Deteriorated	110	71%
Deteriorated Streets and/or Sidewalks by Sub-Area	19	79%
Total Deterioration		73%
Number of Structures Below Minimum Code	*	
Number of Buildings with Illegal Uses	*	
Number of Buildings with Vacancies	*	
Number of Buildings Lacking Ventilation, Light or Sanitation Facilities	*	
Inadequate Utilities by Sub-Area	*	
Number of Parcels with Excessive Land Coverage or Overcrowding of Structures	23	17%
Deleterious Land Use or Layout by Sub-Area	12	50%
Deleterious Land Use by Improved Parcel	113	73%
Lack of Community Planning by Improved Parcel	121	78%
Environmental Remediation by Sub-Area	0	0%
Declining or Sub-Par EAV Growth	NO	
“BLIGHTED AREA” VACANT LAND FACTORS (2 or more)		
Obsolete Platting	6	23%
Diversity of Ownership (Number of Different Owners)	17	65%
Tax Delinquencies	*	
Deterioration of Adjacent Structures or Sites	15	58%
Environmental Remediation	0	0%
Declining or Sub-Par EAV Growth	YES	

* Not Determined

Project Area Summary of Findings

The Central Redevelopment Project Area being proposed for TIF encompasses 181 parcels of real property, streets and rights-of-way within the Village of Teutopolis. Of the 181 parcels of real property, 155 included buildings, structures or other site improvements and 26 were found to be vacant in nature. Generally, this area includes the northern and southern portions of the industrial area to on the western side of the Village then traveling eastward to include the West Main Street downtown area of the Village. The boundaries then travel further eastward to the edge of the Village Corporate Limits to include additional parcels of real property where further redevelopment is necessary. The boundary of the Central Redevelopment Project Area was shown on **Exhibit A**.

In determining the eligibility of the Central Redevelopment Project Area, the Act does not require that each and every property parcel, building, or site improvement be individually qualified, but as a whole the project area must be determined to be eligible. An analysis of the physical conditions of the project area as well as the presence of qualifying factors was performed by SCIRPDC staff. The following findings are being made with respect to the Central Redevelopment Project Area following the on-site evaluation and subsequent analysis:

1. **Combination Conservation and Blighted Area Eligibility**

The Area on a whole meets the statutory requirements as a combination conservation area and blighted area. Furthermore, the factors that are necessary to make these findings exist to a meaningful extent are generally distributed throughout the Central Redevelopment Project Area. It can be expected that the presence of these factors will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the Area. The conditions, as they currently exist, do not serve the long term interests of the Village and other local taxing districts, making TIF implementation a worthwhile activity to reduce or the eliminate the factors qualifying this Area under the Act.

Therefore after a thorough review of the eligibility factors present in the project area, the conclusion of the eligibility analysis is that the proposed project area qualifies for TIF, per the Act. If satisfied with the findings made within this Redevelopment Plan, the adoption of the Redevelopment Plan, Redevelopment Project Area, and TIF should be considered by the Village Board of Trustees.

2. **Redevelopment Area Statutory Size**

The Central Redevelopment Project Area exceeds the statutory minimum size of 1-1/2 acres.

3. **Contiguous Redevelopment Area**

The Central Redevelopment Project Area contains contiguous parcels of real property located within the corporate limits of the municipality.

4. **The Redevelopment Area’s Lack of Growth On the Whole**

The Central Redevelopment Project Area, on the whole, has not been subject to growth and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan.

- While some portions of the proposed redevelopment project area have seen growth and development in recent years, much more private investment is needed to revitalize a majority of the properties within the project area. Several necessary redevelopment projects will not occur without the adoption of a redevelopment plan.

5. **The Redevelopment Area Would Not Be Developed But For Tax Increment Financing**

The Village finds that the Central Redevelopment Project Area, “on the whole” has not currently, nor will reasonably be, developed without the use of TIF.

- Strong private investment in recent years by Siemer Milling Company, Subway® Restaurants and Meyer Oil Company have aided in the redevelopment of the project area, however, these private investments are few and far between throughout the entire project on the whole. Without municipal intervention and the implementation of TIF, future necessary redevelopment will not occur within the project area.

6. **Conformance with Village Comprehensive Planning**

The redevelopment plan for the Central Redevelopment Project Area has been determined to be consistent with the goals and objectives of the municipality’s comprehensive plan.

7. **All Redevelopment Area Properties Will Substantially Benefit**

If a redevelopment plan is adopted and implemented for this Central Redevelopment Project Area, it is reasonable to say that all properties included in the project area would benefit substantially from being included in the project area.

8. **Assessment of Local Taxing District Financial Impact**

The financial impact on local taxing districts located within the boundaries of the Central Redevelopment Project Area and any potential increase demand on facilities or services resulting from the implementation of the redevelopment plan shall be made minimal.

- Potential negative impacts upon local taxing districts is expected to be minimal. New development within the project area would, potentially, create new jobs, allow for further recruitment and retention of businesses, and increase the sales tax base therefore contributing to the local economy beyond simple property tax incremental increases.

- Negative impacts will also be minimized through the inclusion of projects specifically benefiting the local taxing bodies. Utility, roadway and other transportation access improvements will be beneficial to the general public, municipal services and emergency services. Additionally, planned projects may increase the general population of the Village further increasing the current sales tax base and property tax base for all local taxing bodies.

9. **The Redevelopment Plan Conforms To the Statutory Timeframe**

The estimated date for completion of the Central Project Area Redevelopment Plan shall be no later than twenty-three (23) years after the year in which the adoption of the Redevelopment Project Area by the Village, occurs. If deemed available and appropriate, obligations may be incurred to finance improvements in the project area to be repaid by incremental revenues, which may further be supplemented with other local, state or federal sources.

10. **Housing Impact Certification**

The redevelopment plan does not reasonably expect to result in the displacement of residents from ten (10) or more inhabited residential units and therefore does not require a separate housing impact study to be completed. The Village hereby certifies that the Redevelopment Plan and Project will not result in the removal of inhabited residential units. The Village hereby certifies that the Redevelopment Plan and Project will not result in the removal of inhabited residential units which contain households of low-income or very low-income persons as defined in the Illinois Affordable Housing Act. In the unforeseen circumstance that removal of inhabited residential units does occur, the Village certifies that it will provide affordable housing and relocation assistance not less than as is required by subsection 11-74.4-3(n)(7).

Section IV– Redevelopment Plan

Introduction

This section outlines the Redevelopment Plan of the Central Redevelopment Project Area for the Village of Teutopolis. Pursuant to the Act, when a finding has been made that an area qualifies as a Redevelopment Project Area under the eligibility factors outlined within the Act, a Redevelopment Plan must be prepared and enacted. A Redevelopment Plan is defined within the Act as:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area...

Future Land Use

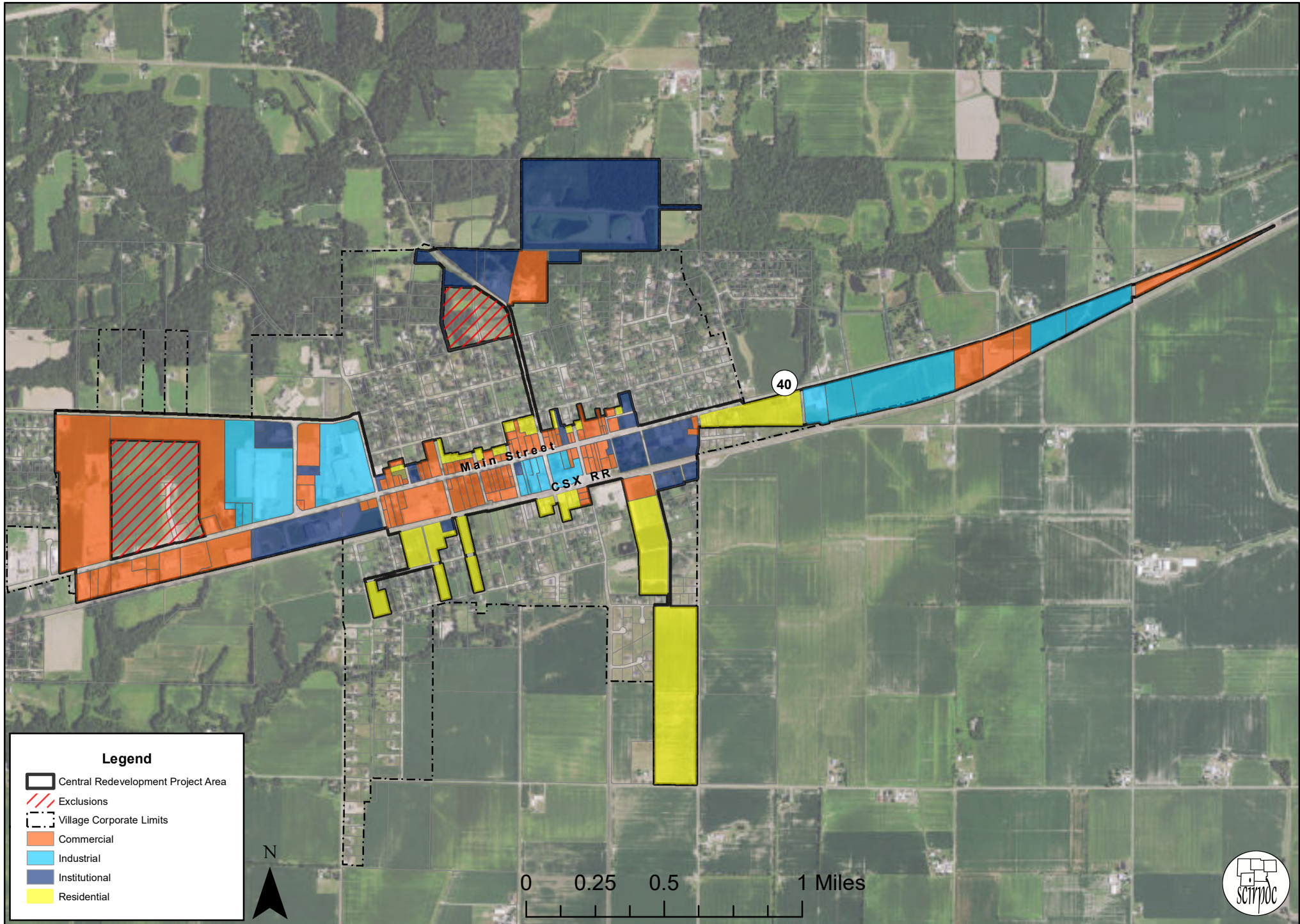
The future land use plan for the Redevelopment Project Area is shown in **Exhibit D**. All of the future redevelopment projects are subject to any and all provisions of the Village’s ordinances and other applicable codes as may be in existence and may be amended from time to time at the discretion of the Village.

Objectives and Goals

The objectives and/or goals of the Central Redevelopment Area Plan include:

1. The reduction or elimination of those conditions qualifying the Redevelopment Project Area as eligible under the Act for TIF;
2. Prevent the reoccurrence of those conditions qualifying the Redevelopment Project Area as eligible under the Act for TIF;
3. Increase the real estate tax base for the Village and all other taxing districts which extend into the Redevelopment Project Area;
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development utilizing incremental tax revenue generated from the establishment of TIF for the Redevelopment Project Area as is permitted by the Act, and any other federal, state, and/or local funding sources as they become available and necessary. Increases in private development within the Redevelopment Project will lead to expanded employment opportunities for the Village and also strengthen the entire economic base of the Village and surrounding areas;

Exhibit D: Central Redevelopment Project Area Future Land Use



5. Increase the quality of life for all Village residents including, but not limited to, enhanced pedestrian and vehicular transportation, increased housing opportunities for continual Village population growth and assist both incoming and current local businesses with employee retention and expansion through the use of both financial capital, provided through the establishment of TIF and human capital, which will potentially be increased through a rise in population and job opportunities for the Village and surrounding areas; and
6. Complete and finalize all public and private actions required within this Redevelopment Plan in the most expeditious manner possible so as to maximize TIF opportunities and benefits.

Redevelopment Plan & Project Policies

Necessary and appropriate policies pertaining to the Redevelopment Project and Plan have been and will continue to be established and amended to ensure the success of the Redevelopment Project and Plan. These policies include, but are not necessarily limited to, the following:

1. Utilization of TIF derived revenues to accomplish the specific activities and actions outlined in the Implementation Strategy of the Redevelopment Plan;
2. Utilization of Village staff and consultants to undertake those actions necessary to accomplish the specific activities outlined in the Implementation Strategy of the Redevelopment Plan;
3. Actively market the Redevelopment Project Area, and specific sites within the Project Area, to private developers with the intent of increasing private investment in the Project Area;
4. Provide financial assistance, when deemed necessary and as permitted within the Act, to encourage private development within the Redevelopment Project Area to take certain actions to complete portions of the activities outlined within the Implementation Strategy of the Redevelopment Plan;
5. Seek and find additional complementary financial resources and revenue streams to aid in jump-starting the activities outlined in the Implementation Strategy of the Redevelopment Plan;
6. Effectively monitor and evaluate both public and private actions and activities taking place within the Redevelopment Project Area to ensure those actions are being completed as permitted by the Act and within the scope of the Redevelopment Plan; and
7. Complete and finalize the Implementation Strategy of the Redevelopment Plan as expeditiously as possible, without negatively affecting future development, in order to minimize the length of the existence of the Redevelopment Project Area.

Such policies outlined above may be amended from time to time by the Village as the evaluation and assessment of the Redevelopment Plan and Project continues to occur.

Redevelopment Plan & Project Implementation Strategy

The development and follow-through an effective TIF implementation strategy is an important element to the success of a designated TIF Project Area and Redevelopment Plan. The most effective way to maximize the Redevelopment Plan and Project and take advantage of current and future interests in the Project Area is to employ a phased implementation strategy. The Village will employ such a strategy. Also, in order to maintain an appropriate balance between private investment and public improvements, the Village may work to negotiate redevelopment agreements with private developers who proposed the use of TIF funding to aid in the facilitation of a specific Redevelopment Project.

The Village may also utilize and establish an “Application for Tax Increment Financing Assistance” to aid the Village in ensuring TIF revenues are utilized and distributed effectively with the goal of maximizing private investment into the Redevelopment Project Area, while simultaneously providing the necessary amount of TIF financial resources into any one individual proposed Redevelopment Project.

Furthermore, in order to achieve the listed objectives of the TIF, a number of activities, both public and private, will need to be undertaken. The most essential element of the Redevelopment Plan is a combination of private developments alongside public investments and infrastructure improvements. The improvements, investments and activities necessary to successfully implement the Redevelopment Plan may include, but are not limited to, the following:

1. **Private Redevelopment Activities**

The private activities for the proposed Central Redevelopment Project Area may include:

- On-site infrastructure upgrades for replacement and/or increased capacity of the Village water system, sewer system, storm sewer system, and other utility upgrades;
- On-site infrastructure upgrades related to street network improvements in order to enhance transportation access throughout the Redevelopment Project Area;
- The marketing for and recruitment of new commercial and industrial development to the Village;
- Retention and expansion efforts for existing commercial and industrial businesses within the Redevelopment Project Area; and
- The repairing or remodeling, including site improvements, of existing buildings within the Redevelopment Project Area.

2. **Public Redevelopment Activities**

The public activities for the proposed Central Redevelopment Project Area will be used to induce and complement private investment. These activities may include:

- Costs of engineering, architectural, or professional studies related to the economic development of the Redevelopment Project Area;
- Land assembly, site preparation, and building demolition where it is deemed necessary and prudent;
- General utility enhancements and improvements, including the replacement and/or repair of aging portions of water and sanitary sewer systems;
- General street and transportation enhancements or improvements, including sidewalk and pedestrian walkway construction, repair or replacement, as well as upgrades to the current street network within the Redevelopment Project Area;
- Cost of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings;
- Costs of demolition of public or private buildings;
- Marketing properties within the Redevelopment Project Area for purposes related to the recruitment of businesses;
- Any and all financing costs as permitted in the Act, including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project; and
- Any other eligible Redevelopment costs not yet expected, but deemed by the Village to be necessary for the Redevelopment of the proposed Redevelopment Project Area.

Redevelopment Project Costs

Costs that may be incurred by the Village as a result of implementing a Redevelopment Plan and Project include, without limitation, project costs and expenses and any other eligible costs subject to the limitations set forth in *Sec. 11-74.4-3* of the Act. Such itemized costs may include the following:

1. The 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, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.

3. 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, site preparations, site improvements that serve as the engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing new municipal building principally used to provide offices, storage, space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.
7. 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 there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.
9. An elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements with the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines the relocation costs shall be paid or is required to make payment of relocations costs by federal or state law.

11. Payments in lieu of taxes.
12. 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 such costs (i) are related 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 a 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 the taxing district or taxing districts, 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 then term of the agreement.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - (A) Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - (D) The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
15. None of the redevelopment costs described above are eligible if they provide direct financial support to a retail entity initiating operation in the proposed Redevelopment Project Area, while terminating operations at another Illinois facility location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area of the municipality. Further description and limitations to this cost eligibility condition are identified in *Sec. 11-74.4-3 (q)(13)* of the Act.

None of the redevelopment costs described above are eligible if used to demolish, remove, or substantially modify a historic resource per *Sec. 11-74.4-3 (q)(14)* of the Act. For the purposes of this cost edibility

condition “historic resource” is defined within the Act as a “place or structure that is included or eligible for inclusion on the National Register of Historic Places or contributing structure in a district on the National Register of Historic Places.

Estimated Redevelopment Project Costs
Central Redevelopment Project Area

Description of Costs	Estimated Project Costs
Planning & Professional Services	\$ 1,500,000
Property Assembly	\$ 3,000,000
Rehabilitation of Existing Buildings	\$ 1,500,000
Public Works Improvements	\$ 6,500,000
Financing Costs	\$ 2,100,000
Total Estimated Project Costs	\$ 14,600,000

- (1) Costs shown are in 2017 dollars.
- (2) Adjustments to individual category line items may be made to reflect changes in program implementation.
- (3) Private redevelopment costs, investment as well as any other funds that may be used in redevelopment of the proposed area are not included or considered above.
- (4) The total Estimated Redevelopment Project Costs shall not be increased by more than 5% after adjustment for inflation from date of the Plan adoption, per *Sec. 11-74.4-5 (c)* of the Act.

1. **Most Recent Estimated Equalized Assessed Valuation**

The most recent total equalized assessed valuation for the Redevelopment Project Area is estimated to be approximately \$15,318,893.20 based upon data derived from Effingham County online GIS and parcel tax and assessment system as well as historical data and future projection analysis.

2. **Estimated Redevelopment Valuation**

Contingent upon the adoption of the proposed Central Redevelopment Area Project and Plan, the commitment by the Village to the Redevelopment Plan, and barring unforeseen Federal, State or local circumstances which may cause undue harm to the Redevelopment Plan and Project Area, it is anticipated that private investment, development and improvements will occur in the Project Area. This anticipation allows the Village to project an increase in the total equalized assessed valuation for the Redevelopment Project Area, after redevelopment, of approximately \$27 to \$29 million (2017 dollars).

3. **Source of Funds**

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan and Project shall be funds collected pursuant to tax increment allocation financing to be adopted by the Village. Under this financing, tax increment revenue, in the form of increases in the equalized assessed value of real property in the Redevelopment Project Area, shall be allocated to a special fund each year (the “Special Tax Allocation Fund”). The assets of such fund shall be used to pay Redevelopment Project costs within the entire Redevelopment Project Area and retire any and all obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the Village, pursuant to its authority granted under the Act, may issue bonds and/or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

Additionally and pending availability, revenues from other public and private economic development funding sources will be utilized within the Redevelopment Project Area pursuant to the Redevelopment Plan. These revenue sources may include, but not necessarily limited to, state and federal programs, local retail sales tax, land disposition proceeds from the sale of land, and applicable revenues from any abutting TIF areas within the Village. In turn, this TIF Project Area may also provide funding to abutting TIF areas within the Village.

4. **Nature and Term of Obligations**

Without the exclusion of other methods of the Village or private financing, the principal source of funding for the Central Redevelopment Area Plan and Project will be those deposits made into a Special Tax Allocation Fund to be established by action of the Village President and Village Board of Trustees for the purpose of depositing funds received from the taxes on increased equalized assessed valuation from the initial baseline equalized assessed valuation of real property within the Redevelopment Area.

This funding may be used for the reimbursement of private or public entities for eligible redevelopment costs incurred within the Redevelopment Area or to amortize any and all obligations issued pursuant to the Act for a term not to exceed twenty (20) years bearing an annual interest rate as permitted by law.

Any revenues received in excess of 100% of funds necessary for the payment of principal and interest on bonds or payment of other obligations and not needed for any other applicable redevelopment projects or early bond retirement shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus funds does not impair the financial viability of any redevelopment projects. One or more bond issues or other obligations may be sold at any time in order to implement this Redevelopment Plan.

5. **Fair Employment Affirmation**

The Village will insure that all public and private activities within the scope of the Redevelopment Plan and Project are constructed in accordance with any and all fair employment practices and affirmative action. All recipients of TIF assistance will also adhere to these policies under the assurance of the Village.

Amending the Redevelopment Plan

The Central Area Redevelopment Plan and Project may be additionally amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1, et. seq.*

Reporting and Meeting Requirements

The Village shall adhere to all reporting and meeting requirements as provided for in the Tax Increment Allocation Redevelopment Act, *65 ILCS 5/11-74.4-1, et. seq.*

Appendix

Attachment 1: Legal Description

The Central Redevelopment Project Area begins at a point 75.78 feet north of the northwest corner of parcel 12-12-023-004 on the southern edge of parcel 12-12-014-087. It then proceeds east along the entire southern edge of parcels 12-12-014-087, 12-12-014-075, 12-12-014-076, 12-12-014-077, 12-12-014-078, 12-12-014-031, 12-12-014-061, 12-12-014-074, 12-12-014-028 and 12-12-014-21 until reaching the southwest corner of lot 99 of parcel 12-18-005-021. At that point it proceeds east across the right-of way of North Race Street until reaching a point 28.26 feet from the furthest southeastern corner of parcel 12-18-005-112 and at that point turning southeast across the West Water Street right-of-way to the northwest corner of lot 98 of parcel 12-18-005-040 and proceeds southeast along the entire eastern edge of lot 98 of parcel 12-18-005-040, lot 98 of parcel 12-18-005-028 and lot 98 of parcel 12-18-005-029 until reaching the southwest corner of lot 98 of parcel 12-18-005-029. It then proceeds southeast across the right-of-way of West Walnut Street to the northwest corner of lot 80 of parcel 12-18-005-074 and at that point proceeds along the entire eastern edge of lot 80 parcel 12-18-005-074 and lot 80 of 12-18-005-073 until reaching the southwest corner of lot 80 of parcel 12-18-005-073. It then proceeds northeast along the entire southern edge of parcel 12-18-005-073 until reaching the southeast corner of lot 82 of parcel 12-18-005-073 at that point turning northwest until reaching the southwest corner of lot 83 of parcel 12-18-005-076. At that point proceeding northeast along the entire southern edge of parcel 12-18-005-076 until reaching the southeast corner of parcel 12-18-005-076 at that point turning northwest along the eastern edge of lot 82 of parcel 12-18-005-073 until reaching the southwest corner of lot 85 of parcel 12-18-005-077. It then proceeds north east along the entire southern edge of parcel 12-18-005-077 and parcel 12-18-005-079 until reaching the southeast corner of lot 88 of parcel 12-18-005-079. At that point turning southeast along the eastern edge of lot 88 of parcel 12-18-005-080 to a point 37.50 feet from the northwest corner of lot 88 of parcel 12-18-005-081 on the eastern edge of lot 88 of parcel 12-18-005-081. It then proceeds northwest across the right-of-way of North Plum Street to the northwest corner of lot 89 of parcel 12-18-005-107 and at that point turning northeast along the entire northern edge of parcel 12-18-005-107 until reaching the northeast corner of lot 91 of parcel 12-18-005-107. At that point turning southeast to the northwest corner of parcel 12-18-005-063 and at that point turning northeast along the entire northern edge of parcels 12-18-005-063 and 12-18-005-058 to the northeast corner of parcel r 12-18-005-058. It then turns northwest along the eastern edge of parcel 12-18-005-057 until reaching the southwest corner of parcel 12-18-005-106 and at that point turning northeast until reaching the southeast corner of parcel 12-18-005-106. At that point turning northeast along the entire eastern edge of lot 95 of parcel 12-18-005-053 until reaching the northwest corner of lot 95 of parcel 12-18-005-053 and at that point turning northeast until reaching the northeast corner of lot 97 of parcel 12-18-005-053. It then proceeds northeast across the right-of-way of North Columbus Street until reaching the northwest corner of lot 98 of parcel 12-18-004-058 and at that point proceeding along the entire northern edge of lot 98 of parcel 12-18-004-058 and at that point turning southeast along the entire western edge of lot 99 of parcel 12-18-004-002 until reaching the southwest corner of lot 99 of parcel 12-18-004-002. At that point turning northeast along the entire southern edge of parcel 12-18-004-002 until reaching the southeast corner of lot 100 of parcel 12-18-004-002 and at that point turning southeast along the western edge of lot 101 of parcel 12-187-004-005 to the northwest corner of lot 101 of parcel 12-18-004-062. It then proceeds northeast along the northwest edge of lot 101 and 102 parcel 12-18-004-062 and

follows the boundary of parcel 12-18-004-062 south and then east to the northeast corner of lot 6 of parcel 12-18-004-062 and at that point proceeds northeast across the right-of-way of North Washington Street until reaching a point 15.00 feet southeast from the northwest corner of lot 107 of parcel 12-18-004-006 on the western edge of lot 107 of parcel 12-18-004-006. At this point turning northwest along the western edge of lot 107 of parcel 12-18-004-006 until reaching the northwest corner of lot 107 parcel 12-18-004-006 and at that point turning southeast to the southwest corner of lot 109 of parcel 12-18-004-011 and at this point turning northeast along the entire southern edge of parcel 12-18-004-011 until reaching the southeast corner of lot 111 of parcel 12-18-004-011. It then proceeds northwest along the eastern edge of lot 111 of parcel 12-18-004-011 until reaching the southwest corner of lot 112 of parcel 12-18-004-015 and at this point turning northeast along the entire southern edge of parcel 12-18-004-015 until reaching the southeast corner of lot 115 of parcel 12-18-004-015 and at this point proceeding northeast across the right-of-way of North Wall Street to a point on the western edge of parcel 12-18-003-002, 9.38 feet northeast of the southwest corner of parcel 12-18-003-002. At that point turning northwest along the entire western edge of parcels 12-18-003-002, 12-18-003-003 and 12-18-003-086 until reaching the northwest corner of lot 116 of parcel 12-18-003-086 and at that point turning northeast along the entire northern edge of parcels 12-18-003-086, 12-18-003-008, 12-18-003-010, 12-18-003-011, 12-18-003-016 and 12-18-003-015 until reaching the northeast corner of lot 124 of parcel 12-18-003-015. At that point turning northwest across the right-of-way of West Walnut Street to the southeast corner of parcel lot 125 of 12-18-003-054 and then proceeding northwest along the entire eastern edge of parcels 12-18-003-054, 12-18-003-092 and 12-18-003-057 until reaching the northeast corner of lot 125 of parcel 12-18-003-057. It then proceeds t northwest across the right-of-way of West Water Street to the southeast corner of parcel 12-18-003-072 and proceeds along the entire eastern edge of parcels 12-18-003-072, 12-18-003-098, 12-18-003-071, 12-18-003-097 and 12-18-003-070 until reaching the northeast corner of lot 125 of parcel 12-18-003-070. At this point proceeding northwest across the right-of-way of West Northern Row until reaching the furthest southeast corner of parcel 12-18-002-038 and at that point proceeding southwest along the entire southern edge of parcel 12-18-002-038 until reaching the furthest southwest corner of 12-18-002-038. At that point turning northwest and following the western edge of parcel 12-18-002-038 north until reaching the northwest corner of lot 107 of parcel 12-18-002-038 and then turning northwest across the right-of-way until reaching a point 87.55 feet southeast of the southeast corner of lot 97 of parcel 12-18-002-038. It the turns northwest along the entire northeast edge of lot 98 of parcel 12-18-002-015 until reaching the furthest northeast corner of lot 98 of parcel 12-18-002-015 and at that point turning west to the northwest corner of lot 98 of 12-18-002-015 and then turning north to the northwest corner of parcel 12-18-002-038. At that point turning west along the entire northern edge of parcel 12-18-002-038 until reaching the northeast corner of parcel 12-18-002-038 and then proceeding northeast across the right-of-way of North Green Street until reaching the northwest corner of parcel 12-18-002-038, 15.15 feet south of the Village Corporate Limits. It then proceeds east along the entire northern edge of parcel 12-18-002-038 until reaching a point 41.08 feet from the northeast corner of parcel 12-18-002-038. At that point turning north across the right-of-way until reaching the southwest corner of parcel 12-12-013-023 and proceeding east along the entire southern edge of parcel 12-12-013-023 until reaching the southeast corner of parcel 12-12-013-023. It then proceeds north along the entire western edge of parcel 12-12-013-004 proceeding to follow the entire boundary of parcel 12-12-013-004 until reaching the furthest southeast corner of parcel 12-12-013-004 and at that point turning west along the southern edge of parcel 12-12-013-004 until reaching a point 10.61 feet north of the northeast corner of parcel 12-18-001-042. It then turns south across the right-of-way to the northeast corner of parcel 12-18-001-042 and at that point turns west along the entire northern edge of parcel 12-18-001-042 until

reaching the northwest corner of parcel 12-18-001-042. At that point proceeding west across the right-of-way to the northeast corner of parcel 12-18-002-038 and then turning south along the entire eastern edge of parcel 12-18-002-038 proceeding to the northeast corner of parcel 12-18-002-027. It then turns west along the entire northern edge of parcel 12-18-002-027 until reaching the northwest corner of parcel 12-18-002-027 and at that point proceeding west across the right-of-way to the southeast corner of lot 122 of parcel 12-18-002-021. At that point turning south along the entire eastern edge of parcel 12-18-002-021 until reaching the northeast corner of parcel 12-18-002-023 and then turning west along the entire southern edge of parcel 12-18-002-021 and following its boundary until reaching the furthest southwest corner of parcel 12-18-002-021. It then turns southeast along the entire western edge of parcels 12-18-002-023 and 12-18-002-044 until reaching the southwest corner of parcel 12-18-002-044 and at that point proceeding southeast across the right-of-way of West Northern Row until reaching the northwest corner of parcel 12-18-003-076 and proceeding from that point southeast along the entire western edge of parcels 12-18-003-076, 12-18-003-075, 12-18-003-074, 12-18-003-099 and 12-18-003-073 until reaching the southwest corner of parcel 12-18-003-073. It then proceeds southeast across the right-of-way of West Water Street to the northwest corner parcel 12-18-003-053 and proceeds southeast along the entire western edge of parcels 12-18-003-053, 12-18-003-050, 12-18-003-052, 12-18-003-048 and 12-18-003-047 until reaching the southwest corner of parcel 12-18-003-047. At that point proceeding southeast across the right-of-way of East Walnut Street until reaching the northwest corner of lot 125 of parcel 12-18-003-018 and then proceeding along the entire western edge of parcels 12-18-003-018 and 12-18-003-019 until reaching the southwest corner of parcel 12-18-003-019. It then turns east along the entire southern edge of parcels 12-18-003-019, 12-18-003-022 and 12-18-003-025 until reaching the southeast corner of lot 128 of parcel 12-18-003-025 then at this point turns north along the entire eastern edge of lot 128 of parcel 12-18-003-025 until reaching the northeast corner of lot 128 of parcel 12-18-003-025. At that point turning northeast along the entire northern edge of parcels 12-18-003-027 and 12-18-003-089 until reaching the northeast corner of lot 130 of parcel 12-18-003-089 then turning southeast along the entire western edge of parcels 12-18-003-106 and 12-18-003-107 until reaching the southwest corner of parcel 12-18-003-107. It then proceeds northeast along the entire southern edge of parcel 12-18-003-107 to the southeast corner of parcel 12-18-003-107 and at that point turning southeast until reaching the northwest corner of parcel 12-18-003-031 and at that point turning northeast along the entire northern edge of parcel 12-18-003-031 until reaching the northeast corner of parcel 12-18-003-031. At that point proceeding northeast across the right-of-way of North Pearl Street to a point 31.99 feet southeast of the northwest corner of parcel 12-18-001-001 then proceeding northwest to the northwest corner of parcel 12-18-001-001. It then turns northeast to the northeast corner of parcel 12-18-001-001 and at that point turning northwest along the entire western edge of lot 136 of parcel 12-18-001-003 to the northwest corner of lot 136 of parcel 12-18-001-003. At that point turning northeast to the northeast corner of lot 136 of parcel 12-18-001-003 and at that point turning southeast to the northwest corner of lot 137 of parcel 12-18-001-003 and at that point turning northeast along the northern edge of parcel 12-18-001-003 along lots 137, 138, 139 and 140 until reaching the northeast corner of lot 140 of parcel 12-18-001-003. It then proceeds northwest along the entire western edge of parcel 12-18-001-077 until reaching the northwest corner of lot 141 of parcel 12-18-001-077 and at that point turning northeast until reaching the northeast corner of lot 141 of parcel 12-18-001-077. At that point proceeding southeast along the eastern edge of parcel 12-18-001-077 until reaching the southwest corner of parcel 12-18-001-011 and at that point turning northeast to the southeast corner of parcel 12-18-001-011. It then proceeds northeast across the right-of-way of North Garrett Street until reaching a point 90.63 feet southeast of the northeast corner of parcel 12-18-001-080 on the western edge of parcel 12-18-001-080 and at that point

proceeding to the northeast corner of parcel 12-18-001-080. At that point proceeding northeast along the entire northern edge of parcel 12-18-001-080 until reaching the northeast corner of parcel 12-18-001-080 and at that point proceeding northeast across the right-of-way to the northwest corner of parcel 12-18-012-083. It then proceeds northeast along the entire northern edge of parcel 12-18-012-083 to the northeast corner of parcel 12-18-001-083 and at that point turning northwest along the entire western edge of parcel 12-18-001-063 until reaching the furthest northwest corner of parcel 12-18-001-063. At that point turning northeast along the entire northern edge of parcel 12-18-001-063 following the boundary of parcel 12-18-001-063 east and south across the right-of-way until reaching the furthest southeast corner of parcel 12-18-001-063. It then proceeds northeast across the right-of-way of North John Street until reaching the southeast corner of parcel 12-18-001-064 and at that point proceeding northeast along the entire southern edge of parcels 12-18-001-064, 12-18-001-065, 12-18-001-093, 12-18-001-092, 12-18-001-068, 12-18-001-085, 12-18-001-086, 12-18-001-087, 12-18-001-073, 12-18-001-074, 12-18-001-075, 12-18-001-076, 10-15-181-001, 10-15-181-002, 10-15-181-003, 10-15-181-004, 10-15-181-005, 10-15-181-006, 10-15-181-007, 10-15-181-008 and 10-15-181-009 until reaching the southeast corner of parcel 10-15-181-009. At this point proceeding southeast across the right-of-way of East US Highway 40 to the northwest corner of parcel 10-15-018-018 and at that point proceeding northeast along the entire northern edge of parcels 10-15-018-018 and 10-15-018-021 and at that point crossing the right-of-way and proceeding northeast along the entire northern edge of parcels 10-15-018-054, 10-15-018-055, 10-15-018-022, 10-15-017-028, 10-15-017-034, 10-15-017-039, 10-15-017-040, 10-15-017-025 and 10-15-017-032 until reaching the northeast point of parcel 10-15-017-032. It then turns southwest along the entire southern edge of parcels 10-15-017-032, 10-15-017-025, 10-15-017-040, 10-15-017-039, 10-15-017-034, 10-15-017-028, 10-15-018-022, 10-15-018-055 and 10-15-018-054 and at that point crossing the right-of-way and proceeding southwest along the entire southern edge of parcels 10-15-018-021, 10-15-018-018, 10-15-018-019, 10-15-181-018, 10-15-181-017, 10-15-181-014, 10-15-181-012, 10-15-181-011 and 10-15-181-010 until reaching the southwest corner of parcel 10-15-181-010. It then turns west across the right-of-way of South Oak Street until reaching a point 29.56 feet north of the northeast corner of parcel 12-18-011-001 and at that point turning south along the entire western edge of parcels 12-18-011-002, 12-18-011-001 and 12-18-011-019 until reaching the southeast corner of parcel 12-18-011-019, north of the CSX Railroad right-of-way. At that point turning south across the CSX Railroad right-of-way along the boundary of the Village Corporate Limits until reaching the northeast corner of parcel 12-18-011-020 and then proceeding south to the southeast corner of parcel 12-18-011-020. It then turns southwest along the entire southern edge of parcel 12-18-011-020 until reaching the southwest corner of parcel 12-18-011-020 and at that point proceeds southwest across the right-of-way to a point 31.08 feet northwest of the southeast corner of parcel 12-18-011-033 along the eastern edge of parcel 12-18-011-033. At that point turning southeast to the southeast corner of parcel 12-18-011-033 and at that point turning southwest along the entire southern edge of parcels 12-18-011-033 and 12-18-011-034 until reaching the southwest corner of parcel 12-18-011-034. It then turns southeast along the entire western edge of parcels 12-18-011-016, 12-18-011-032, 12-18-011-015, 12-18-011-014, 12-18-011-013, 12-18-011-012, 12-18-011-010, 12-18-011-026, 12-18-011-027 and 12-18-011-028 until reaching the southwest corner of parcel 12-18-011-028. At that point proceeding south across the right-of-way of East State Street to a point 432.24 feet west of the northeast corner of parcel 12-12-024-007 along the northern edge of parcel 12-12-024-007 and at that point turning east along the entire northern edge of parcel 12-12-024-007 until reaching the northeast corner of parcel 12-12-024-007. It then proceeds south along the entire eastern edge of parcel 12-12-024-007 following the boundary of parcel 12-12-024-007 west and north until reaching the northwest corner of parcel 12-12-024-007. At that point proceeding east to a

point 195.57 feet from the northwest corner of parcel 12-12-024-007 along the northern edge of parcel 12-12-024-007 and at that point turning north crossing the right-of-way of East State Street until reaching the southeast corner of parcel 12-18-011-024. It then proceeds north to the northeast corner of parcel 12-18-011-024 and at that point turns west along the entire southern edge of parcel 12-18-011-018 then following the boundary of parcel 12-18-011-018 north and northeast until reaching the northeast corner of parcel 12-18-011-018. At that point turning southwest along the entire northern edge of parcel 12-18-009-057 and proceeding southwest across the right-of-way of South Pearl Street until reaching the northeast corner of parcel 12-18-009-058. It then turns southeast along the entire western edge of parcels 12-18-009-058, 12-18-009-060 and 12-18-009-059 until reaching the southeast corner of parcel 12-18-009-059 and at that point turning southwest along the entire southern edge of parcels 12-18-009-059, 12-18-009-003 and 12-18-009-006 until reaching the southwest corner of parcel 12-18-009-006. At that point turning southeast along the entire eastern edge of parcel 12-18-009-010 until reaching the southeast corner of parcel 12-18-009-010 and at that point turning southwest to the southwest corner of parcel 12-18-009-010. It then turns northwest along the western edge of parcel 12-18-009-010 to a point 150.39 feet southeast of the northwest corner of parcel 12-18-009-010 and at that point proceeding southwest across the right-of-way of South Green Street until reaching the northeast corner of parcel 12-18-009-013. At that point turning southwest to the northwest corner of parcel 12-18-009-013 and at that point turning southeast to the northeast corner of lot 17 of parcel 12-18-009-014 and at that point turning southwest along the entire northern edge of parcel 12-18-009-014 and lots 15 and 14 of parcel 12-18-009-018 until reaching the southwest corner of parcel 12-18-009-025. At that point turning northwest along the entire western edge of lot 14 of parcel 12-18-009-025 until reaching the northwest corner of lot 14 of parcel 12-18-009-025 and at that point turning southwest along the entire northern edge of parcels 12-18-009-023 and 12-18-009-022 until reaching the northwest corner of lot 10 of parcel 12-18-009-022. It then proceeds southwest across the right-of-way of South Wall Street until reaching the northeast corner of lot 9 of parcel 12-18-007-004 and at that point proceeds southwest across the entire northern edge of parcels 12-18-007-004, 12-18-007-128, 12-18-007-112 and 12-18-007-125 until reaching the northwest corner of lot 1 of parcel 12-18-007-125. At that point proceeding southwest across the right-of-way until reaching the northeast corner of lot 71 of parcel 12-18-007-126 and then proceeding southwest along the entire northern edge of parcel 12-18-007-126 and 12-18-007-016 until reaching the northwest corner of parcel 12-18-007-016. It then turns southeast along the western edge of lot 66 of parcel 12-18-007-016 until reaching the southwest corner of lot 66 of parcel 12-18-007-016 and at that point proceeding southeast across the right-of-way of West Elm Street until reaching the northwest corner of parcel 12-18-007-075. At that point proceeding southeast along the entire eastern edge of parcel 12-18-007-070 and proceeding to follow the boundary of parcel 12-18-007-070 southwest and northwest until reaching the northwest corner of lot 63 of parcel 12-18-007-070. It then proceeds northwest across the right-of-way of West Elm Street until reaching the southwest corner of lot 63 of parcel 12-18-007-018 and at that point proceeding northwest along the entire western edge of lot 63 of parcel 12-18-007-018 until reaching the northwest corner of lot 63 of parcel 12-18-007-018. At that point turning southwest across the right-of-way of South Columbus Street until reaching the northeast corner of lot 62 of parcel 12-18-007-023 and at that point turning southeast along the entire eastern edge of lot 62 of parcel 12-18-007-023 and lot 62 of parcel 12-18-007-025 until reaching the southeast corner of lot 62 of parcel 12-18-007-025. It then turns southwest along the entire northern edge of parcel 12-18-007-022 until reaching the northwest corner of lot 59 of parcel 12-18-007-022 and at that point turning southeast along the entire western edge of lot 59 of parcel 12-18-007-022 and lot 59 of parcel 12-18-007-089 until reaching the southwest corner of lot 59 of parcel 12-18-007-089. At that point turning southwest along the entire

northern edge of parcel 12-18-007-026 until reaching the northwest corner of parcel 12-18-007-026 and at that point turning southeast to the southwest corner of parcel 12-18-007-026. It then proceeds southeast across the right-of-way of West Elm Street to a point 29.95 feet from the northeast corner of lot 56 of parcel 12-18-007-060 along the northern edge of parcel 12-18-007-060 and at that point proceeding to the northeast corner of lot 56 of parcel 12-18-007-060. At that point turning southeast along the entire eastern edge of lot 56 of parcel 12-18-007-060 and proceeding to follow the boundary of parcel 12-18-007-060 southwest and northwest until reaching the northwest corner of lot 54 of parcel 12-18-007-060. It then proceeds southwest across the right-of-way of South Plum Street to the northeast corner of parcel 12-18-007-110 and at that point proceeding southwest along the entire northern edge of parcels 12-18-007-110, 12-18-007-057, -18-007-056, 12-18-007-055 and parcel 12-18-007-098 until reaching the northwest corner of parcel 12-18-007-098. At this point proceeding southwest across the right-of-way of South Race Street to the northeast corner of lot 44 of parcel 12-18-007-123 and at that point proceeding southwest along the entire northern edge of parcel 12-18-007-123, 12-18-007-124, 12-18-007-129 and 12-18-007-132 until reaching the northwest corner of parcel 12-18-007-132. It then turns southeast along the entire western edge of parcel 12-18-007-132 until reaching the southwest corner of parcel 12-18-007-132 and at that point turning northeast along the entire southern edge of parcels 12-18-007-132 and 12-18-007-129 until reaching the southeast corner of parcel 12-18-007-129. At that point turning southeast along the entire eastern edge of parcel 12-18-007-130 until reaching the southeast corner of parcel 12-18-007-130 and at that point turning southwest along the entire southern edge of parcel 12-18-007-130 and 12-18-007-131 until reaching the southwest corner of parcel 12-18-007-131. It then turns northwest along the entire western edge of parcel 12-18-007-131 until reaching the northwest corner of lot 105 of parcel 12-18-007-131 and at that point proceeding northwest across the right-of-way of West Elm Street until reaching the southwest corner of lot 105 of parcel 12-18-007-042. At that point turning northeast along the entire southern edge of parcels 12-18-007-042, 12-18-007-039, 12-18-007-038 and 12-18-007-037 until reaching the southeast corner of lot 44 of parcel 12-18-007-037 and at that point proceeding northwest across the right-of-way of South Race Street until reaching the southwest corner of parcel 12-18-007-093 and at that point proceeding northwest to the southeast corner of parcel 12-18-007-093. At that point proceeding northwest along the entire eastern edge of parcel 12-18-007-093, 12-18-007-092, 12-18-007-091 and 12-18-007-090 until reaching the northeast corner of lot 1 of parcel 12-18-007-090. It then turns southwest along the entire northern edge of parcel 12-18-007-090 until reaching the northwest corner of lot 1 of parcel 12-18-007-090 and at that point proceeding northwest across the CSX Railroad right-of-way until reaching the southwest corner of lot 63 of parcel 12-18-006-049. At that point turning southwest across the right-of-way of South Race Street until reaching the southeast corner of lot 64 of parcel 12-18-006-001 and at that point proceeding southwest along the entire southern edge of parcel 12-18-006-001 until reaching the southwest corner of lot 72 of parcel 12-18-006-001. It then proceeds southwest along the entire southern edge of parcels 12-12-023-055, 12-12-023-056, 12-12-023-015, 12-12-023-019, 12-12-023-021, 12-12-023-082, 12-12-023-024, 12-12-023-025, 12-12-023-026 and 12-12-023-057 until reaching the southwest corner of parcel 12-12-023-057. At that point proceeding north along the entire western edge of parcel 12-12-023-057 until reaching the northwest corner of parcel 12-12-023-057 and at that point proceeding north across the right-of-way of West Main Street to a point 247.43 feet northeast of the southwest corner of parcel 12-12-023-004 on the southern edge of parcel 12-12-023-004. It then turns southwest to the southwest corner of parcel 12-12-023-042 and at that point turns north along the entire western edge of parcel 12-12-023-004 and proceeds to the northwest corner of parcel 12-12-023-004. At that point it proceeds north across the right-of-way of West Water Street until reaching the Central Redevelopment Project Area starting point

located on the southern edge of parcel 12-12-014-087. The Central Redevelopment Project Area excludes the entirety of parcels 12-12-023-090, 12-12-023-091, 12-12-023-094, 12-12-023-096, 12-12-023-099, 12-12-029100 and the entirety of the right-of-way of Commercial Drive separating parcels 12-12-023-090 and 12-12-023-091 from parcels 12-12-032-096, 12-12-023-099 and 12-12-023-100. The Central Redevelopment Project Area further excludes the entirety of parcel 12-18-002-037 including the part of vacated Wall Street running north and south through parcel 12-18-002-037.

Attachment 2: Parcel Identification

12-12-023-004	12-18-005-063	12-18-001-010
12-12-023-008	12-18-005-107	12-18-001-077
12-12-023-010	12-18-004-001	12-18-001-062
12-12-023-011	12-18-004-003	12-18-001-063
12-12-023-012	12-18-004-058	12-18-001-080
12-12-023-013	12-18-004-059	12-18-001-083
12-12-023-015	12-18-004-060	12-12-013-004
12-12-023-019	12-18-004-061	12-18-002-021
12-12-023-021	12-18-004-062	12-18-002-036
12-12-023-023	12-18-004-006	12-18-002-038
12-12-023-024	12-18-004-009	12-18-006-009
12-12-023-025	12-18-004-012	12-18-006-011
12-12-023-026	12-18-004-014	12-18-006-013
12-12-023-047	12-18-003-001	12-18-006-014
12-12-023-048	12-18-003-002	12-18-006-023
12-12-023-049	12-18-003-003	12-18-006-049
12-12-023-050	12-18-003-004	12-18-006-032
12-12-023-052	12-18-003-008	12-18-006-033
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12-12-023-056	12-18-003-012	12-18-006-039
12-12-023-057	12-18-003-015	12-18-006-040
12-12-023-081	12-18-003-016	12-18-006-042
12-12-023-082	12-18-003-086	12-18-006-043
12-12-023-086	12-18-003-087	12-18-006-045
12-12-023-093	12-18-003-104	12-18-006-048
12-18-005-110	12-18-003-020	12-18-006-050
12-18-006-001	12-18-003-021	12-18-006-051
12-18-006-004	12-18-003-023	12-18-006-052
12-18-006-007	12-18-003-024	12-18-006-053
12-18-005-065	12-18-003-026	12-18-006-054
12-18-005-066	12-18-003-027	12-18-010-031
12-18-005-067	12-18-003-028	12-18-010-033
12-18-005-069	12-18-003-030	12-18-010-036
12-18-005-071	12-18-003-031	12-18-010-050
12-18-005-072	12-18-003-033	12-18-010-052
12-18-005-080	12-18-003-089	12-18-010-053
12-18-005-081	12-18-001-001	12-18-010-014
12-18-005-053	12-18-001-002	12-18-010-018
12-18-005-057	12-18-001-003	12-18-010-021
12-18-005-058	12-18-001-008	12-18-010-054
12-18-005-059	12-18-001-009	12-18-010-001

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12-18-010-006	10-15-181-014	12-18-007-130
12-18-010-007	10-15-181-017	12-18-007-131
12-18-010-040	10-15-181-018	12-18-009-003
12-18-010-041	10-15-017-025	12-18-009-006
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10-15-018-018	12-18-007-023	12-18-011-034
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10-15-018-021	12-18-007-027	12-12-024-007
10-15-181-010	12-18-007-031	
10-15-181-011	12-18-007-060	