# DOWNTOWN ROBINSON
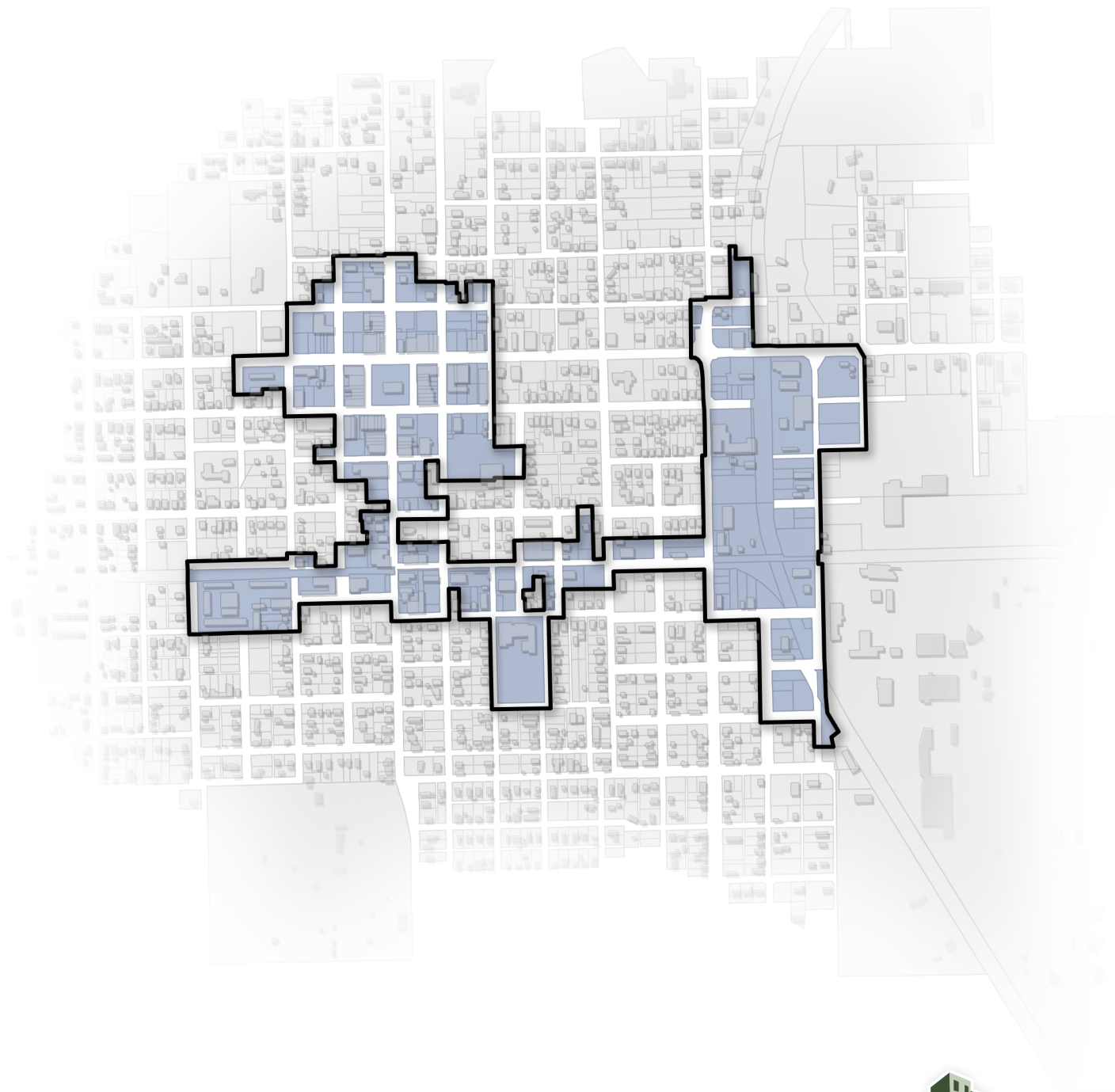# TIF DISTRICT - AS AMENDED

## TAX INCREMENT FINANCING
## REDEVELOPMENT PLAN & PROJECT



The City of
**ROBINSON, IL**
May 9, 2023

**MORAN**
ECONOMIC DEVELOPMENT

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## SECTION I.  INTRODUCTION

On October 9, 2001, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (the "Act"), the City of Robinson ("City") adopted Ordinance No. 2001-O-32 approving the Downtown Robinson Redevelopment Area Tax Increment Financing Redevelopment Plan (the "Original TIF Plan," or "Original Plan") for the Downtown Robinson Redevelopment Project Area (the "Area"), attached as Appendix A.  On January 10, 2023, the City adopted Ordinance No. 2023-O-03 to extend to the date for the completion of the Redevelopment Project or retirement of obligations from 23 to 35 years as authorized by Section 74.4-3(n)(3)(E) of the Act (pursuant to Public Act 102-1113).  Presently the City desires to provide an amendment to the Plan to reflect the extended Redevelopment Project life to confirm to Section 11-74.4-3(n)(3) of the Act, as well as to reaffirm the goals and objectives for the Plan. The Boundary Map for the Area can be seen in Exhibit A, with the existing land uses shown in Exhibit B. The general land use plan for the Area is shown in Exhibit C.  Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act, which sets forth the requirements and procedures for establishing the Area and the Plan.  Additionally, this portion of the Act has provisions for amending a redevelopment plan and project.

Tax increment financing has been a vital tool for the City's economic development efforts, and as part of its continued efforts the City secured the extension of the life of both the Downtown Robinson Redevelopment Project Area and the West Robinson Industrial Area tax increment financing districts. The use of TIF redevelopment projects has become a crucial part in the growth and development in these portions of the City, and has been a key component in the ongoing efforts to recruit and retain businesses, create new employment opportunities, and provide the necessary resources to improve and maintain key infrastructure components and community assets.  Since its adoption the Downtown Redevelopment Project Area has facilitated projects totaling nearly $1.4M, with an emphasis on streets, parking areas, lighting, and façade renovations throughout the City's downtown.

**Legend**

☐ Downtown Robinson TIF District Boundary
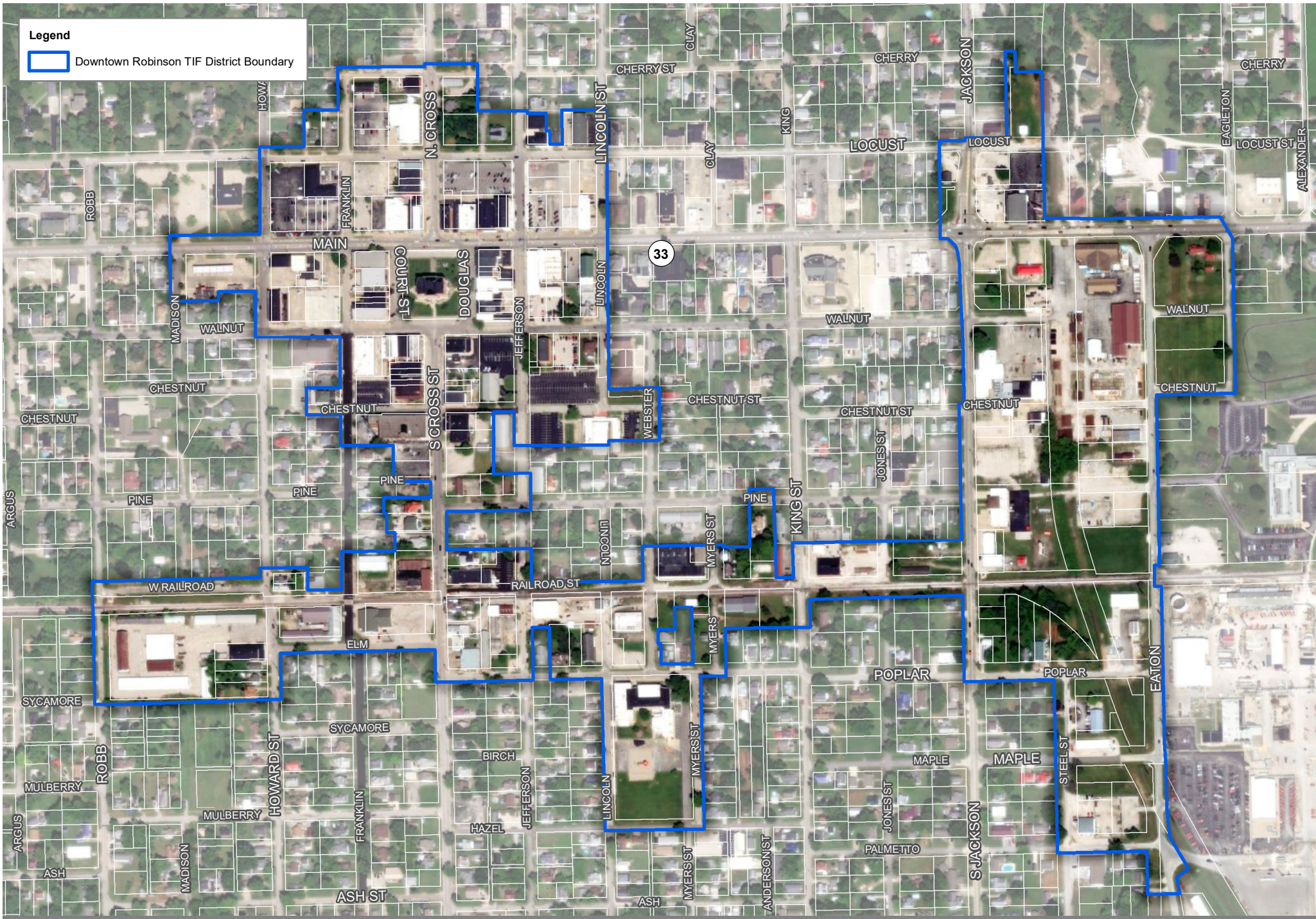
**EXHIBIT A - BOUNDARY MAP**
**DOWNTOWN ROBINSON TIF DISTRICT**
Robinson, IL

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0    0.075    0.15              0.3              0.45        0.6
                                                            Miles

**Legend**

▬ Downtown Robinson TIF District Boundary
■ Residential
■ Commercial
■ Industrial
■ Institutional
■ Undeveloped
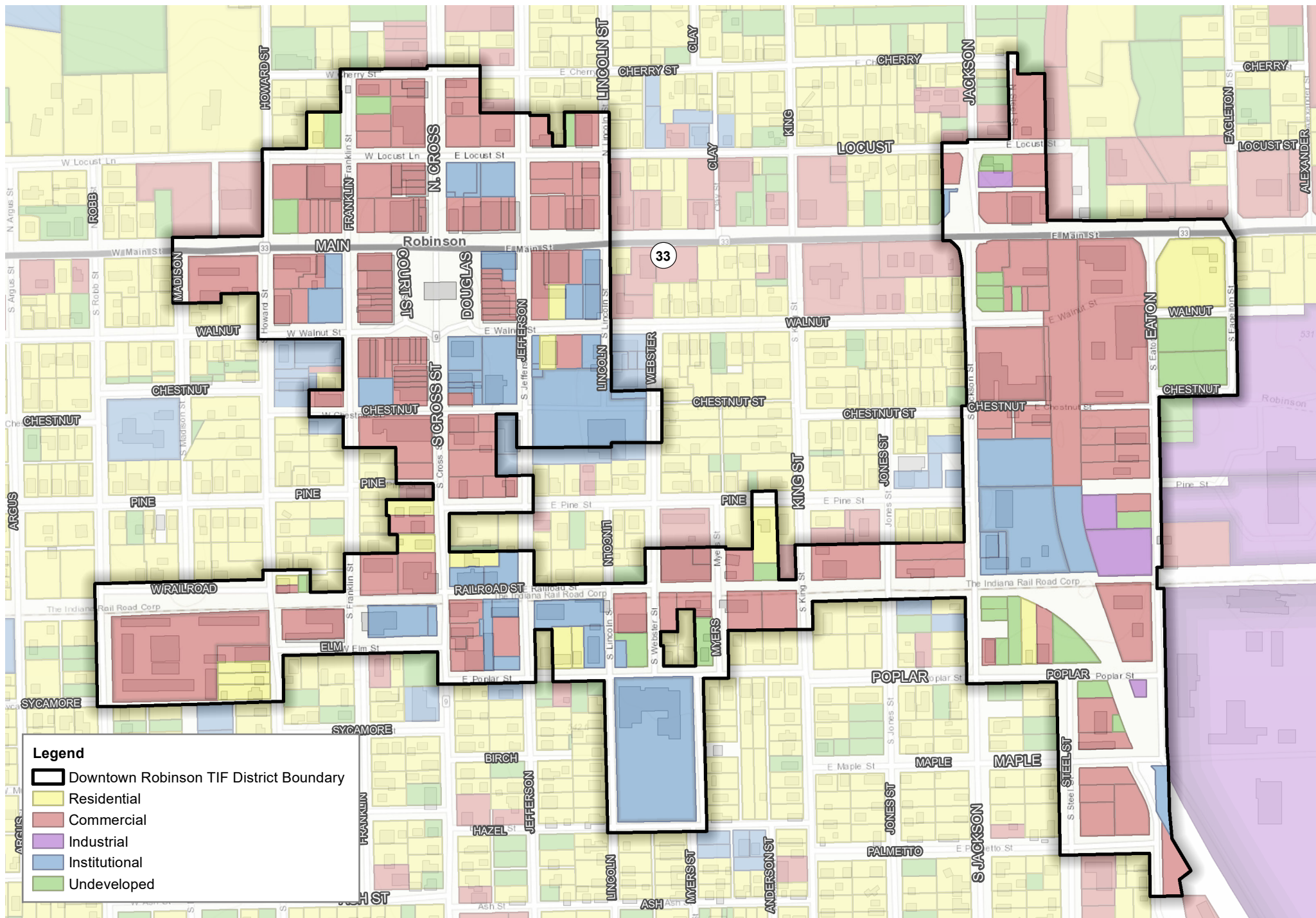
**EXHIBIT B - EXISTING LAND USE**
**DOWNTOWN ROBINSON TIF DISTRICT**
Robinson, IL

0    0.075    0.15         0.3              0.45            0.6
                                                          Miles

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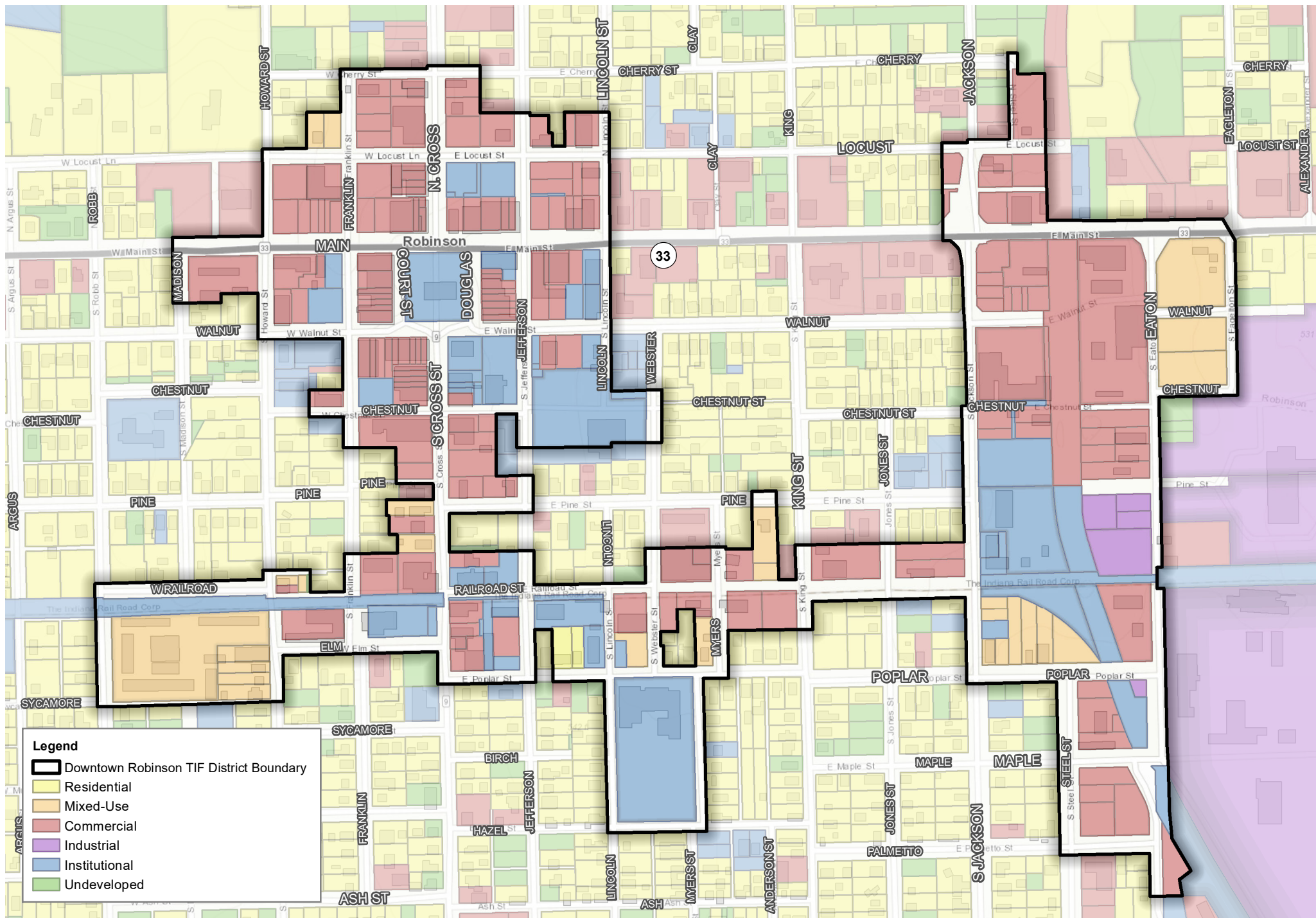
**EXHIBIT C - GENERAL LAND USE PLAN**
**DOWNTOWN ROBINSON TIF DISTRICT**
Robinson, IL

**Legend**

- Downtown Robinson TIF District Boundary
- Residential
- Mixed-Use
- Commercial
- Industrial
- Institutional
- Undeveloped

Miles
0    0.075    0.15    0.3    0.45    0.6

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## SECTION II.  REAFFIRMING FINDINGS OF NEED FOR TAX INCREMENT FINANCING

In accordance with requirements of the TIF Act, the following findings are reaffirmed as part of the Amended Redevelopment Plan.

### A.  The Redevelopment Area Exceeds the Statutory Minimum Size
The Redevelopment Project Area contains 229 parcels of property totaling approximately 121.7 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act.

### B.  The Redevelopment Project Area is Contiguous
The Downtown Robinson Redevelopment Area is contiguous and contained within a single perimeter boundary.  Therefore, the City meets this requirement.

### C.  All Properties Included will Substantially Benefit
The City believes that the continuation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

### D.  The TIF Plan and Project Conform with the City's Comprehensive Plan
The City has determined that this Amended Redevelopment Plan is consistent with the goals and objectives of the City's comprehensive plan.  All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

### E.  The Redevelopment Plan Meets the Statutory Timeframe
The estimated date for the completion of the Redevelopment Plan and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 1174.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 35th calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.  If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

### F.  The Area Would not be Developed But For Tax Increment Financing
The City finds that the Area could not reasonably be expected to continue to develop without the continued use of tax increment revenues.  The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act.  The positions of those expressed in both the public and private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing.

### G.  The Assessment of Financial Impacts on Taxing Districts is Outlined
The City of Robinson will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Amended Redevelopment Plan on local taxing districts is minimal.  Although the projected impact is minimal, the negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them.   Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Redevelopment Project Area.   In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area.  The City intends to continue to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any development. The City, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.    Additionally, as part of the extension of the life of the Downtown Robinson Redevelopment Project Area the City secured letters of support from all affected taxing districts.

## SECTION III.  REDEVELOPMENT PLAN

### A.  Introduction
This section reaffirms the Redevelopment Plan for the Downtown Robinson Redevelopment Project Area.

### B.  Objectives
The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing.
2. Prevent the recurrence of those qualifying conditions which exist within the Area.
3. Enhance the real estate tax base for the City of Robinson and all other taxing districts which extend into the Area.
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

### C.  Policies
Appropriate policies have been, or will be, developed by the City of Robinson regarding this Redevelopment Plan and Project.  These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete certain private actions and activities as outlined in this Plan.
4. Monitor the public and private actions and activities occurring within the Area.
5. Complete the specified actions and activities in an expeditious manner.

These policies may be additionally amended from time to time as determined by the City.

### D.  Redevelopment Project
To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken.  An essential element of the Amended Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements.  Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

**1.  Private Redevelopment Activities**
The private activities proposed for the Downtown Robinson Redevelopment Project Area are for commercial (service/retail), public/semi-public, and light industrial uses.

**2.  Public Redevelopment Activities**
Public improvements and support activities will be used to induce and complement private investment.  These may include, but are not limited to:

- Street construction, rebuilding/resurfacing, pavement removal and reconstruction et. al., and related signage and signalization.
- Sidewalk and pedestrian walkway construction and/or replacement.
- Curb and gutter construction and/or replacement.
- Street lighting replacement or upgrading, including pedestrian areas.
- Storm sewers including new detention area(s), water lines and related drainage facilities, sanitary sewers.
- Land acquisition, demolition, site clearance, and environmental remediation.

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## SECTION IV.  IMPLEMENTATION STRATEGY

### A.  Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan.

### B.  Estimated Redevelopment Project Costs

Costs that may be incurred by the City over the course of the extended life of the project area may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs 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 an 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 public 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 a 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.  These costs include fire protection district, school district, and library district capital costs.

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

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of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.

10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

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 that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in 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 the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:

    i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

    ii. 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;

    iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

    iv. 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 Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

**C. Estimated Budget for Redevelopment Project Costs**
The estimated costs associated with the eligible public redevelopment activities are presented in Table A. This includes the Estimated Budget for Redevelopment Project Costs from the Original Plan with a 5% increase after adjusting for inflation, as permitted by the Act. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

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TABLE A - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

| DESCRIPTION | ESTIMATED COST |
|---|---|
| Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, financial, planning, or other services | $644,000 |
| Costs of marketing sites within the redevelopment project area to prospective businesses, developers, and investors. | $368,000 |
| Property assembly costs, including acquisition of land and other property, real or personal, and the clearing and grading of land. | $2,301,000 |
| Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements. | $3,221,000 |
| Cost of construction of public works or improvements. | $5,889,000 |
| Financing costs, including those related to the issuance of obligations. | $644,000 |
| Costs of job training, retraining, advanced vocational education, or career education. | $368,000 |
| Relocation costs, to the extent that the municipality determines that these costs shall be paid or is required to make payment of relocation costs by federal or state law. | $920,000 |
| Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project. | $2,761,000 |
| TOTAL ESTIMATED BUDGET | $17,116,000 |

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed $17,116,000 plus any additional interest and financing costs as may be required.

### D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately $4,592,007, per the Financial Year 2022 report. The base EAV of the redevelopment project area is $2,667,572. The parcel identification list for the properties in the Area is attached as Appendix B.

### E. Redevelopment Valuation

It is anticipated that private developments and/or improvements will continue to occur within the Redevelopment Project Area. Based on the annual average growth rates in the Project Area, it has been estimated that the continued private investment will increase the EAV by an additional $5,100,000. This figure is in present day dollars and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately $9,600,000.

### F. Source of Funds

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

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Robinson, pursuant to the authority granted to it under the Act, may issue bonds 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.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

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**G.  Nature and Term of Obligation**

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.  If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued for a term not to exceed the extended life of the Project Area, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

**H.  Fair Employment Practices and Affirmative Action**

The City of Robinson will ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action.  The City will additionally ensure that all recipients of tax increment financing assistance adhere to these policies.

**I.  Certifications**

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study, unless the municipality certifies that the development project will not result in the displacement from 10 or more inhabited residential units.   The City of Robinson hereby certifies that the Downtown Robinson Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units.   Additionally, the City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act.  If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

## SECTION V.  AMENDING THE TIF PLAN

The Downtown Robinson 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

## SECTION VI.  REPORTING AND MEETING

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

# APPENDIX A
# ORIGINAL PLAN

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# Downtown Robinson Redevelopment Area

# Tax Increment Financing Redevelopment Plan

## City of Robinson, Illinois

June 26, 2001

**EDR**
Economic Development Resources
St. Louis, Missouri

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## SECTION I

## INTRODUCTION

The proposed Downtown Robinson Redevelopment Project Area (the "Area") is presently a number of developed properties. The location of this approximately 125 acre Area is fully illustrated on the enclosed **Exhibit A**, entitled **Boundary Map**.

The City of Robinson intends to use tax increment financing to arrest the decline in the Redevelopment Project Area and induce the investment of private capital. The Area, overall, has not been subject to economic growth and the prospect for private and public investment is poor without the adoption of this proposed Redevelopment Plan.

The public projects that are anticipated for the Redevelopment Project Area may include, but are not limited to: street (re)construction and improvements to the public utility system; site preparation; property rehabilitation; marketing; and other TIF eligible activities.

Tax increment financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act. The Act sets forth the requirements and procedures for establishing a Redevelopment Plan and a Redevelopment Project Area. The purpose of this Redevelopment Plan is to provide a document which is used to catalogue the eligibility for tax increment financing of the respective portions of the City selected to be included in the Redevelopment Project Area, provide actions and activities to eradicate and/or ameliorate the negative conditions found in these portions of the City, stabilize existing development in this portion of the community, and assist in the (re)development of the Area. This Redevelopment Plan also identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment financing.

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## SECTION II

## STATUTORY BASIS FOR TAX INCREMENT FINANCING

**A.    Introduction**

Tax increment financing was created by the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 et. seq.

Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify, generally, as "conservation" or "blighted" areas, and to carry out redevelopment projects which serve this end.

The concept behind the tax increment law is relatively straightforward and allows a municipality to carry out redevelopment activities on a locally controlled basis. Redevelopment, which occurs in a designated Redevelopment Project Area, will increase the equalized assessed valuation of the property and, thus, generate increased property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy and the construction of public infrastructure.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

1.    That there exists in many municipalities within the State blighted and conservation areas; and

2.    That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that in improved areas the presence of blight, or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public, and in vacant areas, impairs the sound growth of the taxing districts.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements which must be met before a municipality can proceed with implementing a Redevelopment Project. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies as eligible for tax increment financing. With certain exceptions, this is generally either as a "Blighted Area" or as a "Conservation Area" or as a combination of both a "Blighted

Area" and "Conservation Area". The Act provides an enumeration of the factors which qualify property as eligible for the "blight" or "conservation" designation, as well as detailed descriptions of these factors.

## SECTION III

## DOWNTOWN ROBINSON REDEVELOPMENT PROJECT AREA

**A.    Boundary Delineation**

There are a number of factors that were taken into consideration in establishing the boundary of the Downtown Robinson Redevelopment Project Area. Established planning guidelines and standards, as described herein, have been followed in the delineation of the Redevelopment Project Area boundary, as well as in the preparation of this Redevelopment Plan.

Field investigators employed by Economic Development Resources conducted research of the Area and environs in order to ascertain the existence and prevalence of blighting factors. Economic Development Resources was assisted by information obtained from the Crawford County and the City of Robinson. Based on these investigations, the eligibility requirements for tax increment financing, the determination of redevelopment needs within the City, and the location of the various blighting factors found, the boundary of the Redevelopment Project and the Redevelopment Project Area was determined.

The boundary is delineated on the enclosed **Exhibit A,** entitled **Boundary Map,** Downtown Robinson Redevelopment Project Area, Robinson, Illinois. This boundary encloses a portion of the City which meets the requirements for eligibility as a Redevelopment Project Area, as found in the Act.

**B.    Program Requirements/Findings**

The following findings are made with respect to establishing the Downtown Robinson Redevelopment Project Area:

1.    The Area as a whole meets the statutory requirements as a "conservation" area. Further, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.

2.    The Redevelopment Project Area exceeds the statutory minimum size of 1½ acres.

3.    The Redevelopment Project Area is contiguous, and is contained within a single perimeter boundary.

4.    All properties included in the Redevelopment Project Area will substantially benefit from being included in the Area.

5.    The Redevelopment Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

6.    The Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

Boundary Map
Downtown Redevelopment Area
Tax Increment Financing Redevelopment Plan
City of Robinson, Illinois

Legend
Commercial
Residential
Industrial
Public / Semi-Public
Undeveloped

Existing Land Use
Downtown Redevelopment Area
Tax Increment Financing Redevelopment Plan
City of Robinson, Illinois

Economic Development Resources
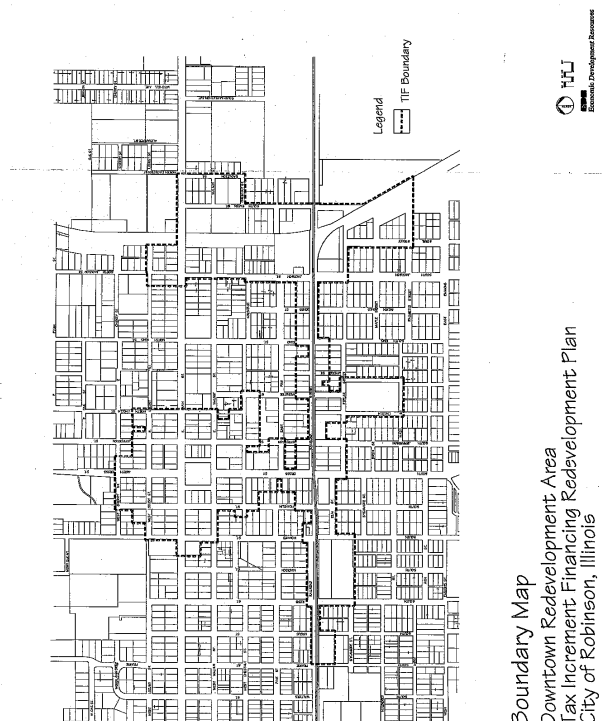
## SECTION IV

## BASIS FOR FINDINGS

### A.    Introduction

A redevelopment project area, according to the Tax Increment Allocation Redevelopment Act (the "Act"; 65 ILCS 5/11-74.4-1 et. seq.), is that area designated by a municipality (City, Village, or incorporated town) in which the finding is made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Redevelopment Project Area are outlined under the individual headings that follow.

### B.    Statutory Qualifications

The definitions for qualifying an area as defined in the Statute are as follows:

#### 1.    Eligibility of a Blighted Area

"Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land-use or layout; the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the cleanup of hazardous materials, or a study conducted has determined the need for such an "environmental cleanup"; lack of community planning, the total equalized assessed value of the proposed redevelopment project area has declined 3 of the last 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 past 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or

successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.  If vacant, a "blighted area" is one in which the sound growth of the taxing districts is impaired by, (1) a combination of 2 or more of the following factors: obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels or 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; diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development; tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area; the total equalized assessed value of the proposed redevelopment project area has declined 3 of the last 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 past 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated, or (2) the area consists of one or more unused quarries, mines, or strip mine ponds, or (3) the area consists of an unused railyards, rail tracks or railroad rights-of-way, or (4) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency, or (5) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (6) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and 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
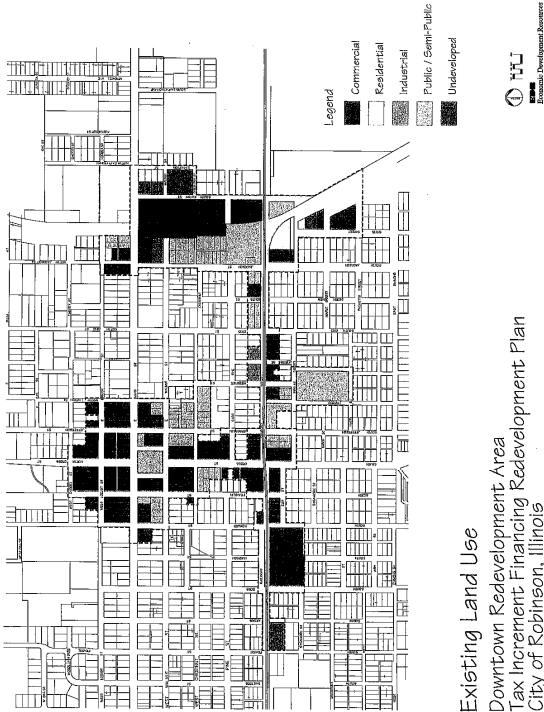
developed for that designated purpose, or (7) the area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

#### 2.    Eligibility of a Conservation Area

A conservation area means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more.  Such an area is not yet a blighted area, but because of a combination of three 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:  dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land-use or layout; lack of community planning; the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area; lack of community planning; the total equalized assessed value of the proposed redevelopment project area has declined 3 of the last 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 past 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

#### 3.    Eligibility of an Industrial Park Conservation Area

Industrial park conservation area means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1-1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the

municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

**C.      Investigation and Analysis of Blighting Factors**

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

1.      Contacts with individuals knowledgeable as to conditions and history of, and within, the City, age of buildings and site improvements, development patterns, real estate matters and related items. Existing information related to flooding issues in this portion of the City was also reviewed.

2.      Examination of the condition of local buildings, streets, utilities, etc.

3.      On-site field examination of the proposed Redevelopment Project Area conditions by experienced property inspectors on the staff of Economic Development Resources. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.

4.      Use of the definitions of the factors enumerated in Sections B. 1, 2, and 3, (above) found in 65 ILCS/5-11-74,4-3 et. seq, supplemented, where appropriate, by the guidelines established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas.

5.      Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:

i.      There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.

ii.      The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.

iii.      These findings are made on the basis that the presence of blight or

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conditions that lead to blight is detrimental to the safety, health, welfare or morals of the public.

iv.      To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Area qualifies as eligible for tax increment financing. To this end, the City has prepared an analysis of the physical conditions and the presence of blighting factors.

**D.      Analysis of Conditions in the Area**

In making the determination of eligibility for a Redevelopment Project Area, it is not required that each and every property or building in such an area be blighted or otherwise qualify. In this determination of eligibility, it is the area as a whole that must be determined to be eligible. For an improved blighted or conservation area, the factors must be 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 reasonably distributed throughout the improved part of the Area. For a vacant blighted area, the factors must be 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 reasonably distributed throughout the vacant part of the Area. The findings, outlined below, demonstrate the Area is a "conservation area" as defined in the Act.

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**Review of the Qualifications of the Area**

**1.      Age Of Structures**

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for modern-day uses, nor meet contemporary space and development standards. For example, many industrial and commercial structures may have been built in a period before the emergence of contemporary development standards which reflect changed technological or market conditions. Such buildings may be considered old because of their functional unsuitability today.

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater. City and County records were used to document the presence of this factor, as was field investigation of the City's built environment by professionals familiar with building construction types and architectural styles, and discussions with persons in Robinson knowledgeable as to the ages of the structures in the area under review.

The Downtown Robinson Redevelopment Project Area contains a total of 153 structures, of which 136 (or 89%) are 35 years of age or greater. Thus, the developed portion of the area under review may be assessed for its compliance with the "conservation" criteria.

**2.      Dilapidation**

Dilapidation refers to 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.

Review of the structures in the Area determined no dilapidation exists.

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**3.      Obsolescence**

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

Though there are signs of obsolescence throughout the Area (including deteriorated and broken gutters, uplifted and cracked sidewalks, unpaved drives, and cracked foundations), the factor does not exist in the Area to a qualifying degree.

**4.      Deterioration**

Deterioration refers, with respect to buildings, to 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, deterioration refers to 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.

Deteriorated conditions were evident in nearly all the structures and site improvements in the Area. The field survey of main building conditions in the Area found instances of structures with major defects in the secondary structural components, including roofs, windows, foundations, gutters, downspouts and fascia materials. Specific examples of deterioration were exhibited by multiple structures with broken and boarded windows, rotting and warped siding, and holes and cracks in foundations. Stairways and sidewalks are cracked and crumbling throughout the Area.

In sum, 139 structures (91%) were found to be deteriorated.

**5.      Presence of Structures Below Minimum Code**

The presence of structures below minimum code standards includes all structures which 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.

This factor was not found.

6. **Illegal Use of Individual Structures**

This refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

This factor was not found in the Area.

7. **Excessive Vacancies**

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

11 buildings (7%) were found to be vacant in the Area.

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

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

This factor was not found in the Area.

9. **Inadequate Utilities**

This factor relates to all 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:

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(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.

Discussions with the Robinson City Engineer revealed that the sanitary and storm sewers in the Area are over 100 years old. This clearly makes the utility piping antiquated and obsolete.

The entire Area is effected by this factor.

10. **Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (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.

An overcrowding of structures was found to occur on 67 parcels (30%). There is currently an insufficient provision for light and air around these buildings. As a result of this overcrowding, an increased threat of the spread of fire and other health hazards exist. There are numerous businesses downtown, specifically along Courthouse Square, Walnut Street, Cross Street, North Lincoln Street, and Main Street, which do not have adequate space for such loading due to the high number of structures located per block. This high density of structures also effects parking; though surface parking lots exist in the Area, the majority of these are reserved for car dealerships and other private uses.

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11. **Deleterious Land Use or Layout**

This factor includes 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.

This factor was not found in the Area.

12. **Environmental Clean-Up**

This factor exists if 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.

This factor was not found in the Area.

13. **Lack of Community Planning**

A lack of community planning implies that 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.

A lack of community planning exists throughout the proposed Redevelopment Project Area. Our field investigation, review of the City's initial Comprehensive Plan (which was initiated in 1982, only to be adopted 16 years later in December 1998) and discussions with knowledgeable persons in Robinson, demonstrate that no community plan existed during the time when the majority of the Area developed. The blighting factors and characteristics shown above are demonstrative of development that occurred without the benefit of such a plan. This, therefore, is a factor in the Area.

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14. **The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 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 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.**

Summary of Findings

The developed portion of the Area's equalized assessed value increased at an annual rate less than the balance of the City of Robinson for three of the last five calendar years, and less than the Consumer Price Index for All Urban Consumers for three of the last five calendar years. The lists below show the annual growth rates for the parcels in the Developed Area compared to the growth for the balance of the City of Robinson and the Consumer Price Index for All Urban Consumers dating back to assessment year 1995:

AREA VS. BALANCE OF CITY

| | | | |
|---|---|---|---|
| Between 1999 and 2000: | Area: -1.90% | Balance of City: | not available[1] |
| **Between 1998 and 1999:** | **Area: 2.63%** | **Balance of City:** | **4.90%** |
| Between 1997 and 1998: | Area: 4.33% | Balance of City: | -4.66% |
| **Between 1996 and 1997:** | **Area: 0.01%** | **Balance of City:** | **16.89%** |
| **Between 1995 and 1996:** | **Area: 0.61%** | **Balance of City:** | **4.81%** |

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[1] Equalized Assessed Valuation for the City of Robinson for assessment year 2000 was not available at the time of the completion of the TIF Plan.

## AREA VS. CONSUMER PRICE INDEX

**Between 1999 and 2000:**   Area: -1.90%   CPI: 3.36%

Between 1998 and 1999:   Area: 2.63%   CPI: 2.21%

Between 1997 and 1998:   Area: 4.33%   CPI: 1.56%

**Between 1996 and 1997:**   **Area: 0.01%**   **CPI: 2.29%**

**Between 1995 and 1996:**   Area: 0.61%   CPI: 2.95%

As seen above, the Area grew at an annual rate that was less than the balance of the City of Robinson between assessment years 1998-99, 1996-97, and 1995-96, and at a rate less than the Consumer Price Index for All Urban Consumers between assessment years 1999-2000, 1996-1997, and 1995-1996. The Area therefore qualifies for this blighting factor.

### E. Conclusion of Investigation of Blighting Factors for the Proposed Redevelopment Project Area

Six blighting factors, plus "age," were found in 50% or more of either parcels or buildings within the proposed Area. Such factors are reasonably distributed throughout the proposed Area and are present to a meaningful extent within the proposed Area. As such, the Area is found to be a "conservation area".

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**EXHIBIT C**
**BLIGHTING FACTORS MATRIX**

**DEVELOPED AREA - CONSERVATION**

| | Dilapidation | Obsolescence | Deterioration | Below Minimum Code | Illegal Use of Individual Structures | Excessive Vacancy | Lack of Ventilation, Light, or Sanitary Facilities | Inadequate Utilities | Excessive Land Coverage | Deleterious Land Use or Layout | Env. Cleanup | Lack of Community Planning | Low EAV Growth in 3 of Last 5 Years | Total Number of Blighting Factors | 50% or More of Area has 3 or More Factors + Age | Number of Structures | Number of Parcels |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| count | 0 | 0 | 139 | 0 | 0 | 11 | 0 | 227 | 67 | 0 | NO | 227 | YES | 6 | YES | 153 | 227 |
| % | 0% | 0% | 91% | 0% | 0% | 7% | 0% | 100% | 30% | 0% | | 100% | | | | | |

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## SECTION V
## FINDINGS OF NEED FOR TAX INCREMENT FINANCING

It was determined that the Downtown Robinson Redevelopment Project Area, as a whole, is a "conservation area". The Act requires that no redevelopment plan shall be adopted without meeting additional requirements, viz:.

### A. Area, on The Whole, not Subject to Growth

The City finds that the Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Moreover, it is evident that little new construction or redevelopment has occurred within the Area recently. Further, the deterioration of the structures in the Area is additional evidence as to the lack of investment here.

The proposed private redevelopment activities are contingent upon adoption of a Redevelopment Project Area and Redevelopment Plan, as there is little likelihood that money required to make public improvements and provide incentives to assist in the redevelopment activities can be generated without the use of tax increment financing. Absent participation and assistance by the public sector, private investment will not take place in the Redevelopment Project Area as a whole. The incidence of blighting factors is likely to increase, and the health, safety, and welfare of the public will continue to be impaired.

### B. Conformance with the City's Comprehensive Plan

The municipality finds that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.

The Proposed General Land Use Plan of this Downtown Robinson Redevelopment Plan conforms to the Comprehensive Plan. The Redevelopment Project Area is planned for commercial (service/retail), public/semi-public, and light industrial uses that conform to the future land use plans of the City.

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### C. Estimated Dates for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three years from the adoption of the ordinance approving the Redevelopment Project Area by the City.

### D. Would Not Be Developed But For Tax Increment Financing

Given the lack of investment within the Area in recent years and the extraordinary costs associated with the development proposed (including, but not limited to, clearing and grading so that sites are suitable for development, reworking of existing utility systems, etc.), it is clear that, but for the use of tax increment financing, the Area will not be developed. The private activities anticipated within the Area will involve redevelopment similar to that noted above, but will be unable to occur "but for" assistance from tax increment financing.

### E. Assessment of Financial Impact

The City Council finds that the financial impact of the Redevelopment Project Area on or increased demand for services from any taxing district affected by the Plan is not significant. The Plan will allow existing developed areas to be rehabilitated; this revitalization will likely decrease the need for a variety of services.

As this Redevelopment Plan provides for funds to be utilized to pay for defined Redevelopment Project Costs which will assist and induce new private development within the Area, the City anticipates that such investment will result in new, private development occurring in proximity to the Area. This development outside the TIF area will generate additional tax revenue for local taxing bodies. Further, to the extent that surplus revenues are determined, the City will distribute these funds, on a pro-rata basis, to affected taxing districts.

## SECTION VI

## REDEVELOPMENT PLAN

### A.    Introduction

This section presents the Redevelopment Plan for the Downtown Robinson Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in 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.

### B.    Proposed General Land Use Map

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit D**, entitled **General Land Use Map** on the following page.

All redevelopment projects shall be subject to the provisions of the City of Robinson's Ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

### C.    Objectives

The Objectives of the Redevelopment Plan are:

1.    Reduce or eliminate those conditions which qualify the Redevelopment Project Area as eligible for tax increment financing.

2.    Prevent the recurrence of blighting conditions, and those conditions precedent to blight.

3.    Enhance the real estate tax base for the City of Robinson and all other taxing districts, which extend into the Redevelopment Project Area.

4.    Encourage and assist private investment, redevelopment and rehabilitation

within the Redevelopment Project Area in a manner that is compatible with land uses and other redevelopment activities in portions of the City adjacent to the Area.

### D.    Policies

The City of Robinson will follow certain policies to achieve the Objectives outlined above. These include:

- Use TIF-derived revenues to accomplish the specific public-side activities and actions as outlined in the Implementation Strategy of the Plan;

- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan;

- Provide financial assistance, as permitted by the Act, to encourage private developers to complete those certain private actions and activities as outlined in the Plan;

- Monitor the public and private actions and activities occurring within the Area;

- Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the "life" of the TIF area;

These Policies may be amended from time to time as determined by the City.

### E.    Redevelopment Project

To achieve the objectives proposed in the Plan, a number of improvement activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public investments and infrastructure improvements as indicated on the estimated Project Budget. These improvement activities may include but are not restricted to the following:
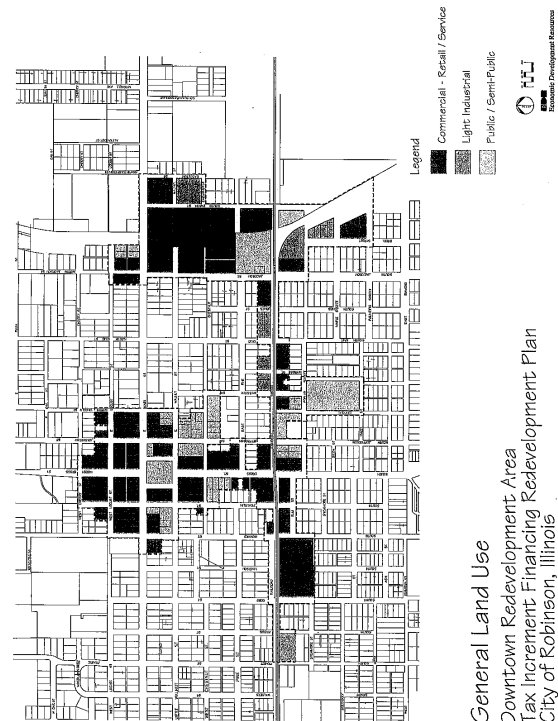
1.    Private Redevelopment Activities:

The private activities that are proposed for the Downtown Robinson Redevelopment Project Area are for commercial (service/retail), public/semi-public, and light industrial uses.

2.    Public Redevelopment Activities:

Public improvements will be used to induce and complement private investment. These improvements may include, but are not limited to:

a.    Street construction, rebuilding/resurfacing, pavement removal and reconstruction et. al., and related signage and signalization.

b.    Sidewalk and pedestrian walkway construction and/or replacement.

c.    Curb and gutter construction and/or replacement.

d.    Street lighting replacement or upgrading, including pedestrian area lighting in residential and public use areas.

e.    Storm sewers including new detention area(s), water lines and related drainage facilities, sanitary sewers.

f.    Land acquisition demolition, site clearance and environmental remediation.

g.    Development of storage facilities for municipal vehicles and equipment.



General Land Use
Downtown Redevelopment Area
Tax Increment Financing Redevelopment Plan
City of Robinson, Illinois

Legend
Commercial - Retail / Service
Light Industrial
Public / Semi-Public

## SECTION VII

## IMPLEMENTATION STRATEGY

The development and follow through of a well-devised implementation strategy is a key element in the success of the Redevelopment Plan. In order to maximize program efficiency and to take advantage of current interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. A combination of private investments and public improvements is an essential element of the Redevelopment Plan.

The City of Robinson anticipates the following actions as its implementation strategy:

i. Adoption of the Redevelopment Plan;

ii. Negotiation of Redevelopment Agreement(s) with private parties to provide TIF revenues for eligible redevelopment project costs, in order to create new development consistent with the general land uses shown in the Plan;

iii. Development of new activities that are subject to such Redevelopment Agreements.

iv. Provision of public infrastructure and other public redevelopment projects to induce and complement private redevelopment projects.

### A. Estimated Redevelopment Costs

The City may include, as redevelopment project costs, all reasonable costs incurred or estimated to be incurred and any costs which are incidental to the Redevelopment Project and Redevelopment Plan as permitted by the statute.

Such costs include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors.

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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 an 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 public 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 a 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 thereunder including interest 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 redevelopment project area for which the

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developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.

10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

11. Payment 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 that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in 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 the 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 amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

    (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii)

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           redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

    (E) the cost limits set forth in subparagraphs (B) and (D) above are modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) above for these situations.

    (F) the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of the construction of those units may be derived from the proceeds of bonds issued by the municipality.

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 project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.

The estimated cost associated with the eligible public redevelopment activities is presented in **Exhibit E**, entitled **Estimated Budget for Redevelopment Project Costs**. The estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs. As such, debt service, and expenses associated with issuance of bonds or other obligations, are in addition to costs stated above.

## Exhibit E

## Estimated Budget for Redevelopment Project Costs

| Description | Estimated Cost |
|---|---|
| Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental marketing, financial, planning or other services. | $350,000 |
| Cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors. | $200,000 |
| Property assembly costs, including acquisition of land and other property, real or personal, and the clearing and grading of land. | $1,250,000 |
| Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, or leasehold improvements. | $1,750,000 |
| Cost of construction of public works or improvements. | $3,200,000 |
| Financing costs, including those related to the issuance of obligations. | $350,000 |
| Costs of job training, retraining, advanced vocational education or career education. | $200,000 |
| Relocation costs to the extent that the municipality determines that these costs shall be paid or is required to make payment of relocation costs by federal or state law. | $500,000 |
| Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. | $1,500,000 |
| Total Estimated Budget | $9,300,000 |

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed **$9,300,000** plus any additional interest and financing costs as may be required.

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**B.    Most Recent Equalized Assessed Valuation**

The most recent total equalized assessed valuation for the Redevelopment Project Area has been estimated at approximately $2,800,000. The County Clerk of Crawford County will verify this figure.

**C.    Redevelopment Valuation**

Contingent on the adoption of this Tax Increment Financing Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that several major private developments and/or improvements may occur within the Redevelopment Project Area.

The private redevelopment investment in this Redevelopment Project Area is expected to increase the equalized assessed valuation by approximately $3,500,000 upon completion of the potential private projects. The total equalized assessed valuation after redevelopment is estimated to be $6,300,000.

**D.    Source of Funds**

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

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Robinson pursuant to the authority granted to it under the Tax Increment Allocation Redevelopment Act may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund.

If available, revenues from other economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, applicable revenues from any other tax increment financing areas in the City, and land disposition proceeds from the sale of land in the Redevelopment Project Area. In turn, this tax increment financing area may also provide monies to other tax increment financing areas in the City as well.

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**E.    Nature and Term of Obligation**

In order to expedite the implementation of the Redevelopment Plan, the City of Robinson, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Such loans or obligations may be issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years, bearing an annual interest rate as permitted by law. The City anticipates that notes or similar obligations may be issued evidencing the indebtedness of the Special Allocation Fund to repay the developer for monies advanced to pay for eligible Redevelopment Project Costs.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not identified for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial feasibility of the Redevelopment Project.

**F.    Completion of Redevelopment Project**

The estimated date for the completion of the Redevelopment Plan is no later than 23 years from the date of adoption of the Redevelopment Plan by the City.

**G.    Fair Employment Practices and Affirmative Action**

The City of Robinson will insure that any and all recipients of Tax Increment Financing assistance construct all private and public redevelopment activities in accordance with fair employment practices and affirmative action.

**H.    Certifications**

The City hereby certifies that the Downtown Robinson Tax Increment Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units, nor does the Redevelopment Area include 75 or more inhabited residential units. The City has determined that no housing impact study is needed.

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The City does anticipate that this Plan will result in the removal of nine inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. When the removal of inhabited housing units which contain households of low-income or very low-income persons occurs, the City will provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7). Such assistance is included as part of the Total Estimated Redevelopment Project Costs.

## SECTION VIII
### AMENDING THE TIF PLAN

**A.     Amending Redevelopment Plan**

The Downtown Robinson Redevelopment Plan may be amended in accordance with the
provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq.

# EXHIBIT F

## Legal Description

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## SECTION IX
### REPORTING AND MEETING

**A.     Reporting and Meeting**

The City shall adhere to all reporting and meeting requirements as provided for in the statute.

**(LEGAL DESCRIPTION TO BE PROVIDED BY THE CITY OF ROBINSON)**

# APPENDIX B
## PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

| | | | | |
|---|---|---|---|---|
| 05-4-33-023-007-000 | 05-4-33-043-046-000 | 05-4-34-013-033-000 | 05-4-34-030-094-000 | 05-4-34-033-002-000 |
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