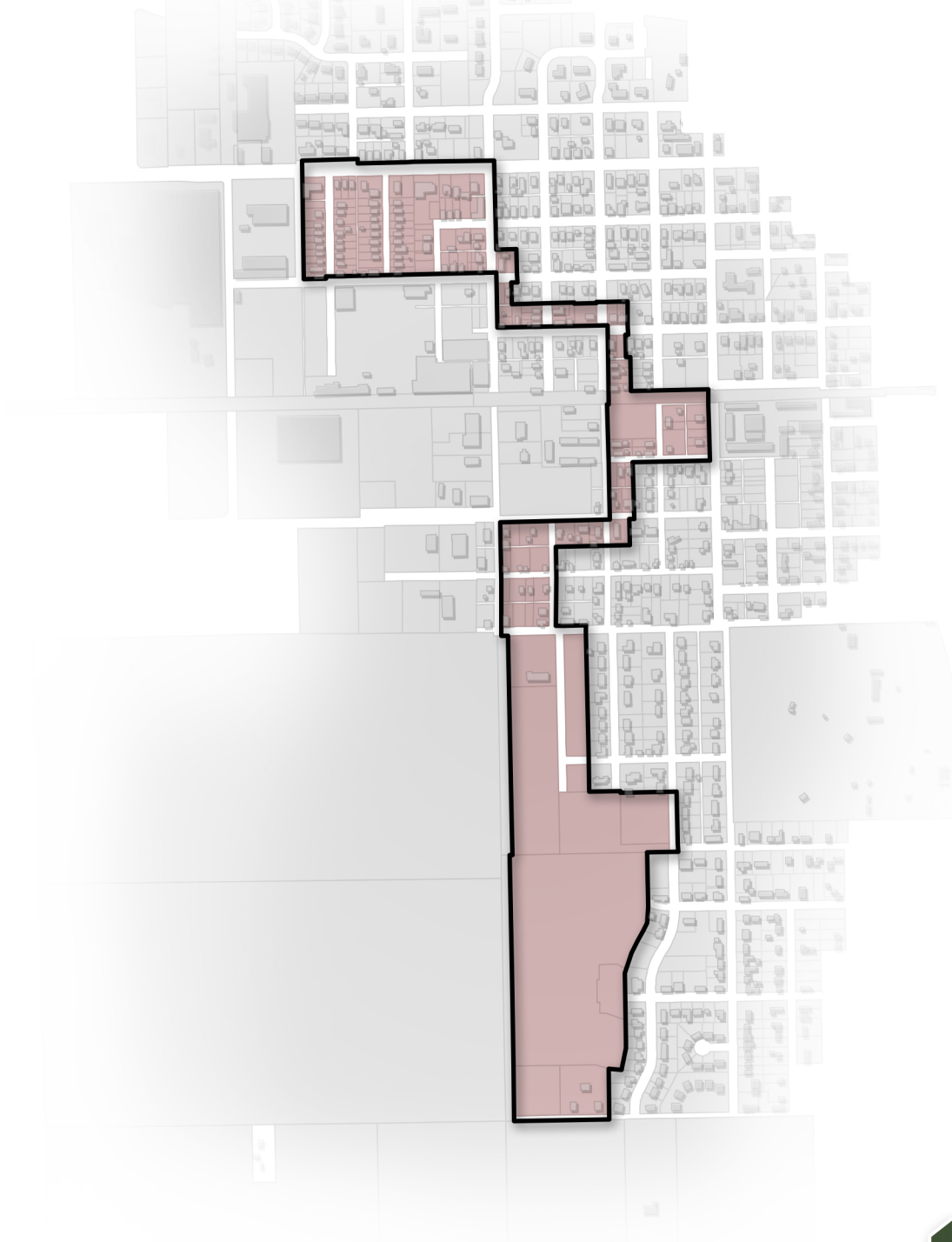


ROBINSON TIF DISTRICT 3

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



The City of
ROBINSON, IL
May 9, 2023



TABLE OF CONTENTS

Section I	Introduction	2
Section II	Eligibility Findings for the Area.....	3
Section III	Findings of Need for Tax Increment Financing	11
Section VI	Redevelopment Plan.....	14
Section V	Implementation Strategy	16
Section VI	Amending the TIF Plan	20
Section VII	Reporting and Meeting.....	21

EXHIBITS

Exhibit A	Boundary Map.....	Following Page 4
Exhibit B	Existing Land Use	Following Page 6
Exhibit C	General Land Use Plan.....	Following Page 14

TABLES

Table A	Project Area & City Balance Growth Rates	8
Table B	Qualification Factors Matrices.....	10
Table C	Estimated Budget for Redevelopment Project Costs.....	18

APPENDICES

Appendix A	Legal Description	25
Appendix B	Parcel ID Numbers.....	29

SECTION I. INTRODUCTION

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing a tax increment redevelopment project area and a tax increment financing redevelopment plan. On April 25, 2023, the Feasibility Study for the City of Robinson (the “City”) Tax Increment Financing (“TIF”) District Area 3 (the “Area”) was reviewed and placed on file by the City Council. The Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan (“Plan”). Additionally, the Study provided details as to how tax increment allocation financing would be appropriate for effective redevelopment of the proposed redevelopment project area. At their meeting on April 25, 2023, the City Council approved measures in accordance with the Act to continue the TIF process and to complete this document, the Redevelopment Plan for the Area.

The City of Robinson intends to use tax increment financing to ameliorate the blighting conditions found in the proposed Redevelopment Project Area and to stimulate private investment. The proposed Redevelopment Project Area as a whole has not been subject to economic growth and will not likely develop or redevelop without the implementation of a tax increment financing program. Some of the goals of the Redevelopment Plan include, but are not limited to, the following:

- Repair, remodel, and rehabilitate the existing structures throughout the Redevelopment Project Area, particularly those exhibiting deteriorated and dilapidated conditions.
- Facilitate new residential development through the extension of utilities and infrastructure to sites currently underserved.
- Remediate the blighting conditions present throughout the Area through the use of redevelopment project funds for eligible costs associated with the redevelopment of those properties.
- Facilitate infrastructure and utility improvements throughout the older residential portions of the Area, including replacement of aged water and sanitary sewer lines.
- Provide for street and right-of-way improvements, including maintenance and surface improvements.
- Market properties for new development.
- Facilitate sidewalk improvements, including repair of deteriorated sidewalks and construction of sidewalks in those areas currently without.

The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any “Redevelopment Agreements” that may be negotiated between the City and any developer.

SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

"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:

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

8. Inadequate Utilities - 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: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. Deleterious land use or layout - 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 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 standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. 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.

"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 vacant, the sound growth of the redevelopment project area is impaired by a combination of 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

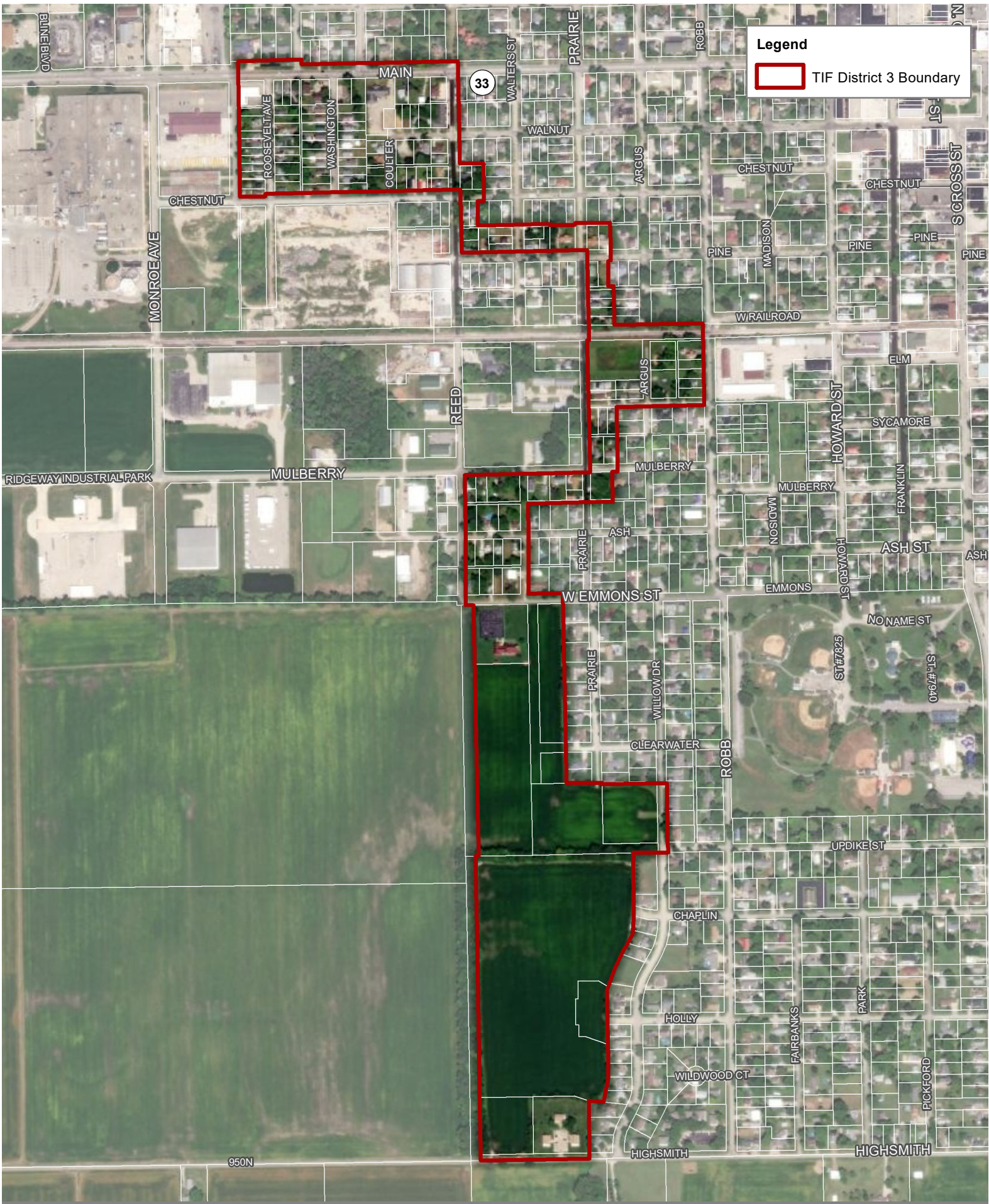


EXHIBIT A - BOUNDARY MAP
TIF DISTRICT 3
Robinson, IL



rights-of-way 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 the subject of tax sales under the Property Tax Code within the last 5 years.
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
5. 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.
6. 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.

Or, if vacant, the sound growth of the redevelopment areas 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 with 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 an unused rail yards, rail tracks or railroad rights-of-way.
3. 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.
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 improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Methodology of Investigation

Various techniques and methods of research were utilized in determining the eligibility of the properties in question, including:

- Examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Discussions with City staff and engineers regarding utility and infrastructure improvements in the Proposed Area.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Crawford County real property tax assessment records.
- Use of definitions contained in the Act.
- 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 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use.

The Area encompasses 141 parcels of property and rights-of-way in the City of Robinson. Generally, this Area encompasses parcels from IL-33/W. Main Street on the north side to W. Highsmith Street on the south. Parcels south of W. Main Street and north of Chestnut Street make up the northwestern portion of the Area. The boundary continues south along Reed Street to Pine Street, and extends east to Prairie Street. Continuing south along Prairie Street the Area extends south to take in property south of Mulberry Street and extends west to Reed Street. The boundary extends south taking in property to Highsmith Street, which makes up the southernmost portion of the Area.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination “conservation area” and “blighted area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area:

QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Based on research of Crawford County property tax records for the parcels in the Area, approximately 179 of the 196 structures (91%) are at least 35 years old, with the median year of construction being 1930. Thus, the developed portion of the Area may be reviewed for its compliance with the “conservation” criteria. The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Area that would qualify it as a “conservation area”:

- **Dilapidation**

Deteriorated conditions were present throughout the Area, as detailed below. In some cases, this deterioration was in an advanced state to be considered dilapidated. These are conditions where extensive repair and rehabilitation would be required in order to ensure the structure could continue to be functionally sound. When a house or building is in a state of disrepair or deterioration it can be unattractive to potential buyers or renters, and the visual appearance of a dilapidated structure can also bring down the appeal of the entire neighborhood, which in turn can lead to decreased demand for properties in the area. In extreme cases, a dilapidated structure may even be deemed unsafe or uninhabitable, which can result in condemnation and demolition, further reducing the property value. In researching county assessor property ratings, there were numerous cases of structures graded as poor, with some detailed as being unsound. These conditions also contribute to the economic stagnation and decline of the Area, as detailed below.

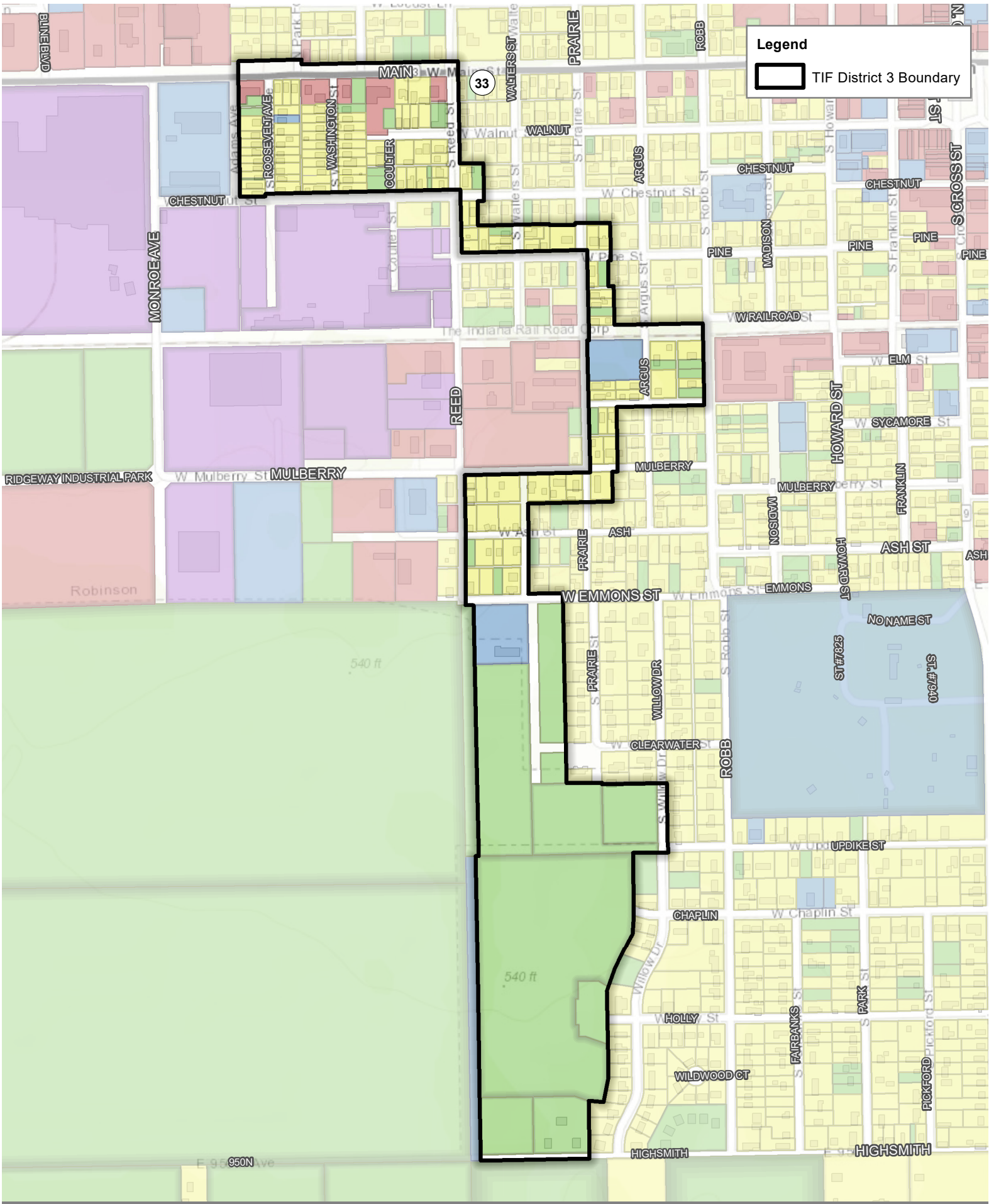


EXHIBIT B - EXISTING LAND USE
TIF DISTRICT 3
 Robinson, IL



MORAN
 ECONOMIC DEVELOPMENT



- **Deterioration**

Not all deterioration noted in the Area was to the point of considered dilapidation, however. General deterioration of site and surface improvements were noted throughout the Area. In terms of structural deterioration, there were buildings having notable defects in the secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in areas with this many buildings over the age of thirty-five as detailed previously, and much of the noted conditions which would be considered deteriorated could be attributed to general wear over time. Conditions such as these were noted in 146 of the 196 structures in the Area.

Deteriorated surface improvements were also noted throughout the Area, with parcels exhibiting conditions such as unkempt gravel areas, cracked and deteriorated roadway surfacing and sidewalks, and grass or weed growth in some of the surface improvements. Some of the properties exhibited deteriorated site improvements left from the demolition of the former structural improvements as well. Overall deteriorated site improvements were noted in 92 of the 113 parcels in the developed portion of the Area.

- **Inadequate Utilities**

The Area is impacted by inadequate utilities in some form. City engineers estimate the utility systems in much of the Area date back to the 1960's and older. These systems of this age use obsolete materials, including cast iron water mains and clay tile sewer lines. These materials are susceptible to breakages and other faults, which causes increased strain on the rest of the system and leads to costly repairs. Ideally these lines would be replaced with more modern PVC lines, and if the density of development in the Area were to increase the capacity of the existing infrastructure would also need to be increased. It is also likely that the water mains serving the properties are undersized, which can potentially lead to fire suppression issues. In addition to the aged infrastructure in the Area, portions also exhibit inadequate utilities in the form of a lack of existing infrastructure to serve the property. Without resources to assist with the extension of the utility systems to these areas it is unlikely they would be developed to their highest and best uses.

- **Deleterious Land Use or Layout**

This factor was found in the Area, primarily in the form of the intermixing of incompatible land uses. These types of uses were industrial properties adjacent to some residential areas. Land use relationships of this type could have a noxious effect on the adjacent properties as the characteristics of an industrial use, such as hours of operation, increased vehicle traffic, increased noise, etc., could be undesirable for the area's neighboring residential uses.

- **Lack of Community Planning**

In addition to the Deleterious Land Use or Layout, other conditions indicative of a lack of community planning were found in the parcels which make up the Area. Much of the actual property which makes up the Area consists of parcels that have been subdivided in a manner that is not congruous with modern development guidelines. The City's original planning efforts date back to 1982, with the actual Comprehensive Plan being adopted in 1998. Given the median age of construction in the Area is 1930, much of the Area had developed prior to these planning efforts. These conditions that are a result of a lack of community planning can make property assembly or other reconfigurations necessary in order to redevelop the parcels and given the circumstances could inhibit the property from being developed. Without a guided, coordinated plan for development it is unlikely these parcels would be utilized to their highest and best uses, both in terms of the redevelopment of the existing properties and facilitating new development.

- **Stagnant or Declining Property Values**

Current and historic equalized assessed valuation ("EAV") information was researched to determine whether the Area qualifies for this factor. Table A depicts the annual growth rates both for the Area as a whole and the balance of the City, which is the total EAV of Robinson minus the EAV of the parcels in the Area, dating back to assessment year 2016.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	ROBINSON ¹	PROJECT AREA ²	%	BALANCE ³	%
2021	\$95,420,117	\$1,891,474	-0.93%	\$93,528,643	-0.43%
2020	\$95,844,348	\$1,909,141	2.16%	\$93,935,207	-0.84%
2019	\$96,601,932	\$1,868,835	4.63%	\$94,733,097	7.79%
2018	\$89,674,199	\$1,786,071	-1.62%	\$87,888,128	0.75%
2017	\$89,051,456	\$1,815,468	6.79%	\$87,235,988	7.19%
2016	\$83,087,646	\$1,700,055	-	\$81,387,591	-

¹Total City Equalized Assessed Value (EAV). Source: Crawford County Clerk

²Total EAV of the Parcels in the Project Area. Source: Crawford County Property Tax Records

³Total City EAV Minus the EAV of the Parcels in the Project Area

This analysis shows that the parcels in the Area have been stagnant and has had a lower annual EAV growth rate than the balance of the City for four of the last five years, including several years where the overall EAV declined. Thus, the Area meets the requirements set forth for this factor, as it is increasing at an annual rate that is less than the balance of the municipality for at least three of the last five calendar years.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) 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 5 years prior to the designation of the redevelopment 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 into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed 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 the 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.

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Crawford County Assessment and Tax Information System, it has been determined that there are 28 parcels of land in the Area found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Since a portion of the Area was found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is a review of qualifying factors in this portion of the Area.

▪ **Obsolete Platting**

Similar to some of the conditions noted in the lack of community planning section for the developed portion of the Area, the vacant portion exhibits conditions that are indicative of obsolete platting. Examples of this factor would be parcels suffering from platting in irregular shapes or sizes, which makes them unlikely to be utilized properly due to their incompatibility with contemporary standards and requirements for development. Larger, undeveloped properties have been subdivided in a piecemeal manner, leaving pieces of acreage in shapes and sizes that are going to require additional combinations and subdivisions to be developed in accordance with modern guidelines.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form.

- **Stagnant or Declining Property Values**

The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the Redevelopment Project Area. As such, the undeveloped portion of the Area also qualifies for this factor.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, and the Area contains an incidence of at least six qualifying factors:

- Dilapidation
- Deterioration
- Inadequate Utilities
- Deleterious Land Use or Layout
- Lack of Community Planning
- Stagnant or Declining Property Values

It is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area, as it exhibits an incidence of three qualifying factors present to a qualifying extent:

- Obsolete Platting
- Deterioration of Adjacent Parcels
- Stagnant or Declining Property Values

All of the qualifying factors are presented in Table B.

TABLE B - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT	141	
QUALIFICATIONS OF DEVELOPED LAND		
Number of Parcels	113	
Number of Structures	196	
Buildings Over 35 Years of Age	179	91%
Dilapidation	24	21%
Obsolescence	8	7%
Structure Deterioration	146	74%
Surface Deterioration	92	81%
Total Deterioration	92	81%
Structures below minimum code	Not Determined	
Illegal Use of Structures	Not Determined	
Excessive Vacancies	1	1%
Lack of Ventilation, Light, or Sanitary Facilities	0	0%
Inadequate Utilities	98	87%
Excessive Land Coverage	0	0%
Deleterious Land Use or Layout	83	73%
Lack of Community Planning	86	76%
EPA Remediation Costs	NO	
Low EAV Growth for 3 of the Last 5 Years	YES	
Total # of Factors Existing	8	
Factors Existing to a Qualifying Extent	6	
50% or More of Area has 3 or More Factors Plus Age	YES	
QUALIFICATIONS OF VACANT LAND		
Number of Vacant Parcels	28	
Obsolete Platting	YES	
Diversity of Ownership	NO	
Tax Delinquent	NO	
Deterioration in Adjacent Areas	YES	
EPA Remediation Costs	NO	
Low EAV Growth for 3 of the Last 5 Years	YES	
2 of the 6 Preceding Factors	YES	

F. Conclusion

The eligibility findings for the developed portion of the Area is found to exceed the threshold required to be a considered "conservation area." Additionally, the undeveloped portion of the Area is found meet the threshold required to be considered a "blighted area." It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a "conservation area" and "blighted area," and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long-term interests of the City, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The above study determined that the Area qualifies for tax increment financing as a combination of both a “blighted area” and “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Area proposed for tax increment financing encompasses 141 parcels of developed and undeveloped property, rights-of-way, and City property totaling approximately 76.6 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The Robinson TIF 3 Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

The City believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has generated little growth in real property taxes, and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the City or of the other affected taxing districts. From 2016-2021 the Project Area had a lower annual average growth rates than the balance of the City for four years. Additionally, the Area lost value in two of those years. These parcels cannot reasonably be anticipated to develop without the adoption of tax increment financing. Therefore, this requirement is met.

E. The TIF Plan and Project Conform with the City’s Comprehensive Plan

The City has determined that this 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.

F. 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 23rd 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.

G. The Area Would not be Developed But For Tax Increment Financing

The City finds that the Area has not currently, nor would reasonably be, developed without the 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 the private sector indicate that the activities outlined for the Area cannot be expected to occur “but for” assistance from tax increment financing.

H. 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 Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant

incremental revenue compared to the City. 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 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 particular development. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Robinson CUSD #2

It is not anticipated that any development that is a result of the Redevelopment Plan will have a direct and substantial increase on the services of the school district. Should any costs for the school district arise that are directly attributable to the Redevelopment Project the use of financial assistance through the TIF District Program would be appropriate. The City will work closely with the school district to assess any impact of future developments, including any potential new residential development. In terms of assessed valuation, the Project Area's total EAV is less than 0.5% of that of the school district, and the properties in the Area have had stagnant and declining growth. As such the financial impact on the school district is expected to be minimal.

Crawford County

The nature of anticipated development and/or redevelopment within the Project Area is anticipated to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Regarding the impact on the County's tax base, the Project Area's total assessed value is 0.4% of the County as a whole, so any financial impact will be minimal.

Illinois Eastern Community College District #529

Any increase in enrollment as a direct result of the redevelopment project is expected to be insignificant and should not have an effect on the community college district. Regarding the impact on the District's tax base, the Project Area's total assessed value is 0.1% of the District as a whole, so any financial impact will be minimal.

Robinson Fire Protection District

It is not anticipated that any service provided by the fire districts serving the Area will be impacted by the Redevelopment Project. However, should demand for staffing and equipment be needed to provide adequate protection for new development the City would provide assistance, as if there are costs directly attributable to the Redevelopment Project they are appropriate for funding through the TIF District Program. In terms of relative EAV, the Area is approximately 0.5% of the fire protection district's tax base, and thus any financial impact will be minimal.

Robinson Public Library

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on services offered by the library district. Also, the Project Area is approximately 0.4% of the library's total tax base, and considering the lack of EAV growth of the parcels in the Area any projected impact is expected to be minimal.

Robinson Township, and Township Road & Bridge

The development of the Project area is not anticipated to impact the road district or township, as there will be no direct increase in demand for any service from either. The total EAV of the proposed TIF District is approximately 0.5% of that of both the road district and township, so the financial impact associated with any potential incremental revenues would be minimal.

Once this Plan and related projects have been implemented, and the anticipated development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. 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.

SECTION IV. REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the Robinson TIF 3 Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...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. General Use Plan

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit C. All Redevelopment Projects shall be subject to the provisions of the City'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 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.

D. 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. Actively market the Redevelopment Project Area to private-side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan.
5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Area.
7. 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.

E. 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 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:

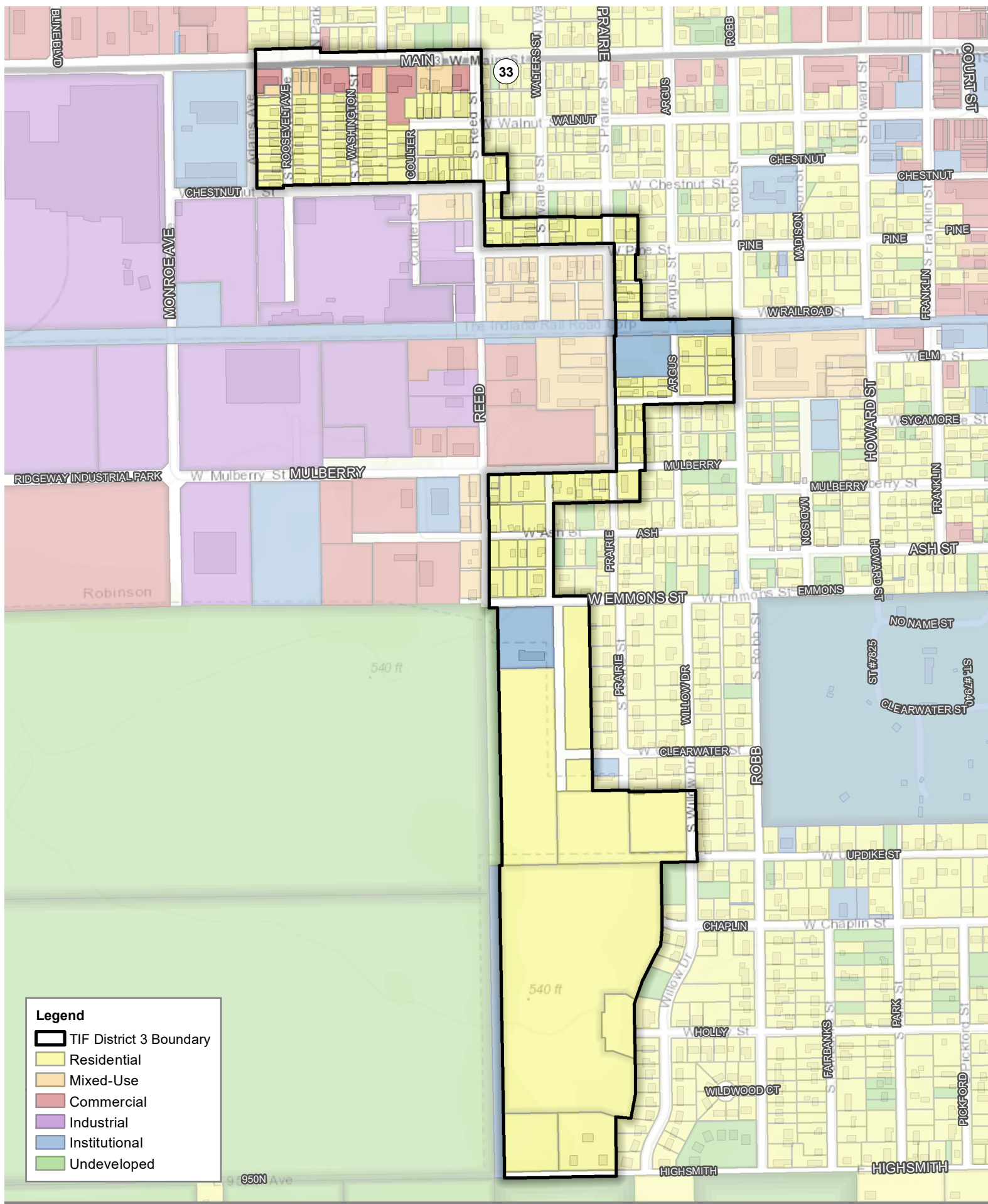


EXHIBIT C - GENERAL LAND USE PLAN
TIF DISTRICT 3
 Robinson, IL



MORAN
 ECONOMIC DEVELOPMENT



0 0.075 0.15 0.3 0.45 0.6 Miles

1. Private Redevelopment Activities

The private activities proposed for the Robinson TIF 3 Redevelopment Project Area may include, but are not limited to:

- Infrastructure and utility improvements throughout the Area.
- Repairing, remodeling, and rehabilitation of existing structures throughout the Redevelopment Project Area.
- Site and surface improvements, including construction of sidewalks and resurfacing of roadways.
- Extension of infrastructure and utilities to areas currently underserved.
- Land assembly and site preparation.

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:

- Costs of engineering, architectural, or professional studies related to economic development of the Area.
- Facilitate new residential development through the extension of utilities and infrastructure to sites currently underserved.
- Repairing, remodeling, and rehabilitation of existing structures throughout the Redevelopment Project Area, particularly those exhibiting deteriorated and dilapidated conditions.
- General remediation of the blighting conditions present throughout the Area through the use of redevelopment project funds for eligible costs associated with the redevelopment of those properties.
- Infrastructure and utility improvements throughout the older residential portions of the Area, including replacement of aged water and sanitary sewer lines.
- General street and right-of-way improvements, including maintenance and surface improvements.
- Costs of demolition of public or private buildings for those structures determined to be beyond repair or rehabilitation.
- Marketing of properties within the TIF District 3 Area for new development.
- Sidewalk improvements, including repair of deteriorated sidewalks and construction of sidewalks in those areas currently without.
- Financing costs, including those related to the issuance of obligations.
- Façade and streetscape improvements.
- Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project.
- 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.

SECTION V. 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. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan 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 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 C. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE C - 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, or other services.	\$675,000
Property assembly costs, including acquisition of land and other property, real or personal. Demolition of structures, site preparation, and the clearing and grading of land.	\$1,485,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements.	\$2,125,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, streets, roadways, curbs and gutters, street lighting, sidewalks, and public utilities, including water and sewer system improvements).	\$3,255,000
Financing costs, 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. Taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan.	\$2,245,000
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.	\$715,000
TOTAL ESTIMATED BUDGET	\$10,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$10,500,000 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 \$1,944,462. The County Clerk of Crawford County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Robinson TIF 3 Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

E. Redevelopment Valuation

Contingent on the adoption of the Robinson TIF 3 Redevelopment Plan and Project, and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. Based on the proposed projects and nature of the redevelopment planned for the Area, it has been estimated that private investment will increase the EAV by approximately \$3,940,000. 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 \$5,900,000.

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.

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 20 years, 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 Act declares that if a redevelopment project area contains 75 or more inhabited residential units, then a municipality shall prepare a separate housing impact study. If, however, the municipality certifies that the redevelopment plan will not result in displacement of residents from 10 or more residential units then no housing impact study is required.

The City of Robinson hereby certifies that the Robinson TIF District 3 Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. 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).

Additionally, the City of Robinson hereby declares that the qualifying characteristics as provided herein for the purpose of establishing the Robinson TIF District 3 Redevelopment Project Area as a combination of a "blighted area" and "conservation area" pursuant to the Act (65 ILCS 5/ 11-74.4 et. seq.) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/ 1-1-1 et. seq.). Further, the City hereby certifies that its authority under the Eminent Domain Act will not be exercised for any property in the Redevelopment Project Area during the lifespan of the Redevelopment Project.

SECTION VI. AMENDING THE TIF PLAN

The Robinson TIF 3 Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

SECTION VII. REPORTING AND MEETING

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

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

LAND DESCRIBED BELOW BEING LOCATED IN SECTION 4, T6N AND SECTION 33, T7N, 2ND P.M., CITY OF ROBINSON, COUNTY OF CRAWFORD, STATE OF ILLINOIS AND CONTAINS 81 ACRES MORE OR LESS.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4 IN TOWNSHIP 6 NORTH, RANGE 12 WEST OF THE 2ND PRINCIPLE MERIDIAN, CITY OF ROBINSON, CRAWFORD COUNTY, ILLINOIS: THENCE N 00-20-58 W, 1,284.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W. EMMONS STREET IN THE CITY OF ROBINSON, ILLINOIS; THENCE 30 FEET WEST ALONG SAID SOUTH RIGHT-OF-WAY TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH REED STREET; THENCE 660 FEET NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST MULBERRY STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 42, IN H.O. WILKINS ADDITION; THENCE 680 FEET EAST ALONG SOUTH RIGHT-OF-WAY LINE OF WEST MULBERRY STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 19 IN H.O. WILKINS ADDITION; THENCE 1,126 FEET NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST PINE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10 IN E.E. LINDSEYS SECOND ADDITION; THENCE 640 FEET WEST ALONG THE NORTH RIGHT-OF-WAY OF WEST PINE STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH REED STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7 IN F.W. LEWIS FIRST ADDITION; THENCE 320 FEET NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH REED STREET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST CHESTNUT STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 29 IN A. WALTERS FIRST ADDITION; THENCE 1,121.8 FEET WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST CHESTNUT STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH ADAMS AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 47 IN JOHNSON AND GIBBONEYS ADDITION; THENCE 440 FEET NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH ADAMS AVENUE TO THE NORTHWEST CORNER OF LOT 57 IN JOHNSON AND GIBBONEYS ADDITION; THENCE 240 FEET NORTH ALONG SAID EAST LINE AND CROSSING WEST MAIN STREET (ILLINOIS ROUTE 33) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF LOT 4 IN PARK FOREST ADDITION; THENCE 325 FEET EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (ILLINOIS ROUTE 33) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH PARK FOREST DRIVE; THENCE 20 FEET SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MAIN STREET (ILLINOIS ROUTE 33); THENCE 793 FEET EAST ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NORTH REED STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 8 IN A.G. MESERVES FIRST ADDITION; THENCE 76 FEET SOUTH TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 33, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH REED STREET AND THE NORTHWEST CORNER OF LOT 8 IN A. WALTERS FIRST ADDITION; THENCE 444 SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH REED STREET TO THE SOUTHWEST CORNER OF LOT 26 IN A. WALTERS FIRST ADDITION; THENCE 130 FEET EAST TO THE SOUTHEAST CORNER OF LOT 25 IN A. WALTERS ADDITION; THENCE 196 FEET SOUTH TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CHESTNUT STREET; THENCE 43.4 FEET WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 5 IN F.W. LEWIS FIRST ADDITION; THENCE 124 FEET SOUTH TO THE SOUTHEAST CORNER OF LOT 5 IN F.W. LEWIS FIRST ADDITION; THENCE 363.8 FEET EAST TO THE SOUTHEAST CORNER OF LOT 4 IN F.W. LEWIS FIRST ADDITION; THENCE 6 FEET SOUTH TO THE SOUTHWEST CORNER OF LOT 3 IN F.W. LEWIS FIRST ADDITION; THENCE 130.2 FEET EAST TO THE SOUTHEAST CORNER OF LOT 1 IN F.W. LEWIS FIRST ADDITION; THENCE 6 FEET NORTH ALONG THE EAST LINE OF SAID LOT 1 IN F.W. LEWIS FIRST ADDITION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. PRAIRIE STREET; THENCE 190 FEET EAST TO THE SOUTHEAST CORNER OF LOT 38 IN A. WALTERS FIRST ADDITION; THENCE 194.5 FEET SOUTH TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST PINE STREET; THENCE 25.8 FEET WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 13 IN E.E. LINDSEYS SECOND ADDITION; THENCE 130 FEET SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE 26.05 FEET EAST ALONG THE SOUTH LINE OF SAID LOT 13; THENCE 195.5 FEET SOUTH TO THE SOUTHWEST CORNER OF LOT 29 IN E.E. LINDSEYS SECOND ADDITION, SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE INDIANA RAIL ROAD; THENCE 451.5 FEET EAST ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH ROBB STREET; THENCE 420 SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF WEST SYCAMORE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN E.E. LINDSEYS FIRST ADDITION; THENCE 449 WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 20 IN E.E. LINDSEYS FIRST ADDITION; THENCE 330 FEET SOUTH TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST MULBERRY STREET; THENCE 29 FEET WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 18 IN H.O. WILKINS ADDITION; THENCE 151 FEET SOUTH TO THE NORTHEAST CORNER OF LOT 17 IN H.O. WILKINS ADDITION; THENCE 432 FEET WEST TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH WALTERS STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 29 IN H.O. WILKINS ADDITION; THENCE 458.7 FEET SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST EMMONS STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST EMMONS STREET AND THE WEST RIGHT-OF-WAY LINE OF SOUTH WALTERS STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 1.90 ACRE SURVEY BY P.L.S. #2154 AS SHOWN ON THE PLAT DATED OCTOBER 27, 1982; THENCE 180 FEET EAST ALONG SAID NORTH LINE OF WEST EMMONS STREET TO A POINT ON THE SOUTH LINE OF LOT 2 IN OTEY, HENDERSON AND STEEL ADDITION; THENCE SOUTH AND CROSSING WEST EMMONS STREET TO THE NORTHEAST CORNER OF LOT 2 IN J.R. BLACKERS SECOND ADDITION; THENCE 919.6 FEET TO THE SOUTHEAST CORNER OF LOT 19 IN J.R. BLACKERS SECOND ADDITION; THENCE EAST 180.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH PRAIRIE STREET; THENCE 10.00 FEET SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE N 88-36-27 E, 140.46 FEET; THENCE N 84-31-11 E, 140.16 E TO A POINT ON THE WEST LINE OF SOUTH WILLOW STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 23 IN J.R. BLACKER SECOND ADDITION; THENCE EAST 50 FEET AND CROSSING SOUTH WILLOW DRIVE TO THE SOUTHWEST CORNER OF LOT 20 IN DENNIS AND WILLARD WATTS ADDITION; THENCE SOUTH 360 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH

WILLOW DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF WEST UPDIKE STREET; THENCE WEST 60 FEET CROSSING SAID SOUTH WILLOW DRIVE TO THE NORTHEAST CORNER OF LOT 17 IN LEGACY PARK SUBDIVISION PHASE II; THENCE WEST 120 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 263.69 FEET TO THE SOUTHWEST CORNER OF LOT 14 IN LEGACY PARK SUBDIVISION PHASE II, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST CHAPLIN STREET; THENCE SOUTH 55 FEET AND CROSSING WEST CHAPLIN STREET TO THE NORTHWEST CORNER OF LOT 13 IN LEGACY PARK SUBDIVISION PHASE II; THENCE SOUTHWESTERLY 93.39 FEET TO A POINT ON THE WEST LINE OF LOT 12 IN LEGACY PARK SUBDIVISION PHASE II; THENCE SOUTHWESTERLY 197.35 FEET TO THE NORTHWEST CORNER OF LOT 9 IN LEGACY PARK SUBDIVISION PHASE II; THENCE SOUTHWESTERLY 123.01 FEET TO A POINT ON THE WEST LINE OF LOT 8 IN LEGACY PARK SUBDIVISION PHASE I; THENCE SOUTH 440 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN LEGACY PARK SUBDIVISION PHASE I; THENCE SOUTHWESTERLY 129 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN LEGACY PARK SUBDIVISION PHASE I, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 40 IN SHAMROCK MEADOWS SECOND ADDITION, BLOCK B; THENCE WEST 80.2 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 40; THENCE SOUTH 265 FEET TO THE SOUTHWEST CORNER OF LOT 38 IN SHAMROCK MEADOWS SECOND ADDITION, BLOCK B, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHSMITH STREET; THENCE 604.4 FEET WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST HIGHSMITH STREET TO A POINT; THENCE NORTH 1,520 FEET TO THE POINT OF BEGINNING.

APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

05-3-04-000-020-000	05-4-33-030-043-000	05-4-33-040-088-000
05-3-04-000-020-008	05-4-33-030-044-000	05-4-33-041-041-000
05-3-04-000-020-009	05-4-33-030-045-000	05-4-33-041-042-000
05-3-04-000-021-000	05-4-33-030-046-000	05-4-33-041-054-000
05-3-04-000-022-002	05-4-33-030-047-000	05-4-33-041-055-000
05-3-04-000-022-003	05-4-33-030-048-000	05-4-33-041-056-000
05-4-04-000-022-001	05-4-33-030-049-000	05-4-33-041-057-000
05-4-04-020-001-000	05-4-33-030-051-000	05-4-33-041-058-000
05-4-33-030-001-000	05-4-33-030-052-000	05-4-33-041-059-000
05-4-33-030-002-000	05-4-33-030-053-000	05-4-33-044-002-000
05-4-33-030-003-000	05-4-33-030-054-000	05-4-33-044-003-000
05-4-33-030-004-000	05-4-33-030-055-000	05-4-33-044-004-000
05-4-33-030-005-000	05-4-33-030-056-000	05-4-33-044-014-000
05-4-33-030-006-000	05-4-33-030-057-000	05-4-33-044-015-000
05-4-33-030-007-000	05-4-33-030-058-000	05-4-33-044-015-001
05-4-33-030-008-000	05-4-33-030-061-000	05-4-33-044-016-000
05-4-33-030-009-000	05-4-33-030-062-000	05-4-33-044-018-000
05-4-33-030-010-000	05-4-33-030-062-001	05-4-33-044-023-000
05-4-33-030-011-000	05-4-33-030-063-000	05-4-33-044-024-000
05-4-33-030-012-000	05-4-33-030-064-000	05-4-33-044-025-000
05-4-33-030-012-001	05-4-33-030-065-000	05-4-33-044-030-000
05-4-33-030-017-000	05-4-33-030-066-000	05-4-33-044-030-001
05-4-33-030-018-000	05-4-33-030-067-000	05-4-33-044-033-000
05-4-33-030-019-000	05-4-33-030-068-000	05-4-33-044-034-000
05-4-33-030-020-000	05-4-33-030-069-000	05-4-33-044-035-000
05-4-33-030-021-000	05-4-33-030-070-000	05-4-33-044-037-000
05-4-33-030-022-000	05-4-33-030-071-000	05-4-33-044-038-000
05-4-33-030-023-000	05-4-33-030-072-000	05-4-33-044-038-001
05-4-33-030-024-000	05-4-33-040-024-000	05-4-33-045-017-000
05-4-33-030-025-000	05-4-33-040-025-000	05-4-33-045-018-000
05-4-33-030-026-000	05-4-33-040-026-000	05-4-33-045-019-000
05-4-33-030-027-000	05-4-33-040-027-000	05-4-33-045-020-000
05-4-33-030-028-000	05-4-33-040-028-000	05-4-33-045-021-000
05-4-33-030-029-000	05-4-33-040-029-000	05-4-33-045-022-000
05-4-33-030-030-000	05-4-33-040-030-000	05-4-33-045-023-000
05-4-33-030-031-000	05-4-33-040-031-000	05-4-33-045-024-000
05-4-33-030-032-000	05-4-33-040-032-000	05-4-33-045-053-000
05-4-33-030-033-000	05-4-33-040-033-000	05-4-33-045-054-000
05-4-33-030-034-000	05-4-33-040-042-000	05-4-33-045-055-000
05-4-33-030-035-000	05-4-33-040-043-000	05-4-33-045-061-000
05-4-33-030-036-000	05-4-33-040-046-000	05-4-33-045-062-000
05-4-33-030-037-000	05-4-33-040-047-000	05-4-33-045-063-000
05-4-33-030-038-000	05-4-33-040-048-000	05-4-33-045-064-000
05-4-33-030-039-000	05-4-33-040-049-000	05-4-33-045-065-000
05-4-33-030-040-000	05-4-33-040-066-000	05-4-33-045-066-000
05-4-33-030-041-000	05-4-33-040-067-000	05-4-33-045-067-000
05-4-33-030-042-000	05-4-33-040-068-000	05-4-33-045-068-000