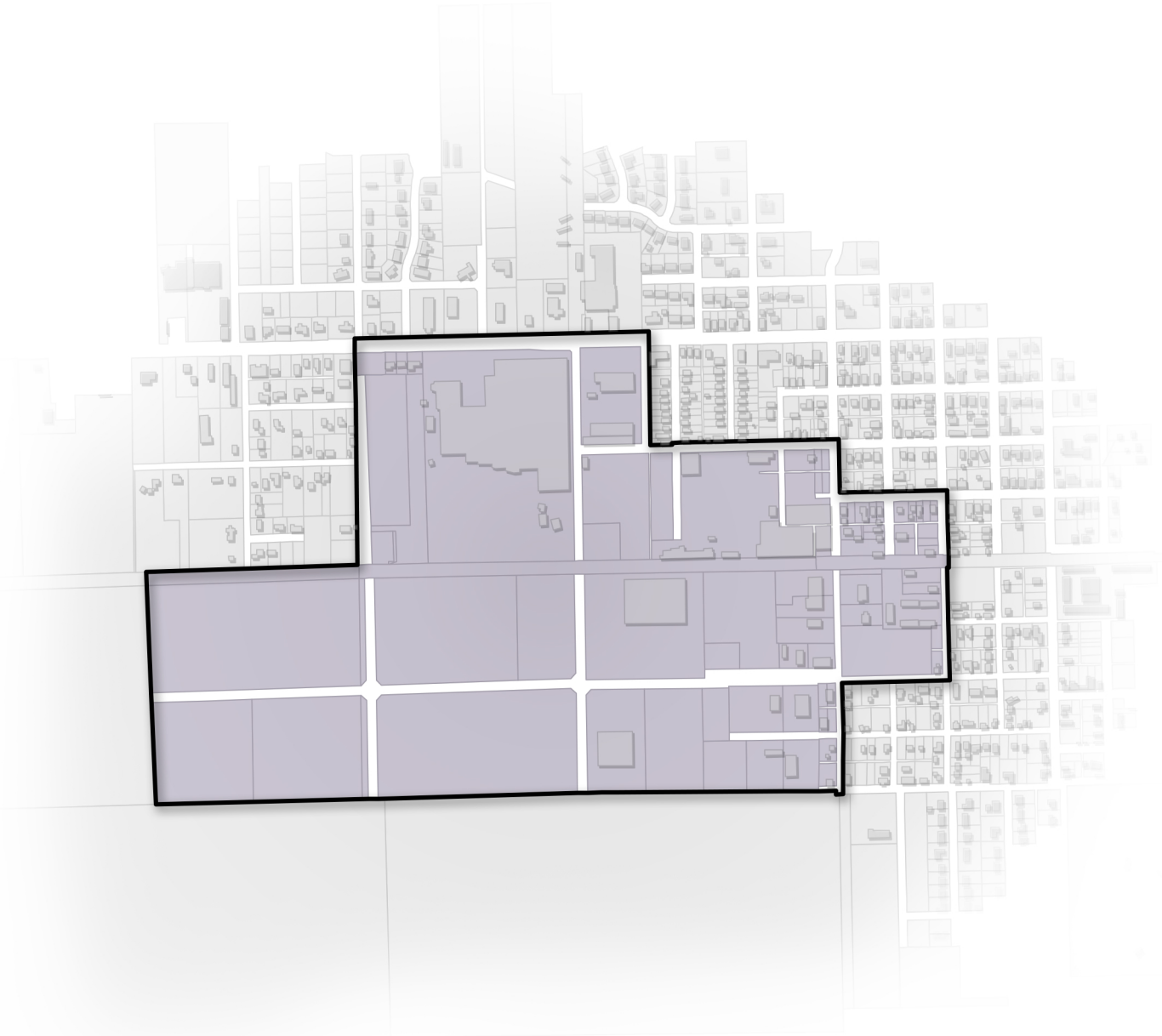


# WEST ROBINSON INDUSTRIAL PARK TIF DISTRICT - AS AMENDED

## TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



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



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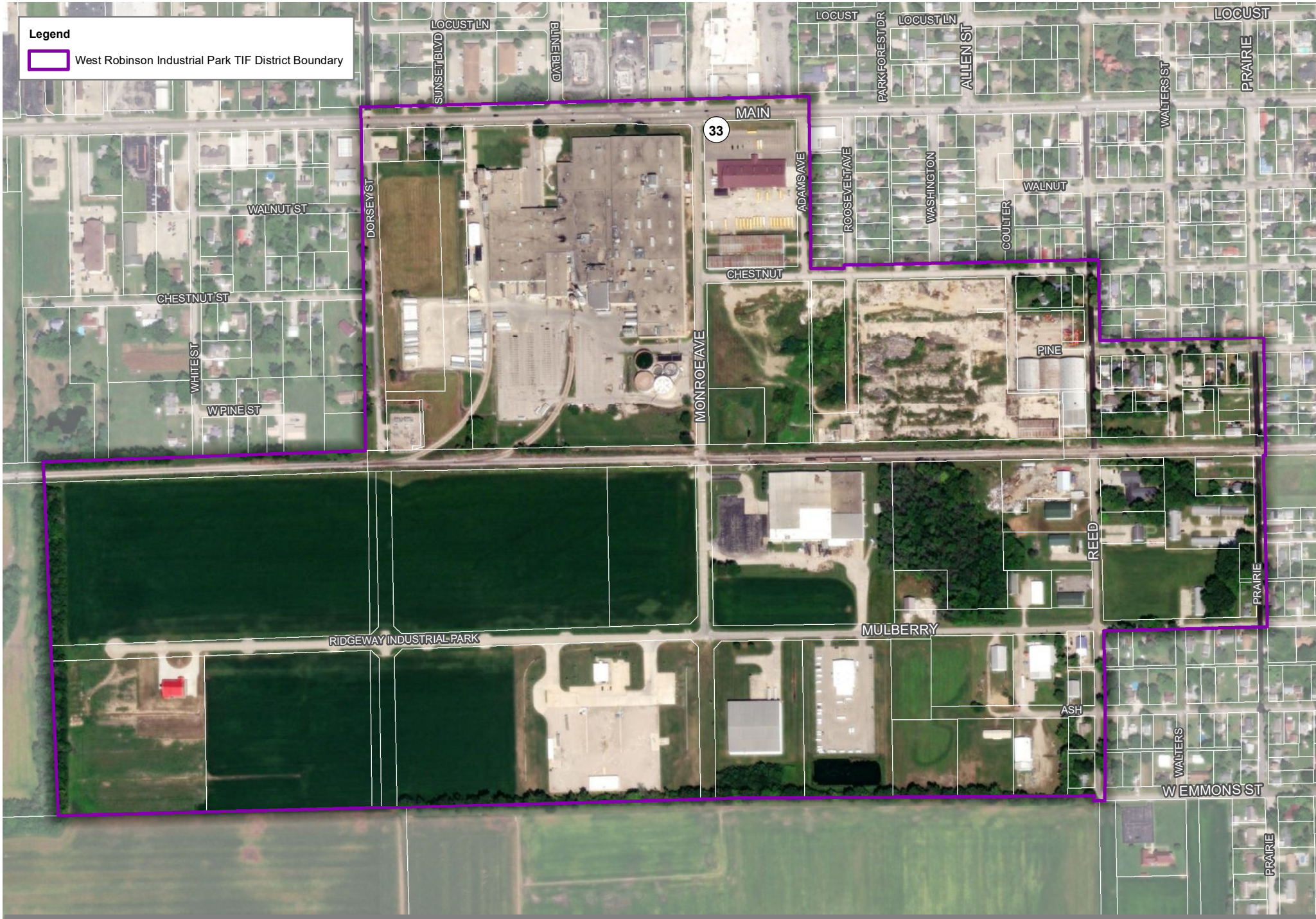
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## **SECTION I. INTRODUCTION**

On May 23, 2000, 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. 2000-O-11 approving the West Robinson Industrial Area Tax Increment Financing Redevelopment Plan (the “Original TIF Plan,” or “Original Plan”) for the West Robinson Industrial Area Redevelopment Project Area (the “Area”), attached as Appendix A. On January 10, 2023, the City adopted Ordinance No. 2023-O-02 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 conform 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 West Robinson Industrial Area 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 Industrial Redevelopment Project Area has facilitated projects totaling nearly \$5M, leveraging \$750,000 in public investment in utilities and infrastructure for a return of \$4.2M in private investment.

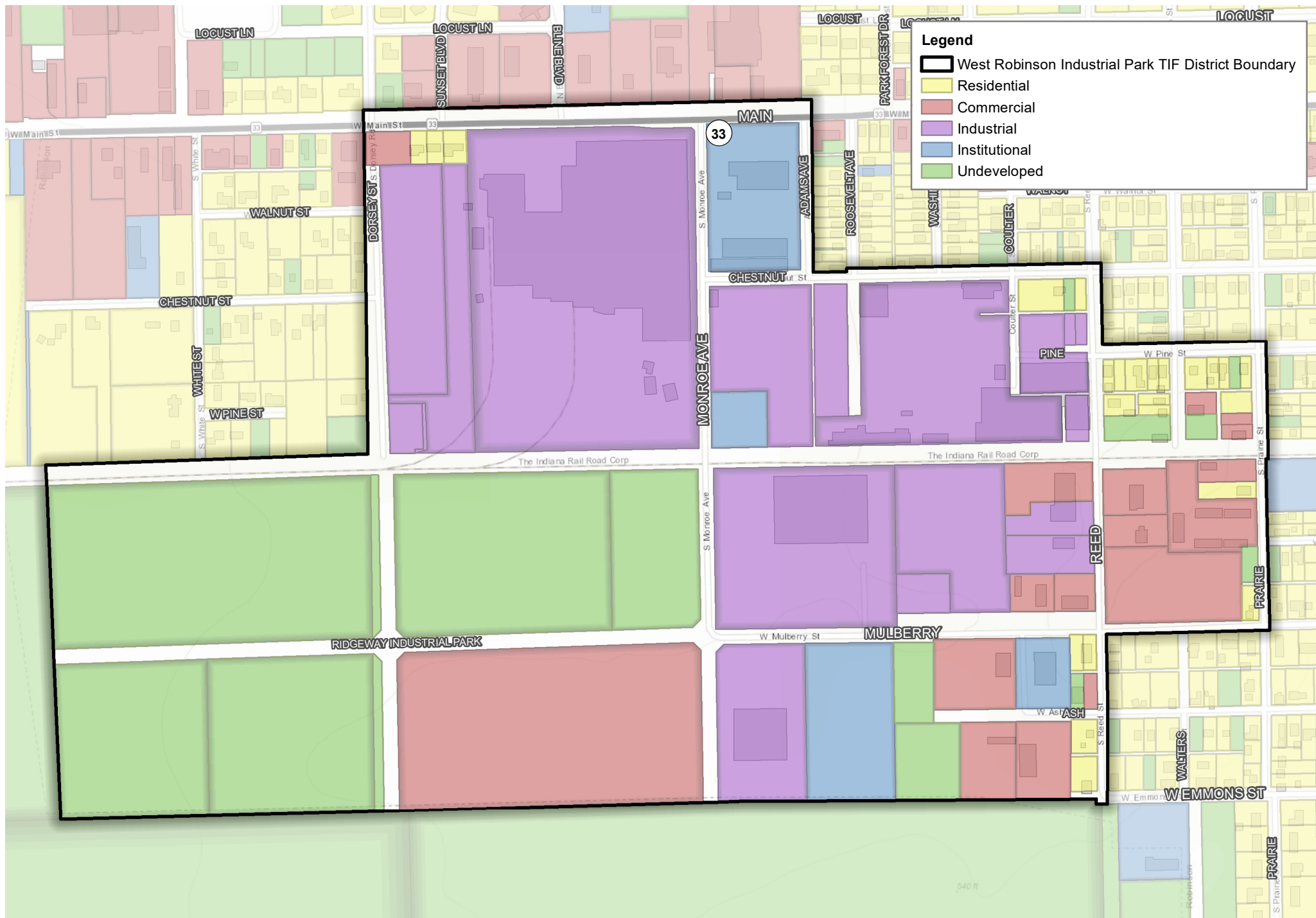




**EXHIBIT A - BOUNDARY MAP**  
**WEST ROBINSON INDUSTRIAL PARK TIF DISTRICT**  
 Robinson, IL

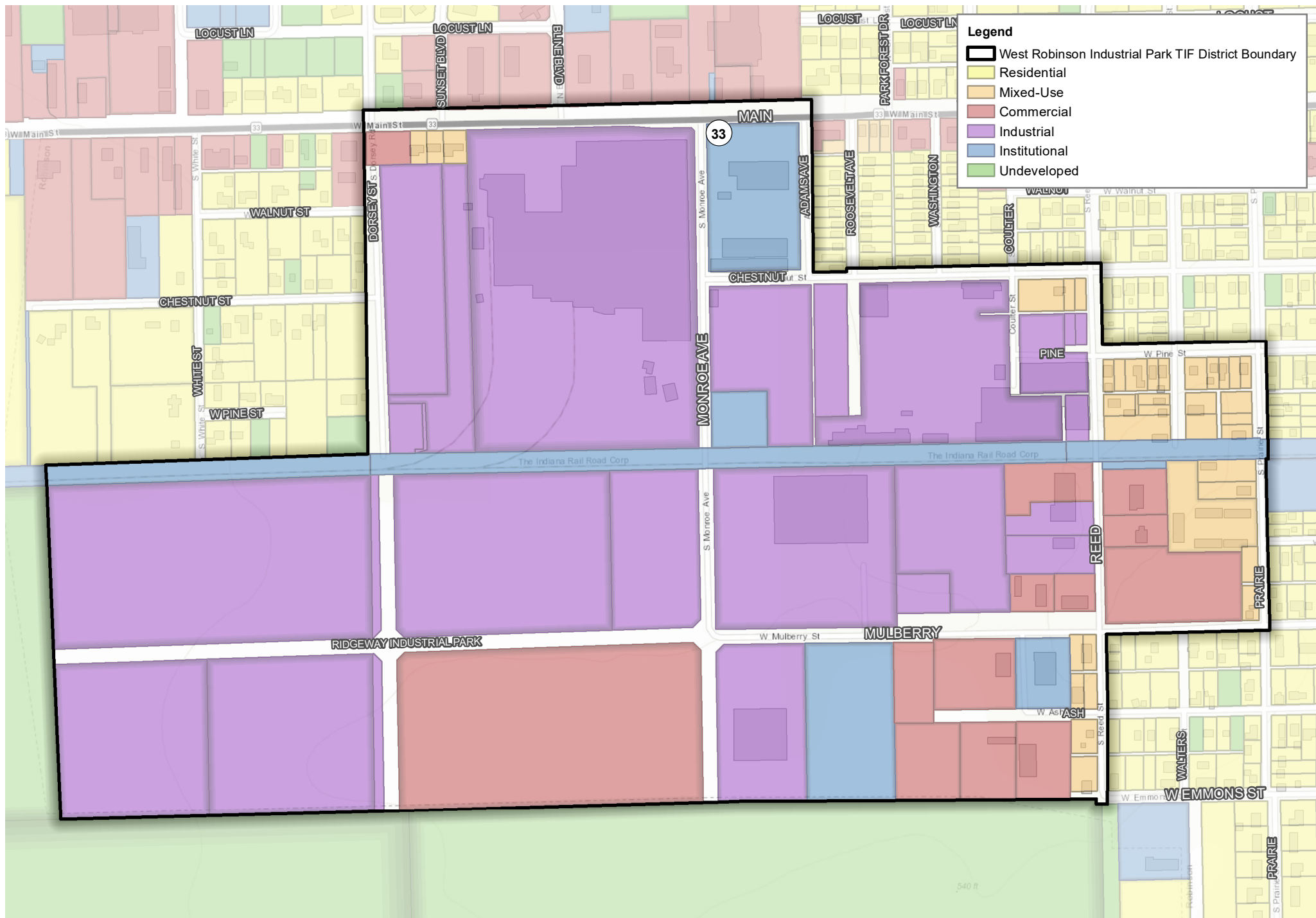






**EXHIBIT B - EXISTING LAND USE**  
**WEST ROBINSON INDUSTRIAL PARK TIF DISTRICT**  
 Robinson, IL





**EXHIBIT C - GENERAL LAND USE PLAN**  
**WEST ROBINSON INDUSTRIAL PARK TIF DISTRICT**  
 Robinson, IL



## **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 72 parcels of property totaling approximately 220.7 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 West Robinson Industrial Area 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 35<sup>th</sup> 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 West Robinson Industrial Area 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 West Robinson Industrial Area 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 West Robinson Industrial Area Redevelopment Project Area include industrial uses on the land currently vacant, as well as on the developed land, as provided for by the Comprehensive Plan. Other private activities to be undertaken include the transition of existing developed areas to service commercial land 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:

- Storm sewers including new detention area(s), water lines and related drainage facilities, sanitary sewers.
- 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.
- Land acquisition, demolition, site clearance, and environmental remediation.

## **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 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.

TABLE A - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Construction of public works or improvements: construction and reconstruction of rights-of-way, public utilities including sanitary and storm sewers, lift stations, et. al.	\$13,803,000
Rehabilitation, reconstruction, repair, or remodeling of public or private buildings or fixtures.	\$3,681,000
Property assembly costs, including acquisition of land, demolition, clearing and grading, et. al.	\$3,221,000
Costs of studies, plans, specifications, professional services, et. al. and costs of implementation and administration of the redevelopment plan.	\$460,000
Costs of job training and retraining projects.	\$920,000
Financing costs, including those related to the issuance of obligations, capitalized interest, debt service reserve, cost of issuance, et. al.	\$2,301,000
Relocation costs, to the extent that those costs shall be, or are required to be paid.	\$920,000
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$25,306,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$25,306,000 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 \$4,337,770, per the Financial Year 2022 report. The base EAV of the redevelopment project area is \$2,318,754. 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 \$5,900,000. 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 \$10,200,000.

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

## **SECTION VI. 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

# ORIGINAL PLAN

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# West Robinson Industrial Area

## Tax Increment Financing Redevelopment Area

City of Robinson, Illinois

March 13, 2000



Economic Development Resources  
St. Louis, Missouri

West Robinson Industrial Area  
Tax Increment Financing Redevelopment Plan  
Robinson, Illinois

### SECTION I INTRODUCTION

The proposed West Robinson Redevelopment Project Area (the "Area") is presently a mixture of developed properties – containing service commercial, industrial, and residential development, public/semi-public activities, and vacant structures – and a number of undeveloped parcels. The location of this approximately 228 acre Area is fully illustrated on the enclosed **Exhibit A**, entitled **Boundary Map**.

The City of Robinson proposes to use tax increment financing, as well as other economic development resources, 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; land assembly; 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 an 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.

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West Robinson Industrial Area  
Tax Increment Financing Redevelopment Plan  
Robinson, Illinois

### 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 carryout 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, but does not offer detailed descriptions of these factors. However those definitions set forth in the Illinois Department of Revenue's "Definitions and Explanations of Blight and Conservation Factors" were used as a basis in this regard in preparing this Redevelopment Plan.

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.

### SECTION III WEST ROBINSON REDEVELOPMENT PROJECT AREA

#### A. Boundary Delineation

There are a number of factors that were taken into consideration in establishing the boundary of the West 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.

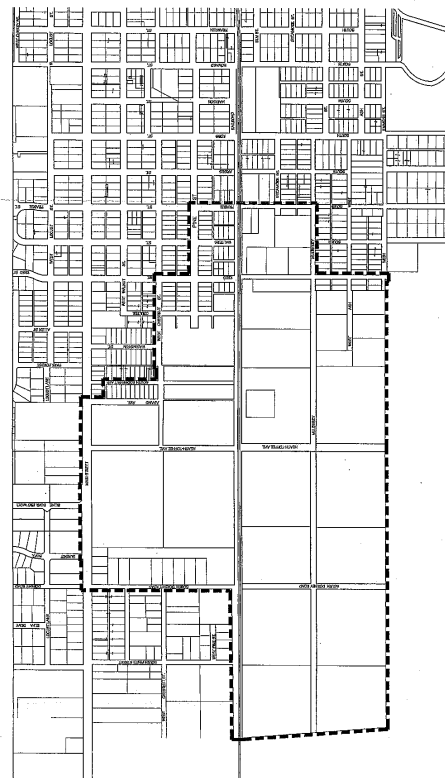
Field investigators employed by the City's planning consultant (Economic Development Resources) conducted research of the Area and environs in order to ascertain the existence and prevalence of blighting factors. Economic Development Resources was assisted by information obtained from the County of Crawford 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 were determined.

The boundary is delineated on the enclosed **Exhibit A**, entitled **Boundary Map**, West 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 West Robinson Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a combination "conservation" and "blighted" 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.



Boundary Map  
West Robinson Industrial Park  
Tax Increment Financing Redevelopment Plan  
City of Robinson, Illinois

## SECTION IV BASIS FOR FINDINGS

### A. Introduction

A redevelopment project area, according to the Tax Increment Allocation Redevelopment 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, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by, (1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of an unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) 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 (7) the area is not less than 50 nor more than 100 acres

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 accepted definitions and guidelines in determining area eligibility as 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 TIP 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 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.

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.

#### 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: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

#### 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

### 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 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. The findings, outlined below, demonstrate the Area as a whole is a combination "blighted area" and "conservation area" as defined in the Act.

#### Review of the Qualifications of the Developed Portion 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, photographs, aerials, etc., 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 Redevelopment Project Area contains a total of 78 structures, of which 53 (or 68%) 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" of disrepair of buildings or improvements or the neglect of necessary repairs, suffering the building or improvement to fall into a state of decay. Dilapidation as a factor, then, should be based upon the documented

presence and reasonable distribution of buildings that are in an advanced state of disrepair. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation) building systems (heating, ventilation, lighting, and plumbing), and secondary components in such combination and extent that the buildings must be removed.

Review of the structures in the area determined that none of the 78 structures were in this advanced state of disrepair.

### 3. Obsolescence

An obsolete building or improvement is one, which is becoming obsolete or going out of use – not entirely disused, but gradually becoming so. Thus, obsolescence is a condition or process of falling into disuse.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples, which might be cited, included:

- **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is frequently difficult and expensive to correct.
- **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions, which cause some degree of market rejection, and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- **Obsolete Platting:** Obsolete Platting would include parcels of limited or narrow size and configuration or 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.
- **Obsolete Site Improvements:** Site improvements, including sewer and water lines, public utility lines, roadways, parking areas, parking structures, sidewalks, sewers and

### 5. Presence of Structures Below Minimum Code

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire of other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

Within the area proposed as a Redevelopment Project Area, there were no instances of structures which are below minimum code, e.g. structures which contain such defects or deficiencies.

### 6. Excessive Vacancies

Excessive vacancies refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent or duration of such vacancies.

Through site inspections and discussions with local sources, 32% (25 structures) of all structures were found to be excessively vacant.

### 7. Inadequate Utilities

This factor relates to all underground and overhead utilities, including but not limited to: storm sewers and storm drainage; sanitary sewers; water lines; and gas electric and telephone service which may be shown to be inadequate. Inadequate utilities would include those which are (a) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (b) deteriorated, antiquated, obsolete, or in disrepair or (c) lacking.

The developed portion of the proposed Redevelopment Project Area exhibits inadequate utilities (particularly pertaining to the inadequacy of the storm sewers and storm drainage system) throughout; 100% of the area is impacted by this factor.

gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolete site improvements were found to exist to throughout the proposed Redevelopment Project Area. The manner of the construction of the streets in the Area – lacking either enclosed or improved open storm sewers, as well as lacking curbs and gutters and/or sidewalks – make the rights of way, roadways and drainage systems obsolete. Private driveways and off-street parking and service areas were unpaved, demonstrating their obsolescence. Uncontrolled access to/from the non-residential parcels also are instances of obsolescence in those parcels' site improvements. The vacant structures, as well as those determined to be dilapidated, are examples of economic obsolescence. In all, 100 % of the developed parcels in the area were found to be impacted by one or more types of obsolescence.

### 4. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- **Deterioration of Buildings:** Deterioration, which is not easily correctable in the course of normal maintenance, may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.
- **Deterioration of Surface Improvements:** The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Deteriorated conditions were evident in a majority of the structures throughout the proposed Redevelopment Project Area. The field survey of main building conditions in the Redevelopment Project Area found instances of structures with major defects in the secondary structural components, including roofs, windows, doors, foundations, gutters and downspouts, porches, fascia materials, etc. In all, 46 of the 78 structures (59%) were found to be deteriorated, having evident defects in either primary or secondary building components, or both.

### 8. Excessive Land Coverage and 9. 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. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right of way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development.

Within the developed portion of the proposed Redevelopment Project Area, there were no parcels, which exhibit this characteristic.

### 9. Deleterious Land Use or Layout

This factor includes all instances of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

There are numerous instances where the land use relationship between parcels is incompatible. This, in the main, is seen where residential uses and their ancillary structures abut non-residential uses. Such incompatible relationship effects 47 or 53% of the 88 of the parcels in the Area.

### 10. Depreciation of Physical Maintenance

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the proposed redevelopment area. Evidence to show the presence of this factor may include, but is not limited to, the following:

- **Buildings:** unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; etc. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.



- **Front yards, side yards, back yards and vacant parcels:** accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, etc.
- **Streets, alleys and parking areas:** potholes; broken-up or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, etc.

The field surveys of the area show that a majority of the developed portion of the Redevelopment Project Area exhibits characteristics that reflect a depreciation in physical maintenance of the sites. Of the 88 parcels in the area, 68, or 77%, demonstrated depreciation of physical maintenance, with broken pavement, lack of pavement, broken sidewalks, and crumbling surfaces noted. Such depreciation of physical maintenance is evident throughout the entire area. Further, 19 structures (24%) were also subject to such depreciation.

### 11. Lack of Community Planning

This may be counted as a factor if the proposed redevelopment area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. This may be documented by establishing the date of adoption of the City's master plan (or other plans which may be relevant) and determining whether the Area developed before or after that date. Other evidence, which shows the deleterious results of the lack of community planning, may amplify this finding including cross-referencing other factors cited in the finding finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The lack of or inadequate 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 of the majority of the area's development. The blighting factors and characteristics shown above, particularly those of inadequate utilities, and deleterious and/or inappropriate land use relationships, are demonstrative of development which occurred without benefit of such a Plan.

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

The developed portion of the proposed Redevelopment Project Area is impacted by a significant number of blighting factors, (seven factors, including "age" were found in 50% or more of either parcels or buildings, and another four factors are evident, to varying degrees, within the developed part of 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, this part of the Area is found to be a "conservation area".

The undeveloped portion of proposed Redevelopment Project Area is "vacant" and is impacted by three blighting factors. Such factors are reasonably distributed and are present to a meaningful extent. As such, this part of the Area is found to be a "blighted area".

This investigation and review of the factors demonstrates that the proposed Area qualifies as a combination "blighted area" (for the vacant portion of the Area) and "conservation area" (for the developed portion of the Area).

### Review of the Qualifications of the Undeveloped Portion of the Area

The undeveloped portion of the proposed Area must first be found to be "vacant". "Vacant land" means 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 TIF area, unless the parcel has been subdivided. Once found to be "vacant", such vacant area may be found to be a blighted area on the basis of those factors and conditions shown on page 1.

- **Vacant Land**

The portion of the proposed Redevelopment Project Area which has been used for commercial agricultural purposes is "vacant" as it has been subdivided. Information gathered from the City and from Crawford County show that such land has been subdivided from both the S. E. ¼, S.E. ¼, Sec. 23 and the S. ½, S.W. ¼, Sec 33, all in T7N, R12W, 2<sup>nd</sup> P.M. City of Robinson; and has been subdivided through the filing of a plat of subdivision for the 89.8 acre Ridgeway Industrial Park.

- **Flooding on All or Part of Such Vacant Land**

See discussion of chronic flooding, below.

- **Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to Such Vacant Land**

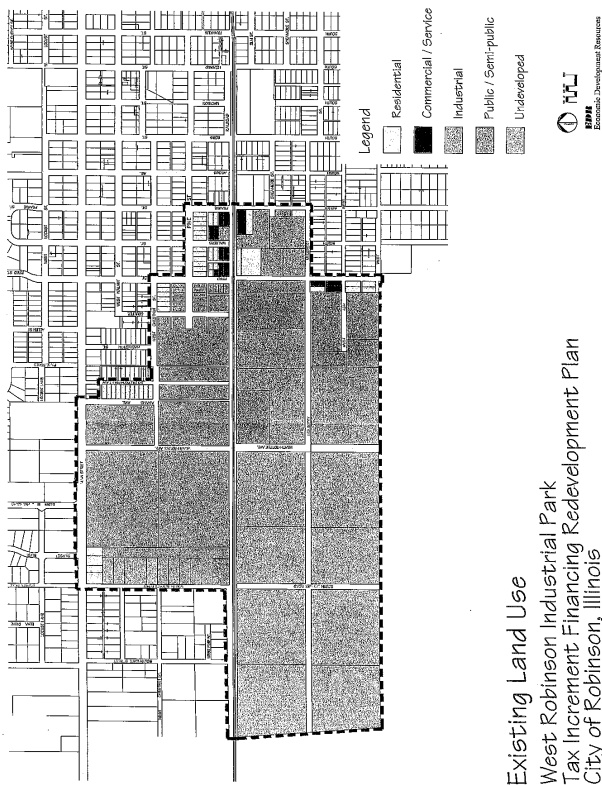
Such deterioration of both structures and site improvements was clearly evident, during field investigations of the area.

The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence of a least 5 years.

The flooding in the area is chronic and is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years. Such flooding is caused, mainly, due to the inadequate sizing of the storm sewers which serve the area, particularly the sewer which runs under the Briggs facility, and the sewer which runs in the Monroe St. (Heath Toffie Avenue) right of way. Further, these sewers channel water from south of the railroad tracks to intersect, near Main St. and Allen St., with storm water collected north of the tracks. The storm water system, at this intersection, is inadequate to handle the flow and storm water does back-up, causing additional flooding on the vacant land.

Table One  
Blighting Factors Matrix

West Robinson Redevelopment Project Area - Blighting Factors											
Age Group, 35 Years of Age or Older	Obsolescence	Discrimination	Excessive Vacancy	Inadequate Utilities	Detrimental Land Use or Layout	Degradation of Physical Maintenance	Lack of Planning	Total Number of Blighting Factors Present	50% or More of Area has 3 or More Factors	Number of Buildings	Number of Lots
53	88	46	25	88	47	68	88	7	✓	78	88
68%	100%	59%	32%	100%	53%	77%	100%				



West Robinson Industrial Area  
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#### D. Would not be Developed But For Tax Increment Financing

Given the lack of (re)investment within the Area in the recent years, the extraordinary costs associated with the development proposed (including but not limited to demolition of deteriorated buildings, clearing and grading so that sites are suitable for development, reworking of existing utility systems, incentives for developing within the vacant industrial park, etc.) it is clear that, but for the use of tax increment financing, the Area will not be (re)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 and stabilized. This revitalization will likely decrease the need for a variety of services.

Any new private activities in area will be for non-residential use, thus limiting the financial impact on the affected taxing districts, particularly local school districts. 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.

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## SECTION V FINDINGS OF NEED FOR TAX INCREMENT FINANCING

It was determined, that the West Robinson Industrial Area, as a whole, is a combination "blighted area" and "conservation area". The Act requires that no redevelopment plan shall 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 in recent years. There are a number of structures which have remained vacant for years, and the underutilization of other structures is evident. Further, the deterioration of many privately-owned structures in the Area is additional evidence as to the lack 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 West Robinson Redevelopment Plan conforms to the Comprehensive Plan. The Redevelopment Project Area is planned for service commercial, industrial and public uses that conform to the future land use plans of the City.

#### 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.

West Robinson Industrial Area  
Tax Increment Financing Redevelopment Plan  
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## SECTION VI REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan for the West Robinson Industrial 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 B, 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.

#### 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;

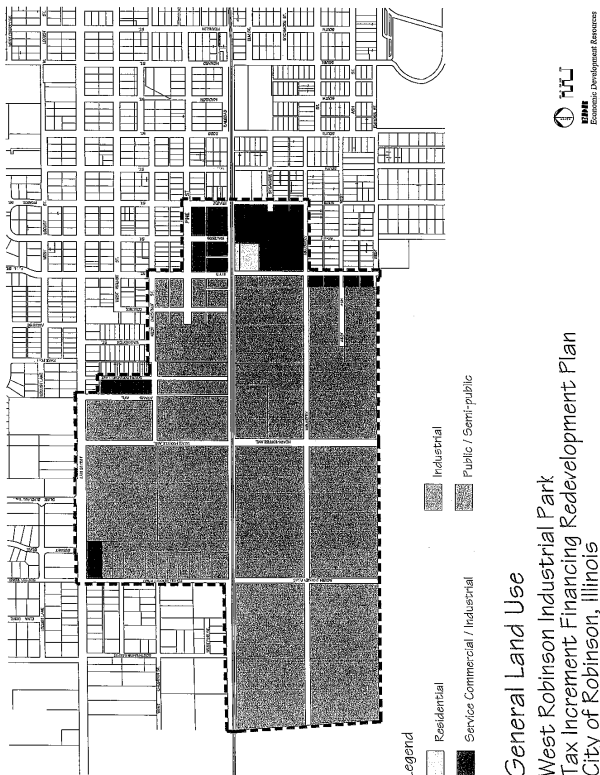
These Policies may be amended from time to time as determined by the City.

#### 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 West Robinson Industrial Area include industrial uses on the land currently vacant, as well as on the developed land, as provided for by the Comprehensive Plan. Other private activities to be undertaken include the transition of existing developed areas to service commercial land 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. Storm sewers including new detention area(s), water lines and related drainage facilities, sanitary sewers.
- b. Street construction, rebuilding/resurfacing, pavement removal and reconstruction et. al., and related signage and signalization.
- c. Sidewalk and pedestrian walkway construction and/or replacement.
- d. Curb and gutter construction and/or replacement.
- e. Street lighting replacement or upgrading, including pedestrian area lighting in residential and public use areas.
- f. Land acquisition, demolition, site clearance and environmental remediation.

## 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, wetland mitigation plans, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, marketing, financial, planning or other services.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or

private buildings and fixtures.

4. Cost of construction of public works or improvements.
5. Cost of job training and retraining.
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued thereunder 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.
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs.
8. 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.
9. Payments in lieu of taxes.
10. 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; and
  - (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; and
  - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

#### Exhibit E

##### Estimated Budget for Redevelopment Project Costs

Description	Estimated Cost
Construction of Public Works or Improvements. Construction and reconstruction of rights-of-way, public utilities including sanitary and storm sewers, lift stations, et. al.	\$7,500,000
Rehabilitation, Reconstruction, Repair or Remodeling of Public or Private Buildings or Fixtures.	\$2,000,000
Property Assembly Costs, Including Acquisition of Land, Demolition, Clearing and Grading, et. al.	\$1,750,000
Costs of Studies Plans, Specifications, Professional Services et. al. and Costs of Implementation and Administration of the Redevelopment Plan	\$250,000
Costs of Job Training and Retraining Projects	\$500,000
Financing Costs, Including Those Related to the Issuance of Obligations. Capitalized interest, debt service reserve, cost of issuance, et. al.	\$1,250,000
Relocation Costs. To the extent that these costs shall be, or are required to be paid.	\$500,000
<b>Total Estimated Budget</b>	<b>\$13,750,000</b>

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$13,750,000 plus any additional interest and financing costs as may be required.

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.

#### C. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area has been estimated at approximately \$3,261,202. The County Clerk of Crawford County will verify this figure.

#### D. Redevelopment Valuation

Contingent on the adoption of this Tax Increment 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 \$24.5 million upon completion of the potential private projects. The total equalized assessed valuation after redevelopment is estimated to be \$27.75 million.

#### E. 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.

#### F. 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.

#### G. 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.

#### H. 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.

**SECTION VIII**  
**REVIEWING AND AMENDING THE TIF PLAN**

**A. Amending Redevelopment Plan**

The West 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. Also, the City shall adhere to all reporting requirements and other statutory provisions.

# **APPENDIX B**

## **PARCEL ID LIST**



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APPENDIX B - PARCEL ID LIST

05-1-32-000-012-000	05-4-33-031-001-006	05-4-33-044-001-000
05-1-32-000-012-001	05-4-33-040-001-000	05-4-33-044-019-000
05-1-32-000-012-002	05-4-33-040-002-000	05-4-33-044-021-000
05-1-33-000-002-000	05-4-33-040-003-000	05-4-33-044-022-000
05-1-33-000-003-000	05-4-33-040-004-000	05-4-33-044-031-000
05-4-33-030-013-000	05-4-33-040-005-000	05-4-33-044-032-000
05-4-33-030-015-000	05-4-33-040-006-000	05-4-33-044-039-000
05-4-33-030-060-000	05-4-33-040-007-000	05-4-33-044-040-000
05-4-33-030-060-001	05-4-33-040-008-000	05-4-33-044-041-000
05-4-33-030-074-000	05-4-33-040-009-000	05-4-33-044-041-001
05-4-33-030-076-000	05-4-33-040-010-000	05-4-33-044-041-002
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