



Redevelopment Plan and Project
Midtown
Proposed Redevelopment Project Area

Prepared for the City of Rockford

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	3
II. REDEVELOPMENT PROJECT AREA DESCRIPTION.....	4
III. REDEVELOPMENT GOALS AND ZONING.....	5
IV. REDEVELOPMENT PROJECT AREA ELIGIBILITY	6
A. Requisite Size.....	6
B. Blighted Area.....	6
V. REDEVELOPMENT PLAN AND PROJECT	7
A. Purpose.....	7
B. Objectives.....	7
C. Plan Components	8
1. Evidence Indicating Area Not Subject to Growth	8
2. Land Use Plan	8
3. Project Activities	8
4. Estimated Redevelopment Costs	9
5. Sources of Funds	9
6. Dates for Completion	9
7. Impact on Taxing Districts.....	9
8. Issuance of Obligations.....	10
9. Equalized Assessed Value (“EAV”)	11
10. Housing Impact Study	11
11. Fair Employment Practices & Affirmative Action Plan Commitment.....	11
12. Express City Findings.....	11
13. Provisions for Amendment.....	12
VI. RESERVED POWERS	13

APPENDIX

- Exhibit 1 - Legal Description of the Area
- Exhibit 2 - Boundary Map
- Exhibit 3 - Area Zoning Map
- Exhibit 4 - Summary of Findings of Blight
- Exhibit 5 - Project Activities
- Exhibit 6 - Estimated Redevelopment Costs
- Exhibit 7 - Obligations
- Exhibit 8 - Housing Impact Study
- Exhibit 9 - Plan Amendments
- Exhibit 10 - Reserved Powers

I. EXECUTIVE SUMMARY

The City of Rockford (the “City”) is dedicated to continued growth and economic development of its City. Its ability to stimulate growth and development relies on the creation and implementation of policies that will allow the City to work with the private sector, eliminate blighted areas, and ensure sound growth and development of property. Based upon its establishment of the Redevelopment Project Area (the “Area”), the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investments and threatens the growth of the community’s property tax base. In addition, the City understands the dangers associated with blighting factors and problems arising from blighting conditions. Both of these statements are supported by the City’s establishment of the Area.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investments and threatens the growth of the community’s property tax base. The Act declares that in order to promote the public health, safety, morals and welfare, blighting conditions must be eliminated.

The City’s Redevelopment Project Area Redevelopment Plan (the “Plan”) was developed to provide a description of the necessary actions to address existing blighting conditions and redevelopment of the Area. The Plan is prepared in accordance with the Act and is intended to establish a Redevelopment Project Area and implement the use of Tax Increment Allocation Financing in the Area.

From an economic perspective, the implementation of the Plan through the use of tax increment allocation financing revenues should stimulate private investment in the Area. The combined public/private investment should eliminate the blighting conditions that currently exist in the Area and spur redevelopment of surrounding areas.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Area were established in adherence to the eligibility criteria in the Act and include those parcels that would benefit from the proposed Plan. The Area is generally defined as the area of property along the 7th Street Corridor south of Charles Street and north of 8th Ave and the area generally bounded by Kishwaukee Street to the west and 11th Ave to the south and 11th Street to the east and portions of 7th Ave and/or 5th Ave to the north. (Please see the legal description and boundary map Exhibits 1 and 2 in the Appendix.) The Area encompasses approximately 192 acres and 634 parcels of land in the City. Of the 634 parcels, 516 are improved and 118 are vacant. The current zoning ordinance has multiple classifications for the Area. These classifications are:

- R-2: Two Family Residential
- R-3: Multifamily Residential
- I-1: Light Industrial
- I-2: General Industrial
- C-2: Limited Commercial District
- C-3: General Commercial District
- C-4: Urban Mixed Use Commercial District

Based upon surveys of developers and the City and property history, it is reasonable to assume that, without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not likely to develop or be redeveloped.

III. REDEVELOPMENT GOALS AND ZONING

The Act encourages both public and private sector cooperation to address and resolve issues with blighted areas. The Act recognizes that the physical and economic decline of properties impairs the value of private investment and threatens the community's health, safety, and welfare. The continued investment in and development of the Area will not only strengthen the Area, but also the entire City, through sound economic growth, an increased tax base, and additional employment opportunities.

The Plan is based on the following general redevelopment goals:

- Eliminate blighting conditions which prevent further development of the Area;
- Protect and enhance the City's tax base within the Area in order to maintain a high level of services, programs, and facilities;
- Maximize the potential for establishing tax-generating commercial development and redevelopment;
- Address the City's brownfields and encourage productive use of underutilized and vacant property;
- Preserve the land values in adjoining neighborhoods;
- Enhance the Area's image as a desirable place to do business and invest private capital;
- Retain and increase local employment opportunities;
- Increase the amount and variety of available downtown housing;
- Utilize the parcels in the Area and surrounding area for developments that are in conformance with overall planning efforts.

Zoning for the Area

The Area has multiple zoning designations, which are R-2, R-3, I-1, I-2, C-2, C-3, and C-4 as identified in the Municipal Code of Rockford. These zoning designations allow for a variety of residential, industrial and commercial uses in the Area. Please see Rockford's Municipal Code for a complete list of the general uses allowed under each zoning code. Please see Exhibit 3 for a zoning map of the area.

IV. REDEVELOPMENT PROJECT AREA ELIGIBILITY

“Redevelopment Project Area” means an area designated by a municipality which is not less in the aggregate than 1.5 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as (1) an industrial park conservation area or (2) a blighted area or (3) a conservation area, or (4) a combination of both blighted areas and conservation areas.

Pursuant to 65 ILCS 5/11-74.4-3, to designate the Area as a blighted area, the City must determine the following:

- At least five of the thirteen “improved area” blighting factors are present in the improved portions of the proposed Redevelopment Project Area.
- At least two of a subset of six factors OR at least one of an alternate set of six “vacant area blighting factors” is present in the unimproved portions of the proposed Redevelopment Project Area.

A. Requisite Size

The Area encompasses 192 acres. In accordance with the Act, the Area is not less in the aggregate than 1.5 acres, thus fulfills this requirement.

B. Blighted Area

NexGen Advisors performed a study, consistent with Act, to determine the eligibility of the Area. The results of the study indicate that the Area meets the Act’s requirements for a “blighted area”. Please see Exhibit 4 in the Appendix for a Summary of the study.

As required under the Act, and as stated in Section B(12) of the Plan, the City finds that the Area qualifies as a Redevelopment Project Area within the intent of the Act by virtue of meeting the size requirement and qualifying as a “blighted area”.

V. REDEVELOPMENT PLAN AND PROJECT

The Act describes the Redevelopment Plan 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..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area”.

The Act describes a Redevelopment Project (the “Project”) as “any public and private development project in furtherance of the objectives of a redevelopment plan.”

In order to successfully implement the Plan and Project, the City will utilize Tax Increment Allocation Financing as provided for by the Act. The 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 Plan. The redevelopment that will take place in the Area will produce benefits which will be distributed throughout the Area.

A. Purpose

Pursuant to the Act, the purpose of a Redevelopment Plan and Project is to promote the health, safety, morals, and welfare of the general public by:

1. Eradicating blighting conditions and instituting conservation measures;
2. Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
3. Enhancing the overall quality of the City of Rockford.

B. Objectives

The following represent major redevelopment objectives of the City for the Area:

- Preserve the historic character of the neighborhood;
- Increase home ownership;
- Encourage increased investor or owner-occupied investment;
- Improve the Overall “perception” of Midtown;
- Encourage redevelopment of commercial uses on underutilized properties;
- Identify and rehabilitate or demolish substandard housing;
- Eliminate blighting conditions which prevent further development of the Area;
- Encourage business development in the Midtown area;
- Upgrade public infrastructure.

C. Plan Components

1. Evidence Indicating Area Not Subject to Growth

As required under the Act, the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence of this is clearly present in the Area. Following are some examples:

- The average age of buildings in the area is 98 years
- Of 634 parcels, 118 are vacant (representing approximately 20% of parcels)
- The Area's EAV is increasing at a rate that is less than that of the City's EAV appreciation rate
- The Area as a whole demonstrates physical deterioration, underutilization of parcels, outdated land use, outdated parcel configuration, and high density of old buildings

Additional evidence of minimal investment by private enterprise can be found in the pervasive existence of blighting criteria as summarized in Exhibit 4.

2. Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Plan are based upon the guidelines of the City's 2020 Plan, approved by the City Council.

The planned uses of the land in the Area are in accordance with the 2020 Plan. The 2020 Plan is a document adopted by the City Council which acts as a planning tool and contains statements regarding land use policy. It is intended to direct and encourage the growth of new housing and economic development opportunities within the City. The 2020 Plan calls for brownfield infill, increased use of TIFs, promotion of mixed use developments, and addressing vacant housing units.

As described, the Plan is consistent with the City's current 2020 Plan and is intended to be a means for implementing the goals and objectives of that plan.

3. Project Activities

Project Activities shall include anything reasonable to obtain the Plan objectives and as allowed under the Act. As the Plan is implemented, the following activities are likely to occur (list is neither exhaustive nor intended to limit the activities of the City):

- Land and infrastructure improvements
- Demolition of unusable structures

- Clearing and grading of the land within the Area
- Renovation or rehabilitation of existing structures
- Assistance with land acquisition
- Reconstruction and renovation of public roadways
- Private investment in new facilities

The City shall be able to utilize Tax Increment Allocation Financing for all eligible costs as stated in Section 11-74.4-3 (q). (Please see Exhibit 5 in the Appendix for a list of project activities as allowed by the Act.)

4. Estimated Redevelopment Costs

To eliminate the blighting factors present in the Area and to meet the redevelopment objectives, the City plans to financially participate in a number of improvements in the Area. At this time, the City's TIF participation which may be required to implement the Plan is anticipated to be approximately \$120 M over the Area's twenty-three (23) year life. Exhibit 6 in the Appendix outlines and categorizes the estimate of redevelopment project participation.

5. Sources of Funds

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have tax increment revenue as their revenue source. Incremental real property tax revenues will be the principal source of tax increment revenues. The City reserves the right to utilize funds from any source as authorized by the Act or under its general municipal powers.

In accordance with section 11-74.4-4 of the Act, the City may utilize the provisions of the Act in the event there is a contiguous redevelopment project area or if the City adopts tax increment financing with respect to a redevelopment project area which includes contiguous real property. The City may find in the future that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project area be made available to support the other.

6. Dates for Completion

The estimated date for completion of the Area shall be no later than 23-years from the adoption of the ordinance of the City Council approving the Area.

All obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Area is adopted (i.e., assuming City Council designation of the Area and approval of the Project Area and Plan in 2008, by 2032).

7. Impact on Taxing Districts

The following government entities levy property tax on land located within the Area:

- Winnebago County
- Rockford City
- Rockford Township
- Rockford Park
- Rock River Water Reclamation
- Rockford City Library
- Greater Rockford Airport
- Rockford School District #205
- Community College #511
- Rockford TWSP Road
- Forest Preserve

It is not anticipated that the implementation of this plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this plan will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines. In short, the establishment of a TIF district would protect other taxing districts from the downside risk of falling EAV (the City alone would bear the risk of falling EAV).

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing district, the City will consider the declaration of sufficient surplus funds. Such funds which are neither expended nor obligated for TIF-related purposes, as provided by the Act, can be used to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing district, including the City. Any such sharing would be undertaken after all TIF eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

The exception to the tax-sharing provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (See Exhibit 5 of this report, which describes allowable TIF project costs.)

8. Issuance of Obligations

The City may issue obligations in furtherance of the Plan as allowed by Section 11-74.4-7 of the Act. (Please see Exhibit 7 in the Appendix.) The

City also reserves the right to legally issue obligations under its general municipal powers consistent with the Plan and Act.

9. Equalized Assessed Value (“EAV”)

The purpose of identifying the most recent EAV in the Area is to provide an estimate to the Winnebago County Clerk for purposes of certifying the Base EAV for the Area. The most recent EAV for the Area is based on the 2007 EAV, and is \$11,441,379. It should be noted that this EAV is subject to verification by the Winnebago County Clerk. After the Clerk verifies, the EAV will become the Certified Base EAV for which all incremental property taxes in the Area will be calculated.

Based upon the implementation of the Plan, numerous blighting factors will be eliminated and growth and development of the Area will occur in accordance with the Redevelopment Agreement(s) between the City and businesses in the Area and other interested parties. It is estimated that the total EAV of the real property following completion of redevelopment projects could be approximately \$58 million. This estimate assumes that the immediate implementation of the Plan will stimulate investment in the Area resulting in approximately \$176 million in fair market value during the first five years. The EAV estimate also assumes growth from reassessment at an annual rate of one and a half (1.5) percent and that the property is reassessed every year.

10. Housing Impact Study

Pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, this Plan includes a Housing Impact Study (Please see Exhibit 8 in the appendix).

11. Fair Employment Practices & Affirmative Action Plan Commitment

The City is committed to and will affirmatively implement the following principles with respect to the Area:

- The assurance of equal opportunity in all personnel and employment actions with respect to the Plan, including but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age handicapped status, national origin, creed, or ancestry;
- This commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

12. Express City Findings

- The City finds that the 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 Plan.

- The City finds that the Plan and Project conform to the comprehensive plan for the development of the City as a whole and to the strategic economic development plan issued by the City planning authority.
- The City finds: (a) that the Area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the Area.

13. Provisions for Amendment

This Plan may be amended as allowed in the Act. See Exhibit 9 in the Appendix.

VI. RESERVED POWERS

Rockford reserves the right to legally utilize any and all powers, including those bestowed by the Act, as enumerated in Exhibit 10 in the Appendix.

APPENDIX

- Exhibit 1 - Legal Description of the Area
- Exhibit 2 - Boundary Map
- Exhibit 3 - Area Zoning Map
- Exhibit 4 - Summary of Findings of Blight
- Exhibit 5 - Project Activities
- Exhibit 6 - Estimated Redevelopment Costs
- Exhibit 7 - Obligations
- Exhibit 8 - Housing Impact Study
- Exhibit 9 - Plan Amendments
- Exhibit 10 - Reserved Powers



Redevelopment Plan and Project
Midtown
Proposed Redevelopment Project Area

Prepared for the City of Rockford

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	3
II. REDEVELOPMENT PROJECT AREA DESCRIPTION	4
III. REDEVELOPMENT GOALS AND ZONING	5
IV. REDEVELOPMENT PROJECT AREA ELIGIBILITY	6
A. Requisite Size	6
B. Blighted Area	6
V. REDEVELOPMENT PLAN AND PROJECT	7
A. Purpose	7
B. Objectives	7
C. Plan Components	8
1. Evidence Indicating Area Not Subject to Growth	8
2. Land Use Plan	8
3. Project Activities	8
4. Estimated Redevelopment Costs	9
5. Sources of Funds	9
6. Dates for Completion	9
7. Impact on Taxing Districts	9
8. Issuance of Obligations	10
9. Equalized Assessed Value (“EAV”)	11
10. Housing Impact Study	11
11. Fair Employment Practices & Affirmative Action Plan Commitment	11
12. Express City Findings	11
13. Provisions for Amendment	12
VI. RESERVED POWERS	13

APPENDIX

Exhibit 1 - Legal Description of the Area
Exhibit 2 - Boundary Map
Exhibit 3 - Area Zoning Map
Exhibit 4 - Summary of Findings of Blight
Exhibit 5 - Project Activities
Exhibit 6 - Estimated Redevelopment Costs
Exhibit 7 - Obligations
Exhibit 8 - Housing Impact Study
Exhibit 9 - Plan Amendments
Exhibit 10 - Reserved Powers

I. EXECUTIVE SUMMARY

The City of Rockford (the “City”) is dedicated to continued growth and economic development of its City. Its ability to stimulate growth and development relies on the creation and implementation of policies that will allow the City to work with the private sector, eliminate blighted areas, and ensure sound growth and development of property. Based upon its establishment of the Redevelopment Project Area (the “Area”), the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investments and threatens the growth of the community’s property tax base. In addition, the City understands the dangers associated with blighting factors and problems arising from blighting conditions. Both of these statements are supported by the City’s establishment of the Area.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investments and threatens the growth of the community’s property tax base. The Act declares that in order to promote the public health, safety, morals and welfare, blighting conditions must be eliminated.

The City’s Redevelopment Project Area Redevelopment Plan (the “Plan”) was developed to provide a description of the necessary actions to address existing blighting conditions and redevelopment of the Area. The Plan is prepared in accordance with the Act and is intended to establish a Redevelopment Project Area and implement the use of Tax Increment Allocation Financing in the Area.

From an economic perspective, the implementation of the Plan through the use of tax increment allocation financing revenues should stimulate private investment in the Area. The combined public/private investment should eliminate the blighting conditions that currently exist in the Area and spur redevelopment of surrounding areas.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Area were established in adherence to the eligibility criteria in the Act and include those parcels that would benefit from the proposed Plan. The Area is generally defined as the area of property along the 7th Street Corridor south of Charles Street and north of 8th Ave and the area generally bounded by Kishwaukee Street to the west and 11th Ave to the south and 11th Street to the east and portions of 7th Ave and/or 5th Ave to the north. (Please see the legal description and boundary map Exhibits 1 and 2 in the Appendix.) The Area encompasses approximately 192 acres and 634 parcels of land in the City. Of the 634 parcels, 516 are improved and 118 are vacant. The current zoning ordinance has multiple classifications for the Area. These classifications are:

- R-2: Two Family Residential
- R-3: Multifamily Residential
- I-1: Light Industrial
- I-2: General Industrial
- C-2: Limited Commercial District
- C-3: General Commercial District
- C-4: Urban Mixed Use Commercial District

Based upon surveys of developers and the City and property history, it is reasonable to assume that, without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not likely to develop or be redeveloped.

III. REDEVELOPMENT GOALS AND ZONING

The Act encourages both public and private sector cooperation to address and resolve issues with blighted areas. The Act recognizes that the physical and economic decline of properties impairs the value of private investment and threatens the community's health, safety, and welfare. The continued investment in and development of the Area will not only strengthen the Area, but also the entire City, through sound economic growth, an increased tax base, and additional employment opportunities.

The Plan is based on the following general redevelopment goals:

- Eliminate blighting conditions which prevent further development of the Area;
- Protect and enhance the City's tax base within the Area in order to maintain a high level of services, programs, and facilities;
- Maximize the potential for establishing tax-generating commercial development and redevelopment;
- Address the City's brownfields and encourage productive use of underutilized and vacant property;
- Preserve the land values in adjoining neighborhoods;
- Enhance the Area's image as a desirable place to do business and invest private capital;
- Retain and increase local employment opportunities;
- Increase the amount and variety of available downtown housing;
- Utilize the parcels in the Area and surrounding area for developments that are in conformance with overall planning efforts.

Zoning for the Area

The Area has multiple zoning designations, which are R-2, R-3, I-1, I-2, C-2, C-3, and C-4 as identified in the Municipal Code of Rockford. These zoning designations allow for a variety of residential, industrial and commercial uses in the Area. Please see Rockford's Municipal Code for a complete list of the general uses allowed under each zoning code. Please see Exhibit 3 for a zoning map of the area.

IV. REDEVELOPMENT PROJECT AREA ELIGIBILITY

“Redevelopment Project Area” means an area designated by a municipality which is not less in the aggregate than 1.5 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as (1) an industrial park conservation area or (2) a blighted area or (3) a conservation area, or (4) a combination of both blighted areas and conservation areas.

Pursuant to 65 ILCS 5/11-74.4-3, to designate the Area as a blighted area, the City must determine the following:

- At least five of the thirteen “improved area” blighting factors are present in the improved portions of the proposed Redevelopment Project Area.
- At least two of a subset of six factors OR at least one of an alternate set of six “vacant area blighting factors” is present in the unimproved portions of the proposed Redevelopment Project Area.

A. Requisite Size

The Area encompasses 192 acres. In accordance with the Act, the Area is not less in the aggregate than 1.5 acres, thus fulfills this requirement.

B. Blighted Area

NexGen Advisors performed a study, consistent with Act, to determine the eligibility of the Area. The results of the study indicate that the Area meets the Act’s requirements for a “blighted area”. Please see Exhibit 4 in the Appendix for a Summary of the study.

As required under the Act, and as stated in Section B(12) of the Plan, the City finds that the Area qualifies as a Redevelopment Project Area within the intent of the Act by virtue of meeting the size requirement and qualifying as a “blighted area”.

V. REDEVELOPMENT PLAN AND PROJECT

The Act describes the Redevelopment Plan 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..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area”.

The Act describes a Redevelopment Project (the “Project”) as “any public and private development project in furtherance of the objectives of a redevelopment plan.”

In order to successfully implement the Plan and Project, the City will utilize Tax Increment Allocation Financing as provided for by the Act. The 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 Plan. The redevelopment that will take place in the Area will produce benefits which will be distributed throughout the Area.

A. Purpose

Pursuant to the Act, the purpose of a Redevelopment Plan and Project is to promote the health, safety, morals, and welfare of the general public by:

1. Eradicating blighting conditions and instituting conservation measures;
2. Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
3. Enhancing the overall quality of the City of Rockford.

B. Objectives

The following represent major redevelopment objectives of the City for the Area:

- Preserve the historic character of the neighborhood;
- Increase home ownership;
- Encourage increased investor or owner-occupied investment;
- Improve the Overall “perception” of Midtown;
- Encourage redevelopment of commercial uses on underutilized properties;
- Identify and rehabilitate or demolish substandard housing;
- Eliminate blighting conditions which prevent further development of the Area;
- Encourage business development in the Midtown area;
- Upgrade public infrastructure.

C. Plan Components

1. Evidence Indicating Area Not Subject to Growth

As required under the Act, the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence of this is clearly present in the Area. Following are some examples:

- The average age of buildings in the area is 98 years
- Of 634 parcels, 118 are vacant (representing approximately 20% of parcels)
- The Area's EAV is increasing at a rate that is less than that of the City's EAV appreciation rate
- The Area as a whole demonstrates physical deterioration, underutilization of parcels, outdated land use, outdated parcel configuration, and high density of old buildings

Additional evidence of minimal investment by private enterprise can be found in the pervasive existence of blighting criteria as summarized in Exhibit 4.

2. Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Plan are based upon the guidelines of the City's 2020 Plan, approved by the City Council.

The planned uses of the land in the Area are in accordance with the 2020 Plan. The 2020 Plan is a document adopted by the City Council which acts as a planning tool and contains statements regarding land use policy. It is intended to direct and encourage the growth of new housing and economic development opportunities within the City. The 2020 Plan calls for brownfield infill, increased use of TIFs, promotion of mixed use developments, and addressing vacant housing units.

As described, the Plan is consistent with the City's current 2020 Plan and is intended to be a means for implementing the goals and objectives of that plan.

3. Project Activities

Project Activities shall include anything reasonable to obtain the Plan objectives and as allowed under the Act. As the Plan is implemented, the following activities are likely to occur (list is neither exhaustive nor intended to limit the activities of the City):

- Land and infrastructure improvements
- Demolition of unusable structures

- Clearing and grading of the land within the Area
- Renovation or rehabilitation of existing structures
- Assistance with land acquisition
- Reconstruction and renovation of public roadways
- Private investment in new facilities

The City shall be able to utilize Tax Increment Allocation Financing for all eligible costs as stated in Section 11-74.4-3 (q). (Please see Exhibit 5 in the Appendix for a list of project activities as allowed by the Act.)

4. Estimated Redevelopment Costs

To eliminate the blighting factors present in the Area and to meet the redevelopment objectives, the City plans to financially participate in a number of improvements in the Area. At this time, the City's TIF participation which may be required to implement the Plan is anticipated to be approximately \$120 M over the Area's twenty-three (23) year life. Exhibit 6 in the Appendix outlines and categorizes the estimate of redevelopment project participation.

5. Sources of Funds

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have tax increment revenue as their revenue source. Incremental real property tax revenues will be the principal source of tax increment revenues. The City reserves the right to utilize funds from any source as authorized by the Act or under its general municipal powers.

In accordance with section 11-74.4-4 of the Act, the City may utilize the provisions of the Act in the event there is a contiguous redevelopment project area or if the City adopts tax increment financing with respect to a redevelopment project area which includes contiguous real property. The City may find in the future that it is in the best interests of the City and in furtherance of the purposes of the Act that net revenues from each such redevelopment project area be made available to support the other.

6. Dates for Completion

The estimated date for completion of the Area shall be no later than 23-years from the adoption of the ordinance of the City Council approving the Area.

All obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Area is adopted (i.e., assuming City Council designation of the Area and approval of the Project Area and Plan in 2008, by 2032).

7. Impact on Taxing Districts

The following government entities levy property tax on land located within the Area:

- Winnebago County
- Rockford City
- Rockford Township
- Rockford Park
- Rock River Water Reclamation
- Rockford City Library
- Greater Rockford Airport
- Rockford School District #205
- Community College #511
- Rockford TWSP Road
- Forest Preserve

It is not anticipated that the implementation of this plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this plan will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines. In short, the establishment of a TIF district would protect other taxing districts from the downside risk of falling EAV (the City alone would bear the risk of falling EAV).

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing district, the City will consider the declaration of sufficient surplus funds. Such funds which are neither expended nor obligated for TIF-related purposes, as provided by the Act, can be used to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing district, including the City. Any such sharing would be undertaken after all TIF eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

The exception to the tax-sharing provision will be to the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (See Exhibit 5 of this report, which describes allowable TIF project costs.)

8. Issuance of Obligations

The City may issue obligations in furtherance of the Plan as allowed by Section 11-74.4-7 of the Act. (Please see Exhibit 7 in the Appendix.) The

City also reserves the right to legally issue obligations under its general municipal powers consistent with the Plan and Act.

9. Equalized Assessed Value (“EAV”)

The purpose of identifying the most recent EAV in the Area is to provide an estimate to the Winnebago County Clerk for purposes of certifying the Base EAV for the Area. The most recent EAV for the Area is based on the 2007 EAV, and is \$11,441,379. It should be noted that this EAV is subject to verification by the Winnebago County Clerk. After the Clerk verifies, the EAV will become the Certified Base EAV for which all incremental property taxes in the Area will be calculated.

Based upon the implementation of the Plan, numerous blighting factors will be eliminated and growth and development of the Area will occur in accordance with the Redevelopment Agreement(s) between the City and businesses in the Area and other interested parties. It is estimated that the total EAV of the real property following completion of redevelopment projects could be approximately \$58 million. This estimate assumes that the immediate implementation of the Plan will stimulate investment in the Area resulting in approximately \$176 million in fair market value during the first five years. The EAV estimate also assumes growth from reassessment at an annual rate of one and a half (1.5) percent and that the property is reassessed every year.

10. Housing Impact Study

Pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, this Plan includes a Housing Impact Study (Please see Exhibit 8 in the appendix).

11. Fair Employment Practices & Affirmative Action Plan Commitment

The City is committed to and will affirmatively implement the following principles with respect to the Area:

- The assurance of equal opportunity in all personnel and employment actions with respect to the Plan, including but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age handicapped status, national origin, creed, or ancestry;
- This commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

12. Express City Findings

- The City finds that the 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 Plan.

- The City finds that the Plan and Project conform to the comprehensive plan for the development of the City as a whole and to the strategic economic development plan issued by the City planning authority.
- The City finds: (a) that the Area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the Area.

13. Provisions for Amendment

This Plan may be amended as allowed in the Act. See Exhibit 9 in the Appendix.

VI. RESERVED POWERS

Rockford reserves the right to legally utilize any and all powers, including those bestowed by the Act, as enumerated in Exhibit 10 in the Appendix.

APPENDIX

- Exhibit 1 - Legal Description of the Area
- Exhibit 2 - Boundary Map
- Exhibit 3 - Area Zoning Map
- Exhibit 4 - Summary of Findings of Blight
- Exhibit 5 - Project Activities
- Exhibit 6 - Estimated Redevelopment Costs
- Exhibit 7 - Obligations
- Exhibit 8 - Housing Impact Study
- Exhibit 9 - Plan Amendments
- Exhibit 10 - Reserved Powers

EXHIBIT 1

Redevelopment Plan and Project
City of Rockford – Midtown TIF
Legal Description of the Area

EXHIBIT 2

**Redevelopment Plan
City of Rockford -- Midtown TIF
Midtown TIF Boundary Map**

Boundary Map

NexGen Advisors

Midtown TIF

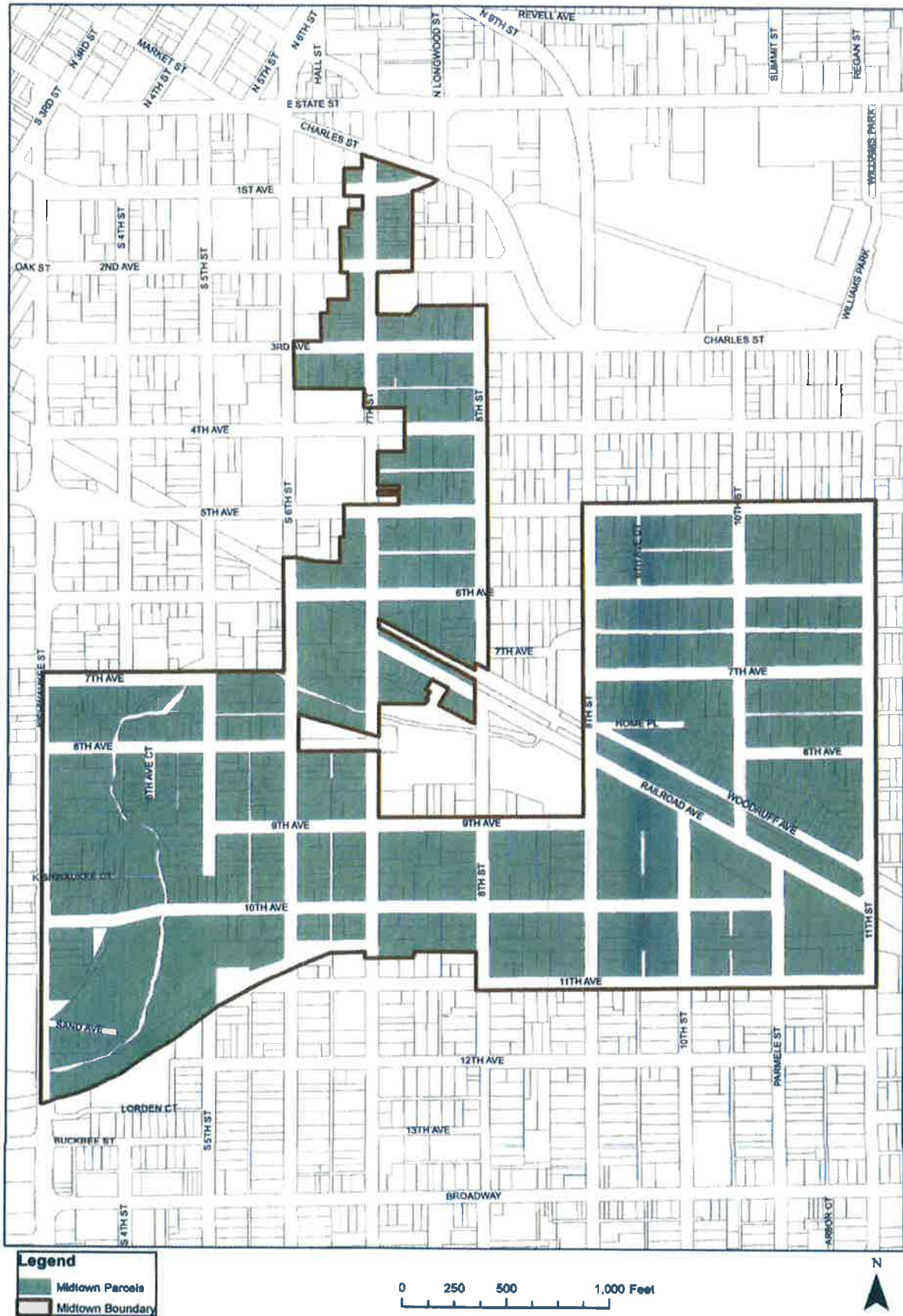
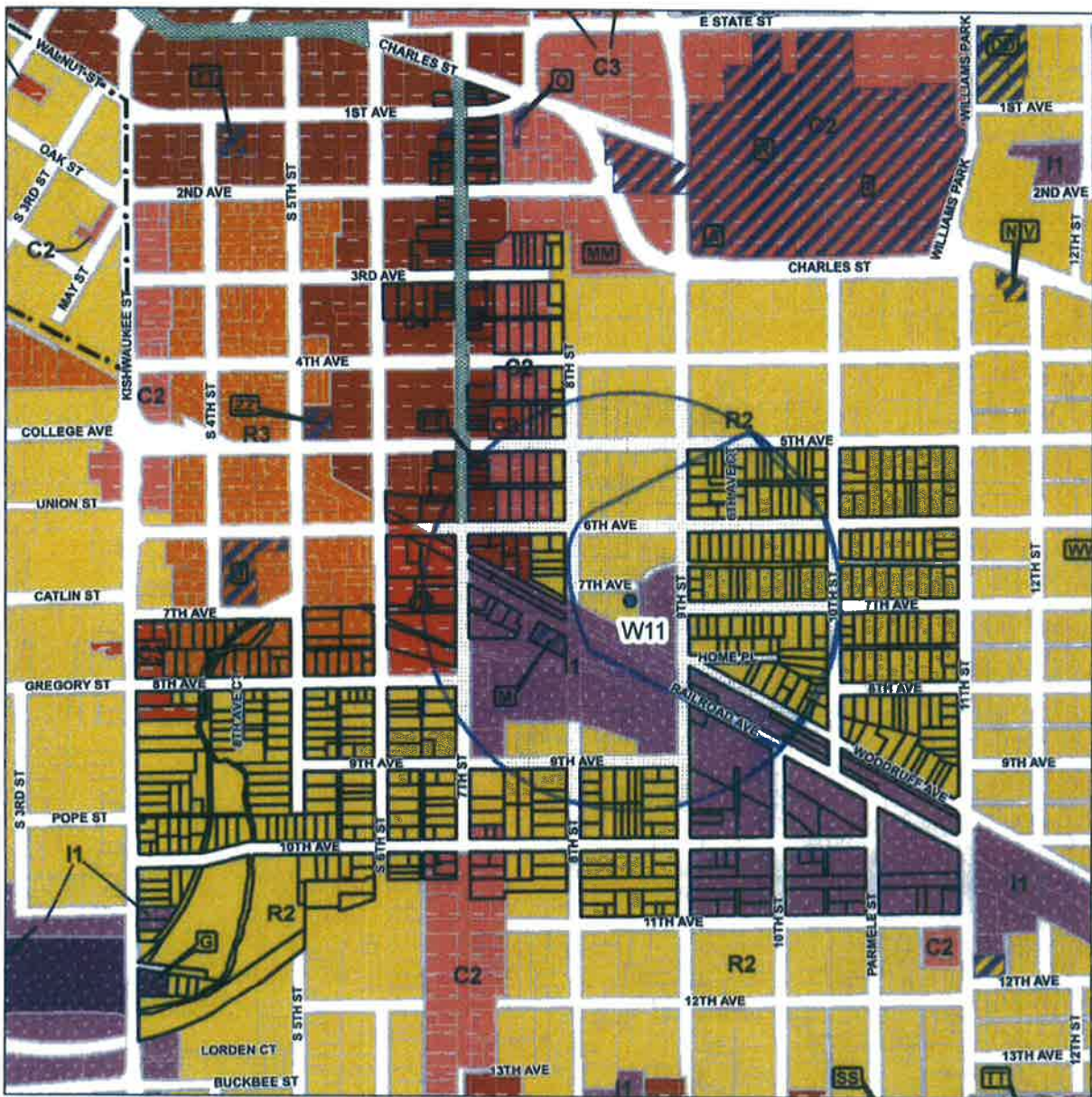


EXHIBIT 3

**Redevelopment Plan
City of Rockford – Midtown TIF
Area Zoning Map**

Area Zoning Map



Last Update: March 2008

Midtown Zoning Map - Rockford, Illinois

Change	File Number	Date	Change Type
A	153-94		ZMA
B	44-95		ANNEX
C	49-95		ANNEX
D	128-95		ZMA
F	22-96		ZMA
G	85-96		ZMA
H	82-96		ZMA
I	8-97		ZMA
J	85-97		ZMA
K	110-97		ZMA
L	117-97		ZMA
M	38-99		SUP
O	28-00		ZMA
P	42-00	1-01	PREANNEX
Q	118-00	2-01	PREANNEX
R	143-00	2-01	PREANNEX
S	144-00	2-00	SUP
T	20-01	5-01	ZMA
U	30-01	6-01	SUP
V	98-01	10-01	SUP
W	74-02	9-02	SUP
X	23-02	4-02	PREANNEX
Y	80-02	10-02	SUP
Z	96-03	1-04	ZMA

Change	File Number	Date	Change Type
AA	5-03	3-03	MOD SUP
BB	106-02	11-02	MOD SUP
CC	117-02	12-02	MOD SUP
DD	7-03	3-03	PREANNEX
EE	136-02	2-03	PREANNEX
FF			ANNEX
GG		5-03	ANNEX
HH	14-03	6-03	ANNEX & ZMA
II	38-03	7-03	ZMA
JJ	89-03	9-03	ZMA & SUP
KK	70-03	11-03	ZMA & SUP
LL	74-03	11-03	ZMA
MM		5-03	ANNEX
NN		7-04	ANNEX
OO	43-01	8-01	ZMA & SUP
PP	125-01	2-02	SUP
QQ	134-01	1-02	SUP
RR	48-05		
SS	78-05		MOD SUP
TT	111-05	2-06	ZMA
UU	037-06	7-06	SUP
VV	077-06	2-07	SUP
WW	008-06	3-06	ZMA & SUP
XX	012-07	5-07	SUP
YY	064-07	12-07	SUP
AAA	123-07	3-08	SUP

Zoning Districts

C1	C2	C3	C4	I1	I2	I3	R1	R1U	R2	R3	R4	RE
----	----	----	----	----	----	----	----	-----	----	----	----	----

- Special Use Permit
- Residential Conservation District
- Designated Pedestrian Streets
- City Wells
- Well Setback Areas
- Zoning Change
- Not Within City of Rockford



Map Prepared By
City of Rockford
Community Development Dept.
Current Planning Division
Darius Morrow and Kevin Brink



I hereby certify that this map is an official copy of the "Zoning Map - Rockford, Illinois" adopted by Ordinance on 4-18-03 and corrected as officially amended as of the most recent date above.

Zoning Officer

EXHIBIT 4

Redevelopment Plan City of Rockford – Midtown TIF Summary of Findings of Blight

Summary of Findings

The improved parcels in the Area exhibit the presence of at least the minimum number of requisite blighting factors, each of which is (1) 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 (2) reasonably distributed throughout the improved part of the Area.

Based on the analysis below, we believe that the improved portion of the Area qualifies as blighted as defined in the Act. The following eight (8) factors are reasonably distributed throughout the Area:

- Dilapidation
- Obsolescence
- Deterioration
- Excessive Vacancies
- Excessive Land Coverage
- Deleterious Land Use
- Lack of Planning
- EAV Lag

Since only 5 of the 13 blighting factors are needed, the improved portion of the Area clearly qualifies as “blighted area” under the intent of the Act.

The vacant parcels in the Area exhibit the presence of at least the minimum number of requisite blighting factors, each of which is (1) 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 (2) reasonably distributed throughout the vacant part of the Area.

Based on the analysis below, we believe that the vacant portion of the Area qualifies as blighted as defined in the Act. The following three (3) factors are reasonably distributed throughout the Area:

- Obsolete Platting
- Deterioration of Improvements in Neighboring Areas
- EAV Lag

The vacant parcels clearly demonstrated three (3) of the six (6) blighting criteria delineated in “Vacant Land Criteria 1.” Since the Act only requires either two (2) of the six (6) factors delineated in “Vacant Land Criteria Group 1” be present or one (1) of the six (6) factors delineated in “Alternate Vacant Land Criteria Group 2” be present, and the conditions in the Area satisfy the “Vacant Land Criteria Group 1”, the vacant parcels in the Area clearly qualify as a “blighted area” under the intent of the Act.

EXHIBIT 4

Redevelopment Plan City of Rockford – Midtown TIF Summary of Findings of Blight

Since both the improved and vacant portions of the Area qualify as “blighted areas” under the Act, the Area as a whole qualifies as a “blighted area” under the intent of the Act.

The conditions in the Area as a whole demonstrate that the Area has not been subject to growth and development through private investment. Unless corrected, these conditions will persist and continue to delay future economic development in the Area.

Through the establishment of a Redevelopment Project Area and the use of tax increment financing, the City will be able to address the blighting factors that are present throughout the Area and promote additional development in the Area.

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

(q) "Redevelopment project costs" mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- (1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
- (1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
- (1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- (2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) 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;
- (4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public 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 as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

- implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) 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;
- (5) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
 - (6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
 - (7) To the extent the municipality by written agreement accepts and 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.
 - (7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project 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 as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

- of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
- (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- (C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5):
- (i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity;
 - (ii) the amount reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and
 - (iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes, or other funding instruments, or the terms of any redevelopment agreement.

Any school district seeking payment under this paragraph (7.5) shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- (7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project 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 as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

- to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;
- (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 or in order to satisfy subparagraph (7) of subsection (n);
 - (9) Payment in lieu of taxes;
 - (10) 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;
 - (11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and
 - (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph (11) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11).
 - (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing.

The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

- (11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
- (12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- (13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a

EXHIBIT 5

Redevelopment Plan and Project City of Rockford – Midtown TIF Project Activities

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. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

EXHIBIT 6

Redevelopment Plan City of Rockford -- Midtown TIF Estimated Redevelopment Costs

Item	Estimated Cost
Costs of studies, surveys, development and implementation and administration of plans, including staff and professional fees, including but not limited to, architectural, engineering, legal, financial, and other planning service fees	\$ 5,000,000
Marketing costs	\$ 3,000,000
Property Assembly Costs	\$ 32,000,000
Rehabilitation, reconstruction or repair and remodeling of existing building and fixtures	\$ 43,000,000
Costs of construction of public works or improvements	\$ 15,000,000
Costs of job training and retraining projects	\$ 2,000,000
Financing costs	\$ 7,000,000
The taxing districts' capital costs related to the implementation of the Plan	\$ 5,000,000
Relocation costs	\$ 1,000,000
Interest costs incurred by the redeveloper(s) related to the construction, renovation or rehabilitation of a redevelopment project	\$ 7,000,000
Total Estimated Project Costs	<u>\$ 120,000,000</u>

EXHIBIT 7

Redevelopment Plan and Project City of Rockford – Midtown TIF Obligations

(Text of Section from P.A. 95-709)

Sec. 11-74.4-7. Obligations secured by the special tax allocation fund set forth in Section 11-74.4-8 for the redevelopment project area may be issued to provide for redevelopment project costs. Such obligations, when so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of such obligations by the receipts of taxes levied as specified in Section 11-74.4-9 against the taxable property included in the area, by revenues as specified by Section 11-74.4-8a and other revenue designated by the municipality. A municipality may in the ordinance pledge all or any part of the funds in and to be deposited in the special tax allocation fund created pursuant to Section 11-74.4-8 to the payment of the redevelopment project costs and obligations. Any pledge of funds in the special tax allocation fund shall provide for distribution to the taxing districts and to the Illinois Department of Revenue of moneys not required, pledged, earmarked, or otherwise designated for payment and securing of the obligations and anticipated redevelopment project costs and such excess funds shall be calculated annually and deemed to be "surplus" funds. In the event a municipality only applies or pledges a portion of the funds in the special tax allocation fund for the payment or securing of anticipated redevelopment project costs or of obligations, any such funds remaining in the special tax allocation fund after complying with the requirements of the application or pledge, shall also be calculated annually and deemed "surplus" funds. All surplus funds in the special tax allocation fund shall be distributed annually within 180 days after the close of the municipality's fiscal year by being paid by the municipal treasurer to the County Collector, to the Department of Revenue and to the municipality in direct proportion to the tax incremental revenue received as a result of an increase in the equalized assessed value of property in the redevelopment project area, tax incremental revenue received from the State and tax incremental revenue received from the municipality, but not to exceed as to each such source the total incremental revenue received from that source. The County Collector shall thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county collector to the affected districts of real property taxes from real property in the redevelopment project area.

Without limiting the foregoing in this Section, the municipality may in addition to obligations secured by the special tax allocation fund pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Such obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance shall provide. Obligations issued pursuant to this Act may be sold at public or private sale at such price as shall be determined by the corporate authorities of the municipalities. No referendum approval of the electors shall be required as a condition to the issuance of obligations pursuant to this Division except as provided in this Section.

In the event the municipality authorizes issuance of obligations pursuant to the authority of this Division secured by the full faith and credit of the municipality, which obligations are other than obligations which may be issued under home rule powers provided by Article VII, Section 6 of

EXHIBIT 7

Redevelopment Plan and Project City of Rockford – Midtown TIF Obligations

the Illinois Constitution, or pledges taxes pursuant to (b) or (c) of the second paragraph of this section, the ordinance authorizing the issuance of such obligations or pledging such taxes shall be published within 10 days after such ordinance has been passed in one or more newspapers, with general circulation within such municipality. The publication of the ordinance shall be accompanied by a notice of (1) the specific number of voters required to sign a petition requesting the question of the issuance of such obligations or pledging taxes to be submitted to the electors; (2) the time in which such petition must be filed; and (3) the date of the prospective referendum. The municipal clerk shall provide a petition form to any individual requesting one.

If no petition is filed with the municipal clerk, as hereinafter provided in this Section, within 30 days after the publication of the ordinance, the ordinance shall be in effect. But, if within that 30 day period a petition is filed with the municipal clerk, signed by electors in the municipality numbering 10% or more of the number of registered voters in the municipality, asking that the question of issuing obligations using full faith and credit of the municipality as security for the cost of paying for redevelopment project costs, or of pledging taxes for the payment of such obligations, or both, be submitted to the electors of the municipality, the corporate authorities of the municipality shall call a special election in the manner provided by law to vote upon that question, or, if a general, State or municipal election is to be held within a period of not less than 30 or more than 90 days from the date such petition is filed, shall submit the question at the next general, State or municipal election. If it appears upon the canvass of the election by the corporate authorities that a majority of electors voting upon the question voted in favor thereof, the ordinance shall be in effect, but if a majority of the electors voting upon the question are not in favor thereof, the ordinance shall not take effect.

The ordinance authorizing the obligations may provide that the obligations shall contain a recital that they are issued pursuant to this Division, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

In the event the municipality authorizes issuance of obligations pursuant to this Section secured by the full faith and credit of the municipality, the ordinance authorizing the obligations may provide for the levy and collection of a direct annual tax upon all taxable property within the municipality sufficient to pay the principal thereof and interest thereon as it matures, which levy may be in addition to and exclusive of the maximum of all other taxes authorized to be levied by the municipality, which levy, however, shall be abated to the extent that monies from other sources are available for payment of the obligations and the municipality certifies the amount of said monies available to the county clerk.

A certified copy of such ordinance shall be filed with the county clerk of each county in which any portion of the municipality is situated, and shall constitute the authority for the extension and collection of the taxes to be deposited in the special tax allocation fund.

A municipality may also issue its obligations to refund in whole or in part, obligations theretofore issued by such municipality under the authority of this Act, whether at or prior to maturity, provided however, that the last maturity of the refunding obligations shall not be expressed to mature later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted if the ordinance was adopted on or after January 15, 1981, not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the thirty-third calendar year after the year in which the ordinance approving the redevelopment project area if the ordinance was adopted on May 20, 1985 by the Village of Wheeling, and not later than December 31 of the year in which the payment to the

EXHIBIT 7

Redevelopment Plan and Project City of Rockford – Midtown TIF Obligations

municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the redevelopment project area is adopted (A) if the ordinance was adopted before January 15, 1981, or (B) if the ordinance was adopted in December 1983, April 1984, July 1985, or December 1989, or (C) if the ordinance was adopted in December, 1987 and the redevelopment project is located within one mile of Midway Airport, or (D) if the ordinance was adopted before January 1, 1987 by a municipality in Mason County, or (E) if the municipality is subject to the Local Government Financial Planning and Supervision Act or the Financially Distressed City Law, or (F) if the ordinance was adopted in December 1984 by the Village of Rosemont, or (G) if the ordinance was adopted on December 31, 1986 by a municipality located in Clinton County for which at least \$250,000 of tax increment bonds were authorized on June 17, 1997, or if the ordinance was adopted on December 31, 1986 by a municipality with a population in 1990 of less than 3,600 that is located in a county with a population in 1990 of less than 34,000 and for which at least \$250,000 of tax increment bonds were authorized on June 17, 1997, or (H) if the ordinance was adopted on October 5, 1982 by the City of Kankakee, or (I) if the ordinance was adopted on December 29, 1986 by East St. Louis, or if the ordinance was adopted on November 12, 1991 by the Village of Sauget, or (J) if the ordinance was adopted on February 11, 1985 by the City of Rock Island, or (K) if the ordinance was adopted before December 18, 1986 by the City of Moline, or (L) if the ordinance was adopted in September 1988 by Sauk Village, or (M) if the ordinance was adopted in October 1993 by Sauk Village, or (N) if the ordinance was adopted on December 29, 1986 by the City of Galva, or (O) if the ordinance was adopted in March 1991 by the City of Centreville, or (P) if the ordinance was adopted on January 23, 1991 by the City of East St. Louis, or (Q) if the ordinance was adopted on December 22, 1986 by the City of Aledo, or (R) if the ordinance was adopted on February 5, 1990 by the City of Clinton, or (S) if the ordinance was adopted on September 6, 1994 by the City of Freeport, or (T) if the ordinance was adopted on December 22, 1986 by the City of Tuscola, or (U) if the ordinance was adopted on December 23, 1986 by the City of Sparta, or (V) if the ordinance was adopted on December 23, 1986 by the City of Beardstown, or (W) if the ordinance was adopted on April 27, 1981, October 21, 1985, or December 30, 1986 by the City of Belleville, or (X) if the ordinance was adopted on December 29, 1986 by the City of Collinsville, or (Y) if the ordinance was adopted on September 14, 1994 by the City of Alton, or (Z) if the ordinance was adopted on November 11, 1996 by the City of Lexington, or (AA) if the ordinance was adopted on November 5, 1984 by the City of LeRoy, or (BB) if the ordinance was adopted on April 3, 1991 or June 3, 1992 by the City of Markham, or (CC) if the ordinance was adopted on November 11, 1986 by the City of Pekin, or (DD) if the ordinance was adopted on December 15, 1981 by the City of Champaign, or (EE) if the ordinance was adopted on December 15, 1986 by the City of Urbana, or (FF) if the ordinance was adopted on December 15, 1986 by the Village of Heyworth, or (GG) if the ordinance was adopted on February 24, 1992 by the Village of Heyworth, or (HH) if the ordinance was adopted on March 16, 1995 by the Village of Heyworth, or (II) if the ordinance was adopted on December 23, 1986 by the Town of Cicero, or (JJ) if the ordinance was adopted on December 30, 1986 by the City of Effingham, or (KK) if the ordinance was adopted on May 9, 1991 by the Village of Tilton, or (LL) if the ordinance was adopted on October 20, 1986 by the City of Elmhurst, or (MM) if the ordinance was adopted on January 19, 1988 by the City of Waukegan, or (NN) if the ordinance was adopted on September 21, 1998 by the City of Waukegan, or (OO) if the ordinance was adopted on December 31, 1986 by the City of Sullivan, or (PP) if the ordinance was adopted on December 23, 1991 by the City of Sullivan, or (QQ) if the ordinance was adopted on December 31, 1986 by the City of Oglesby, or (RR) if the ordinance was adopted on July 28, 1987 by the City of Marion, or (SS) if the ordinance was

EXHIBIT 7

Redevelopment Plan and Project City of Rockford – Midtown TIF Obligations

adopted on April 23, 1990 by the City of Marion, or (TT) if the ordinance was adopted on August 20, 1985 by the Village of Mount Prospect, or (UU) if the ordinance was adopted on February 2, 1998 by the Village of Woodhull, or (VV) if the ordinance was adopted on April 20, 1993 by the Village of Princeville, or (WW) if the ordinance was adopted on July 1, 1986 by the City of Granite City, or (XX) if the ordinance was adopted on February 2, 1989 by the Village of Lombard, or (YY) if the ordinance was adopted on December 29, 1986 by the Village of Gardner, or (ZZ) if the ordinance was adopted on July 14, 1999 by the Village of Paw Paw, or (AAA) if the ordinance was adopted on November 17, 1986 by the Village of Franklin Park, or (BBB) if the ordinance was adopted on November 20, 1989 by the Village of South Holland, or (CCC) if the ordinance was adopted on December 22, 1986 by the City of DeKalb and, for redevelopment project areas for which bonds were issued before July 29, 1991, in connection with a redevelopment project in the area within the State Sales Tax Boundary and which were extended by municipal ordinance under subsection (n) of Section 11-74.4-3, the last maturity of the refunding obligations shall not be expressed to mature later than the date on which the redevelopment project area is terminated or December 31, 2013, whichever date occurs first.

In the event a municipality issues obligations under home rule powers or other legislative authority the proceeds of which are pledged to pay for redevelopment project costs, the municipality may, if it has followed the procedures in conformance with this division, retire said obligations from funds in the special tax allocation fund in amounts and in such manner as if such obligations had been issued pursuant to the provisions of this division.

All obligations heretofore or hereafter issued pursuant to this Act shall not be regarded as indebtedness of the municipality issuing such obligations or any other taxing district for the purpose of any limitation imposed by law.

(Source: P.A. 94-260, eff. 7-19-05; 94-297, eff. 7-21-05; 94-302, eff. 7-21-05; 94-702, eff. 6-1-06; 94-704, eff. 12-5-05; 94-711, eff. 6-1-06; 94-778, eff. 5-19-06; 94-782, eff. 5-19-06; 94-783, eff. 5-19-06; 94-810, eff. 5-26-06; 94-903, eff. 6-22-06; 94-1091, eff. 1-26-07; 94-1092, eff. 1-26-07; 95-331, eff. 8-21-07; 95-709, eff. 1-29-08.)

EXHIBIT 9

Redevelopment Plan and Project City of Rockford – Midtown TIF Plan Amendments

65 ILCS 5/11-4-5

Sec. 11-74.4-5(c). After a municipality has by ordinance approved a redevelopment plan and designated a redevelopment project area, the plan may be amended and additional properties may be added to the redevelopment project area only as herein provided. Amendments which (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in this Section and in Section 11-74.4-6 of this Act. Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further public hearing and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of this Act, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes.

EXHIBIT 10

Redevelopment Plan and Project City of Rockford – Midtown TIF Reserved Powers

(65 ILCS 5/11-74.4-4) (from Ch. 24, par. 11-74.4-4)

Sec. 11-74.4-4. Municipal powers and duties; redevelopment project areas. A municipality may:

(a) The changes made by this amendatory Act of the 91st General Assembly do not apply to a municipality that, (i) before the effective date of this amendatory Act of the 91st General Assembly, has adopted an ordinance or resolution fixing a time and place for a public hearing under Section 11-74.4-5 or (ii) before July 1, 1999, has adopted an ordinance or resolution providing for a feasibility study under Section 11-74.4-4.1, but has not yet adopted an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment project areas under this Section, until after that municipality adopts an ordinance approving redevelopment plans and redevelopment projects or designating redevelopment project areas under this Section; thereafter the changes made by this amendatory Act of the 91st General Assembly apply to the same extent that they apply to redevelopment plans and redevelopment projects that were approved and redevelopment projects that were designated before the effective date of this amendatory Act of the 91st General Assembly.

By ordinance introduced in the governing body of the municipality within 14 to 90 days from the completion of the hearing specified in Section 11-74.4-5 approve redevelopment plans and redevelopment projects, and designate redevelopment project areas pursuant to notice and hearing required by this Act. No redevelopment project area shall be designated unless a plan and project are approved prior to the designation of such area and such area shall include only those contiguous parcels of real property and improvements thereon substantially benefited by the proposed redevelopment project improvements. Upon adoption of the ordinances, the municipality shall forthwith transmit to the county clerk of the county or counties within which the redevelopment project area is located a certified copy of the ordinances, a legal description of the redevelopment project area, a map of the redevelopment project area, identification of the year that the county clerk shall use for determining the total initial equalized assessed value of the redevelopment project area consistent with subsection (a) of Section 11-74.4-9, and a list of the parcel or tax identification number of each parcel of property included in the redevelopment project area.

(b) Make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of its redevelopment plan and project. Contract provisions concerning loan repayment obligations in contracts entered into on or after the effective date of this amendatory Act of the 93rd General Assembly shall terminate no later than the last to occur of the estimated dates of completion of the redevelopment project and retirement of the obligations issued to finance redevelopment project costs as required by item (3) of subsection (n) of Section 11-74.4-3. Payments received under contracts entered into by the municipality prior to the effective date of this amendatory Act of the 93rd General Assembly that are received after the redevelopment project area has been terminated by municipal ordinance shall be deposited into a special fund of the municipality to be used for other community redevelopment needs within the redevelopment project area.

(c) Within a redevelopment project area, acquire by purchase, donation, lease or eminent domain; own, convey, lease, mortgage or dispose of land and other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project. No conveyance, lease, mortgage, disposition of land or other property owned by a municipality, or agreement relating to the development of such municipal property shall be made except upon the adoption of an ordinance by the corporate authorities of the municipality. Furthermore, no conveyance, lease, mortgage, or other disposition

EXHIBIT 10

Redevelopment Plan and Project City of Rockford – Midtown TIF Reserved Powers

of land owned by a municipality or agreement relating to the development of such municipal property shall be made without making public disclosure of the terms of the disposition and all bids and proposals made in response to the municipality's request. The procedures for obtaining such bids and proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids.

(d) Within a redevelopment project area, clear any area by demolition or removal of any existing buildings and structures.

(e) Within a redevelopment project area, renovate or rehabilitate or construct any structure or building, as permitted under this Act.

(f) Install, repair, construct, reconstruct or relocate streets, utilities and site improvements essential to the preparation of the redevelopment area for use in accordance with a redevelopment plan.

(g) Within a redevelopment project area, fix, charge and collect fees, rents and charges for the use of any building or property owned or leased by it or any part thereof, or facility therein.

(h) Accept grants, guarantees and donations of property, labor, or other things of value from a public or private source for use within a project redevelopment area.

(i) Acquire and construct public facilities within a redevelopment project area, as permitted under this Act.

(j) Incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; provided, however, that on and after the effective date of this amendatory Act of the 91st General Assembly, no municipality shall incur redevelopment project costs (except for planning costs and any other eligible costs authorized by municipal ordinance or resolution that are subsequently included in the redevelopment plan for the area and are incurred by the municipality after the ordinance or resolution is adopted) that are not consistent with the program for accomplishing the objectives of the redevelopment plan as included in that plan and approved by the municipality until the municipality has amended the redevelopment plan as provided elsewhere in this Act.

(k) Create a commission of not less than 5 or more than 15 persons to be appointed by the mayor or president of the municipality with the consent of the majority of the governing board of the municipality. Members of a commission appointed after the effective date of this amendatory Act of 1987 shall be appointed for initial terms of 1, 2, 3, 4 and 5 years, respectively, in such numbers as to provide that the terms of not more than 1/3 of all such members shall expire in any one year. Their successors shall be appointed for a term of 5 years. The commission, subject to approval of the corporate authorities may exercise the powers enumerated in this Section. The commission shall also have the power to hold the public hearings required by this division and make recommendations to the corporate authorities concerning the adoption of redevelopment plans, redevelopment projects and designation of redevelopment project areas.

(l) Make payment in lieu of taxes or a portion thereof to taxing districts. If payments in lieu of taxes or a portion thereof are made to taxing districts, those payments shall be made to all districts within a project redevelopment area on a basis which is proportional to the current collections of revenue which each taxing district receives from real property in the redevelopment project area.

(m) Exercise any and all other powers necessary to effectuate the purposes of this Act.

(n) If any member of the corporate authority, a member of a commission established pursuant to Section 11-74.4-4(k) of this Act, or an employee or consultant of the municipality involved in the planning and preparation of a redevelopment plan, or project for a redevelopment project area or proposed redevelopment project area, as defined in Sections 11-74.4-3(i) through (k) of this Act, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, he or she shall disclose the same in writing to the clerk of the

EXHIBIT 10

Redevelopment Plan and Project City of Rockford – Midtown TIF Reserved Powers

municipality, and shall also so disclose the dates and terms and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the corporate authorities and entered upon the minute books of the corporate authorities. If an individual holds such an interest then that individual shall refrain from any further official involvement in regard to such redevelopment plan, project or area, from voting on any matter pertaining to such redevelopment plan, project or area, or communicating with other members concerning corporate authorities, commission or employees concerning any matter pertaining to said redevelopment plan, project or area. Furthermore, no such member or employee shall acquire of any interest direct, or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan, project or area or (b) first public notice of such plan, project or area pursuant to Section 11-74.4-6 of this Division, whichever occurs first. For the purposes of this subsection, a property interest acquired in a single parcel of property by a member of the corporate authority, which property is used exclusively as the member's primary residence, shall not be deemed to constitute an interest in any property included in a redevelopment area or proposed redevelopment area that was established before December 31, 1989, but the member must disclose the acquisition to the municipal clerk under the provisions of this subsection. A single property interest acquired within one year after the effective date of this amendatory Act of the 94th General Assembly by a member of the corporate authority does not constitute an interest in any property included in any redevelopment area or proposed redevelopment area, regardless of when the redevelopment area was established, if (i) the property is used exclusively as the member's primary residence, (ii) the member discloses the acquisition to the municipal clerk under the provisions of this subsection, (iii) the acquisition is for fair market value, (iv) the member acquires the property as a result of the property being publicly advertised for sale, and (v) the member refrains from voting on, and communicating with other members concerning, any matter when the benefits to the redevelopment project or area would be significantly greater than the benefits to the municipality as a whole. For the purposes of this subsection, a month-to-month leasehold interest in a single parcel of property by a member of the corporate authority shall not be deemed to constitute an interest in any property included in any redevelopment area or proposed redevelopment area, but the member must disclose the interest to the municipal clerk under the provisions of this subsection.

(o) Create a Tax Increment Economic Development Advisory Committee to be appointed by the Mayor or President of the municipality with the consent of the majority of the governing board of the municipality, the members of which Committee shall be appointed for initial terms of 1, 2, 3, 4 and 5 years respectively, in such numbers as to provide that the terms of not more than 1/3 of all such members shall expire in any one year. Their successors shall be appointed for a term of 5 years. The Committee shall have none of the powers enumerated in this Section. The Committee shall serve in an advisory capacity only. The Committee may advise the governing Board of the municipality and other municipal officials regarding development issues and opportunities within the redevelopment project area or the area within the State Sales Tax Boundary. The Committee may also promote and publicize development opportunities in the redevelopment project area or the area within the State Sales Tax Boundary.

(p) Municipalities may jointly undertake and perform redevelopment plans and projects and utilize the provisions of the Act wherever they have contiguous redevelopment project areas or they determine to adopt tax increment financing with respect to a redevelopment project area which includes contiguous real property within the boundaries of the municipalities, and in doing so, they may, by agreement between municipalities, issue obligations, separately or jointly, and expend revenues received under the Act for eligible expenses anywhere within contiguous redevelopment project areas or as otherwise permitted in the Act.

(q) Utilize revenues, other than State sales tax increment revenues, received under this Act from

EXHIBIT 10

Redevelopment Plan and Project City of Rockford – Midtown TIF Reserved Powers

one redevelopment project area for eligible costs in another redevelopment project area that is:

(i) contiguous to the redevelopment project area from which the revenues are received;

(ii) separated only by a public right of way from the redevelopment project area from which the revenues are received; or

(iii) separated only by forest preserve property from the redevelopment project area from which the revenues are received if the closest boundaries of the redevelopment project areas that are separated by the forest preserve property are less than one mile apart.

Utilize tax increment revenues for eligible costs that are received from a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or is separated only by a public right of way from, the redevelopment project area created under this Act which initially receives these revenues. Utilize revenues, other than State sales tax increment revenues, by transferring or loaning such revenues to a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or separated only by a public right of way from the redevelopment project area that initially produced and received those revenues; and, if the redevelopment project area (i) was established before the effective date of this amendatory Act of the 91st General Assembly and (ii) is located within a municipality with a population of more than 100,000, utilize revenues or proceeds of obligations authorized by Section 11-74.4-7 of this Act, other than use or occupation tax revenues, to pay for any redevelopment project costs as defined by subsection (q) of Section 11-74.4-3 to the extent that the redevelopment project costs involve public property that is either contiguous to, or separated only by a public right of way from, a redevelopment project area whether or not redevelopment project costs or the source of payment for the costs are specifically set forth in the redevelopment plan for the redevelopment project area.

(r) If no redevelopment project has been initiated in a redevelopment project area within 7 years after the area was designated by ordinance under subsection (a), the municipality shall adopt an ordinance repealing the area's designation as a redevelopment project area; provided, however, that if an area received its designation more than 3 years before the effective date of this amendatory Act of 1994 and no redevelopment project has been initiated within 4 years after the effective date of this amendatory Act of 1994, the municipality shall adopt an ordinance repealing its designation as a redevelopment project area. Initiation of a redevelopment project shall be evidenced by either a signed redevelopment agreement or expenditures on eligible redevelopment project costs associated with a redevelopment project.

(Source: P.A. 93-298, eff. 7-23-03; 93-961, eff. 1-1-05; 93-1098, eff. 1-1-06; 94-1013, eff. 1-1-07.)

EXHIBIT 8

Redevelopment Plan and Project
City of Rockford – Midtown TIF
Housing Impact Study

TABLE OF CONTENTS

1) Introduction.....	2
A. Residential Analysis.....	2
B. Data Collection Methodology.....	2
2) Part I - Area Analysis	3
A. Residential Unit Type	3
B. Unit Rooms and Type	3
C. Vacancy	4
D. Racial and Ethnic Composition	5
3) Part II - Residential Relocation Plan	7
A. Number and Location of Units to be Removed	7
B. Relocation Plan.....	7
C. Replacement Housing.....	7
D. Relocation Assistance.....	11

APPENDICES

Appendix A: Midtown TIF Vacant Residential and Mixed Use parcels
Appendix B: Rockford Housing Authority – Available Rental Units
Appendix C: Rockford Register Star – Available Rental Units

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

1) Introduction

This report contains the results of the Housing Impact Study for the Midtown Tax Increment Financing Redevelopment Area (the “Area”) in the City of Rockford, Winnebago County, Illinois (the “City”) as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-3 et seq., as amended.

The Act requires a Housing Impact Study as part of the separate feasibility report as required by subsection 11-74.4-5(a) of the Act if the Area will result in the displacement of residents from 10 or more inhabited residential units, or if the Area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur. The Redevelopment Plan incorporates this document for reference.

The City would like to promote the eradication of blight and the redevelopment of the Area. As proposed, the Area is generally defined as the area of property along the 7th Street Corridor south of Charles Road and north of 8th Ave and the area generally bounded by Kishwaukee Road to the west and 11th Ave to the south and 11th Street to the east and portions of 7th Ave and/or 5th Ave to the north. This TIF would be contiguous to the existing Seventh Street TIF previously established by the City (See Exhibits 1 and 2 in the Redevelopment Project Plan).

This document was jointly prepared by the City of Rockford and Nexgen Advisors LLC in accordance with the Act.

A. Residential Analysis

Pursuant to the provisions of the Act, Part I of the housing impact study must include:

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

B. Data Collection Methodology

The number and type of residential buildings in the Area were identified during the building condition and land use survey as part of the eligibility analysis for the Area. In order to identify residential units in the field, NexGen utilized several methods, including count of door buzzers, mailboxes, windows and other indicators.

This survey, completed in June 2008, revealed that the area contains 393 residential buildings containing at least one dwelling per unit, 180 were single family residences

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

and 213 were multifamily residences and an additional 37 were mixed use commercial and residential buildings.

Data was also obtained through a compilation of the Rockford township assessor's assessment information and use of the 2000 Federal census data. In most cases, Federal census data is more complete and reliable and therefore is used for the purposes of this report. Each table and statistic source is cited within the document

The data contained within the tables in Part I of the Housing Impact Study comes from the 2000 Federal Census data. This information was gathered by the Tract and Block Group in which the Area resides. However, the whole Block Group may not be a part of the redevelopment area. The block group data covers an area that is larger than the proposed redevelopment area.

2) Part I - Area Analysis

A. Residential Unit Type

The Act requires inclusion of data as to whether the residential units are single family or multifamily. **Table 1.1** provides a breakout of the single and multi family units according to the US Census data for the tract and block groups that cover the Area.

Table 1.1: Residential Type

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Totals
Single Unit Residential	37	52	128	58	108	201	584
Multi-Unit Residential	504	394	233	272	321	269	1,993
Total	541	446	361	330	429	470	2,577

Source File: US Census (2000); QT-H4

B. Unit Rooms and Type

The Act requires inclusion of data regarding the number and type of rooms within the units if that information is available. **Table 1.2** provides a breakdown of the number of rooms according to the US Census data for the tract and block groups that cover the Area.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

Table 1.2: Residential Size by Total Rooms

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Total
1 room	108	7	7	7	8	13	150
2 rooms	109	31	12	16	38	12	218
3 rooms	198	177	46	34	75	54	584
4 rooms	93	138	71	101	63	130	596
5 rooms	15	33	107	107	128	101	491
6 rooms	6	34	80	42	43	79	284
7 rooms	12	22	26	18	45	25	148
8 rooms	0	0	12	0	6	6	24
9 rooms or more	0	4	0	5	23	50	82
Total Units	541	446	381	330	429	470	2,577

Source: US Census (2000), DP-4 (Note: These numbers include occupied and vacant units)

The Federal Census also contains information on number of people per unit. Table 1.3 below summarizes this data. The average number of people per unit in the Area is 2.32. This information was gathered by the Tract and Block Group in which the Area resides. However, the whole Block Group may not be a part of the redevelopment area. The block group data covers an area that is larger than the proposed redevelopment area.

Table 1.3: Average People/Unit

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Weighted Average
Average People/Unit	1.47	1.91	3.03	2.73	2.55	2.62	2.32
Owner Occupied	3.12	3.00	2.85	3.06	2.82	2.67	2.81
Renter Occupied	1.38	1.79	3.11	2.56	2.44	2.57	2.13

Source: US Census (2000), QT-H3

C. Vacancy

The Act requires inclusion of information regarding whether the residential units are inhabited or uninhabited. This determination must be performed not less than 45 days prior to passing the resolution fixing the date for the public hearing. Table 1.4 represents the census data regarding vacancies in the Area. During the physical inspections (performed June 9, 2008 through June 16, 2008) of the Area, we noted that 124 residential structures exhibit at least one vacant unit. Both methods of determination occurred more than 45 days before the date that the ordinance setting the date for the public hearing will be passed.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

Table 1.4: Vacant Units by Number of Bedrooms

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Totals
No bedrooms	9	7	0	0	0	8	24
1 bedrooms	53	41	18	38	6	18	174
2 bedrooms	16	14	24	28	39	23	142
3 bedrooms	0	0	27	5	6	0	38
4 bedrooms	0	0	4	0	0	0	4
5 or more bedrooms	0	0	0	0	0	0	0
Total	78	62	73	69	51	49	382

Source: US Census (2000), QT-H5

D. Racial and Ethnic Composition

The Act requires data pertaining to the racial and ethnic composition of the residents in the Area. Table 1.5 provides a breakdown of the racial composition of residents by owner or renter occupancy. Table 1.6 provides data on the Hispanic ethnic composition by owner and renter occupancy. Table 1.7 provides a breakdown of the racial composition according to percentage of residents.

This information was gathered by the Tract and Block Group in which the Area resides. However, the whole Block Group may not be a part of the redevelopment area. The block group data covers an area that is larger than the proposed redevelopment area.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

Table 1.5: Racial Composition of Residents

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Totals
Owner occupied:	0	23	73	75	106	208	485
Householder who is White alone	0	15	43	69	89	180	396
Householder who is Black or African American alone	0	0	8	8	0	0	12
Householder who is American Indian and Alaska Native alone	0	0	0	0	0	13	13
Householder who is Asian alone	0	4	15	0	0	7	26
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0
Householder who is some other race alone	0	0	9	0	0	8	17
Householder who is two or more races	0	4	0	0	17	0	21
Renter occupied:	463	381	215	188	272	213	1,710
Householder who is White alone	405	281	100	111	219	175	1,291
Householder who is Black or African American alone	30	47	53	54	31	0	215
Householder who is American Indian and Alaska Native alone	0	0	0	0	0	6	6
Householder who is Asian alone	15	0	15	0	0	5	35
Householder who is Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0
Householder who is some other race alone	13	19	9	21	8	21	91
Householder who is two or more races	0	14	38	0	14	8	72
Total	463	384	288	261	378	421	2,195

Source: US Census (2000), H11

Table 1.6: Residents of Hispanic Origin

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3
Total:	28	49	27	40	31	64
Owner occupied	0	0	9	0	7	13
Renter occupied	28	49	18	40	24	51

Table 1.7: Racial Composition by Percentage of Population

	Tract 11 Block Group 1	Tract 11 Block Group 2	Tract 12 Block Group 1	Tract 12 Block Group 2	Tract 13 Block Group 1	Tract 13 Block Group 3	Total
White (Non-Hispanic)	72%	54%	40%	57%	64%	70%	60%
Black	10%	15%	19%	15%	7%	5%	11%
American Indian/Alaska Native	1%	0%	0%	1%	1%	1%	1%
Asian	3%	10%	11%	7%	7%	5%	7%
Native Hawaiian/Pacific Islander	0%	0%	0%	0%	0%	0%	0%
Two or More Races	5%	2%	6%	9%	6%	2%	5%
White (Hispanic)	6%	11%	12%	6%	10%	8%	9%
Other (Hispanic)	3%	7%	12%	6%	6%	9%	7%
Other (Non-Hispanic)	0%	0%	0%	0%	0%	0%	0%
	100%	100%	100%	100%	100%	100%	100%

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

3) Part II - Residential Relocation Plan

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

- i) the number and location of the units that will or may be removed;
- ii) the municipality's plan for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location and cost of the housing and;
- iv) the type and extent of relocation assistance to be provided.

A. Number and Location of Units to be Removed

The TIF Act requires that the Housing Impact Study identifies inhabited residential units in the proposed Redevelopment Area that are to be or may be removed. No residential units have been identified for removal at this time. If and when units are identified for removal, a relocation plan, including assistance, will be created at that time in accordance with the requirements of the Act.

B. Relocation Plan

If inhabited residential units are to be removed, then the Housing Impact Study must identify the number and location of those units and the relocation assistance plan for those residents. No specific relocation plan has been prepared by the City; until such a redevelopment project is approved, there is no certainty that any removal of units will occur. When creating a relocation plan for the Area, the plan is subject to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("Federal Act").

C. Replacement Housing

In the event of residential displacement, the City shall make a good faith effort to ensure that affordable replacement housing is located in or near the Area for any qualified displaced residents in accordance with §11-74.4-3(n)(7) of the TIF Act and the eligibility criteria of the Federal Act.

Residential housing occupied by low income and very low income persons in the Redevelopment Area may not be removed unless the Redevelopment Plan provides affordable housing and relocation assistance in accordance with the Federal Act. In order to assess the potential impact on the Area, NexGen performed an analysis of the residents' economic status.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

The TIF Act states that the definitions of very low and low income households are set forth in the Illinois Affordable Housing Act (“AHA”) (350 ILCS 63/3) as follows:

- **Low Income Household:** means a single person, family or unrelated persons living together whose adjusted income is more than 50%, but less than 80%, of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.
- **Very Low Income Household:** means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

The breakdown of household incomes of the Area is listed in **Table 2.1**. This information was gathered by the Census Tract in which the Area resides. However, the whole Census Tract may not be a part of the redevelopment area. The Census Tract data covers an area that is larger than the proposed redevelopment area.

Table 2.1: Summarized Household Incomes

Income in 1999 Households	Number	Percent of Total
Less than \$10,000	759	24.95%
\$10,000 to \$14,999	331	10.88%
\$15,000 to \$24,999	590	19.40%
\$25,000 to \$34,999	533	17.52%
\$35,000 to \$49,999	306	10.06%
\$50,000 to \$74,999	390	12.82%
\$75,000 to \$99,999	80	2.63%
\$100,000 to \$149,000	20	0.66%
\$150,000 to \$199,000	23	0.76%
\$200,000 ore more	10	0.33%
Total	3042	100.00%

Source: US Census (2000), DP-3

The United States Department of Housing and Urban Development (“HUD”) publishes income thresholds for low and very low income households by Metropolitan Statistical Area (“MSA”) on an annual basis. **Table 2.2** lists the Rockford MSA low and very low income thresholds for the year 2000 as adjusted for the average number of people per unit in the Block Groups in which the TIF resides, as depicted in **Table 1.3**.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

Table 2.2: 2000 Household Income Thresholds

Income Category	Annual Income Rate (2.32 persons/HH)
Very Low Income Household	\$22,580
Low Income Household	\$36,142

Assuming an average household of 2.32 persons, very low income households are defined as earning \$22,580 or less. In applying these thresholds to the TIF area's household incomes, in order to maintain a conservative estimate of very low income households, all households in the \$15,000 to \$24,999 range were considered as very low income households. Low income households are defined as earning less than \$36,142 but more than \$22,580. In order to maintain a conservative estimate of low income household, all households in the \$35,000 to \$49,999 range were considered as low income households. The percentage of residents in each category for the Area is in **Table 2.3**.

Table 2.3: Household Economic Analysis

Income Category	Percent of Residents
Very Low Income Household	55.23%
Low Income Household	27.58%
Total	82.81%

Based on this data, 82.81% of households in the Area may be low or very low household income. If at any time in the future the City determines that housing will be removed, the residents' economic status and associated relocation assistance will be revisited.

As set forth by the TIF Act, the definition of "affordable housing" is contained within the AHA as follows:

- **Affordable Housing:** means residential housing that, so long as the same is occupied by low income households or very low income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income as stated for low and very low income households.

To determine maximum allowable costs for affordable housing, 2008 HUD household income thresholds were utilized to better compare the affordable housing costs with available housing stock. **Table 2.4** below provides maximum monthly affordable housing costs based on HUD's 2008 low and very low household income thresholds, as adjusted for utility costs.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

Table 2.4: 2008 Maximum Monthly Affordable Housing Costs

Number of Bedrooms	Household Size	Household Income (Average HH of 2.32 persons)	Maximum Monthly Rent Cost
2	3	Very Low Income Household	\$568
2	3	Low Income Household	\$965

(Note: Number of bedrooms is derived from HUD formulas and average Area Household size.)

In order to determine available replacement housing, NexGen has researched the following sources:

- Physical building condition survey of the Area. NexGen surveyed the parcels within the Midtown TIF boundaries. This data demonstrates that there exists 124 parcels which are either residential or of mixed use that exhibit vacancy. **Appendix A** includes addresses exhibiting residential vacancies.
- Federal census vacancy data. According to the 2000 Census figures, the block groups surrounding and encompassing the proposed Midtown TIF contained 2,577 residential units, of which 382 (15%) were vacant. See **Tables 1.2 and 1.4**.
- The Rockford Housing Authority. The Rockford Housing Authority has provided a listing of 146 single and multiple room replacement rentals in the Area. Of these, 128 fit the low income affordable housing standard and 35 fit the very low income affordable housing standard. **Appendix B** includes the Rockford Housing Authority report of rental data.
- The Rockford Register Star. NexGen has compiled a listing of published single and multiple room replacement rentals available July 1st through 7th, 2008 in the City. 59 listings were published. Of these, 39 fit the low income affordable housing standard and 13 fit the very low income affordable housing standard. **Appendix C** includes the Rockford Register Star report of rental data.

Since no residential units have been identified for removal, the City has not prepared a specific relocation plan nor is there a specific replacement housing requirement. Based on the above, currently there is a significant amount of replacement housing in the area. The City will revisit available housing and residents' economic status to determine appropriate replacement housing in the event that residential units are identified for removal.

EXHIBIT 8

Redevelopment Plan and Project City of Rockford – Midtown TIF Housing Impact Study

D. Relocation Assistance

The City has not developed a specific relocation assistance plan at this time since no residential units have been identified for removal. According to the data compiled in section C, there is a fair amount of replacement housing currently available in the Area. A relocation plan will be created in accordance with requirements set forth in §11-74.4-3(n)(7) of the Act as necessary for qualified residents at such time any units are identified for removal.

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

If the City does displace residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

APPENDIX A

Housing Impact Study

City of Rockford – Midtown TIF

Appendix A

Midtown TIF Vacant Residential and Mixed Use parcels

PIN	Street Number	Street Name	Street Type
11-25-155-021	1359	5TH	AVE
11-25-155-013	610	6TH	CT
11-25-155-031	1346	6TH	AVE
11-25-156-004	1421	5TH	AVE
11-25-156-005	1427	5TH	AVE
11-25-156-020	1438	6TH	AVE
11-25-156-022	617	11T	H ST
11-25-157-001	1303	6TH	AVE
11-25-157-013	1357	6TH	AVE
11-25-158-001	1403	6TH	AVE
11-25-158-006	1425	6TH	AVE
11-25-159-002	724	9TH	ST
11-25-159-010	1340	7TH	AVE
11-25-160-001	1402	7TH	AVE
11-25-160-002	1408	7TH	AVE
11-25-301-001	1301	7TH	AVE
11-25-301-002	1307	7TH	AVE
11-25-301-008	1333	7TH	AVE
11-25-301-009	1339	7TH	AVE
11-25-301-025	825	10TH	ST
11-25-301-040	1336	Woodruff	AVE
11-25-301-041	1334	Woodruff	AVE
11-25-302-001	1401	7TH	AVE
11-25-302-006	1417	7TH	AVE
11-25-302-013	1402	8TH	AVE
11-26-233-003	208	7TH	ST
11-26-233-005	216	7TH	ST
11-26-233-006	218	7TH	ST
11-26-233-029	222	7TH	ST
11-26-232-003	106	7TH	ST
11-25-302-019	1438	8TH	AVE
11-26-451-009	717	10TH	AVE
11-26-453-006	913	10TH	AVE
11-26-453-009	1109	6TH S	ST

APPENDIX A

Housing Impact Study

City of Rockford – Midtown TIF

Appendix A

Midtown TIF Vacant Residential and Mixed Use parcels

PIN	Street Number	Street Name	Street Type
11-26-453-010	1115	6TH S	ST
11-26-453-013	907	10TH	AVE
11-26-476-001	1104	6TH S	ST
11-26-476-003	1110	6TH S	ST
11-26-476-006	1101	7TH	ST
11-26-480-001	1102	7TH	ST
11-26-480-002	1108	7TH	ST
11-26-480-006	1131	10TH	AVE
11-26-480-007	1109	8TH	ST
11-26-485-002	1110	8TH	ST
11-26-485-007	1107	9TH	ST
11-26-486-007	1232	11TH	AVE
11-26-486-008	1234	11TH	AVE
11-26-486-009	1125	9TH	ST
11-25-303-005	1425	8TH	AVE
11-25-303-012	913	11TH	ST
11-25-303-013	917	11TH	ST
11-25-303-015	925	11TH	ST
11-25-303-022	1428	Woodruff	AVE
11-25-303-026	1446	Woodruff	AVE
11-26-235-004	301	7TH	ST
11-26-235-006	309	7TH	ST
11-26-235-017	325	7TH	ST
11-26-236-011	1134	3RD	AVE
11-26-236-013	1136	3RD	AVE
11-26-236-014	1140	3RD	AVE
11-26-276-004	1019	3RD	AVE
11-26-276-005	403	7TH	ST
11-26-276-006	405	7TH	ST
11-26-276-007	407	7TH	ST
11-26-276-008	409	7TH	ST
11-26-276-009	411	7TH	ST
11-26-277-001	402	7TH	ST
11-26-277-007	420	7TH	ST

APPENDIX A

Housing Impact Study

City of Rockford – Midtown TIF

Appendix A

Midtown TIF Vacant Residential and Mixed Use parcels

PIN	Street Number	Street Name	Street Type
11-26-280-003	518	7TH	ST
11-26-280-004	522	7TH	ST
11-26-280-021	513	8TH	ST
11-26-280-023	1140	5TH	AVE
11-26-282-010	617	7TH	ST
11-26-283-001	602	7TH	ST
11-26-283-002	610	7TH	ST
11-26-283-004	616	7TH	ST
11-26-283-011	624	7TH	ST
11-26-283-014	1130	6TH	AVE
11-26-288-001	702	7TH	ST
11-26-288-005	1129	6TH	AVE
11-26-288-009	709	8TH	ST
11-26-404-001	802	Kishwaukee	ST
11-26-404-013	716	8TH	AVE
11-26-406-007	822	8TH	AVE
11-26-406-009	832	8TH	AVE
11-26-407-009	918	8TH	AVE
11-26-408-005	918	Kishwaukee	ST
11-26-408-008	1002	Kishwaukee	ST
11-26-408-010	1012	Kishwaukee	ST
11-26-408-011	1014	Kishwaukee	ST
11-26-408-012	718	Kishwaukee	ST
11-26-409-002	911	8TH	AVEN
11-26-409-005	921	8TH	AVEN
11-26-409-007	803	8TH	AVE
11-26-409-019	923	5TH S	ST
11-26-410-002	906	5TH S	ST
11-26-410-003	912	5TH S	ST
11-26-410-007	928	5TH S	ST
11-26-410-010	915	8TH	AVE
11-26-410-012	923	8TH	AVE
11-26-411-006	717	Kishwaukee	CT
11-26-411-007	710	10TH	AVE

APPENDIX A

Housing Impact Study

City of Rockford – Midtown TIF

Appendix A

Midtown TIF Vacant Residential and Mixed Use parcels

PIN	Street Number	Street Name	Street Type
11-26-411-015	8102	Kishwaukee	ST
11-26-411-016	2102	Kishwaukee	ST
11-26-413-011	914	10TH	AVE
11-26-413-017	920	10TH	AVE
11-26-428-001	904	6TH S	ST
11-26-428-005	922	6TH S	ST
11-26-428-014	916	6TH S	ST
11-26-429-008	1011	9TH	AVE
11-26-429-012	1013	7TH	ST
11-26-429-015	1027	7TH	ST
11-26-432-010	1120	10TH	AVE
11-26-432-013	1011	8TH	ST
11-26-432-015	1021	8TH	ST
11-26-438-003	1014	8TH	ST
11-26-438-005	1028	8TH	ST
11-26-438-007	1217	9TH	AVE
11-26-438-008	1221	9TH	AVE
11-26-438-014	1218	10TH	AVE
11-26-438-018	1230	10TH	AVE
11-26-231-013	221	7TH	ST
11-26-231-018	4102	2ND	AVE
11-26-232-001	102	7TH	ST

APPENDIX B

Housing Impact Study

City of Rockford – Midtown TIF

Appendix B

Rockford Housing Authority – Available Rental Units

STUDIO APTS		1/1/2008
Address	Rent per month	Date Available
616 Acorn	\$375	1/1/2008

1 BEDROOMS		
Address	Rent per month	Date Available
920 10th Ave (upper)	\$350	5/1/2005
1020 Montague (upper)	\$400	6/1/2008
4815 Parkside Ave	\$575	5/1/2008
1135 Sherman Ave #B	\$350	5/9/2008
4220 Middleberry (lower)	\$435	6/1/2008
2208 7th St	\$385	5/21/2008
218 Adams	\$425	5/29/2008
2204 Furman	\$385	6/2/2008
728 Furman (upper)	\$375	6/18/2008
921 7th St	\$415	7/1/2008
2612 Halsted Rd	\$450	8/1/2008
3920 Auburn #3	\$425	7/1/2008
822 8th Ave	\$425	7/1/2008

2 BEDROOMS		
Address	Rent per month	Date Available
1510 18th Ave	\$550	1/1/2008
4929 Hampshire Close	\$525	1/1/2008
1419 W Jefferson	\$525	5/14/2008
1923 Charles	\$625	1/1/2008
513 N Sunset	\$550	6/10/2008
2232 7th St	\$525	4/21/2008
929 6th Ave	\$525	5/1/2008
504 Oakley Ave	\$600	4/21/2008
2129 19th Ave	\$550	4/22/2008
2315 Andrews St	\$625	5/1/2008
920 10th Ave (lower)	\$450	5/31/2008
803 21st Ave	\$525	6/1/2008
2221 W Jefferson	\$650	5/2/2008
805 N Central	\$575	5/2/2008

APPENDIX B

Housing Impact Study

City of Rockford – Midtown TIF

Appendix B

Rockford Housing Authority – Available Rental Units

2 BEDROOMS continued

Address	Rent per month	Date Available
3920 Auburn #1	\$475	7/1/2008
1820 Ashland	\$550	6/1/2008
1330 Chestnut (upper)	\$500	6/1/2008
1020 Montague (lower)	\$525	5/1/2008
1106 Sawyer Rd	\$550	6/30/2008
623 Gardner St	\$900	5/14/2008
1105 Church Street	\$600	7/1/2008
2917 Sitlca #3	\$565	5/16/2008
1733 Chrysler Dr	\$1000x	6/1/2008
320 Oakley	\$585	7/1/2008
3307 Parkside	\$800	5/20/2008
837 Haskell Ave (lower)	\$550	5/20/2008
837 1/2 Haskell Ave	\$450	6/1/2008
4220 Middleberry (upper)	\$535	6/1/2008
215 S Johnston Ave	\$525	6/1/2008
731 Winnebago	\$600	7/1/2008
2426 Lindberg Dr	\$675	7/1/2008
412 Webster Ave	\$550	7/1/2008
925 11th St	\$625	6/2/2008
812 Irving	\$625	6/4/2008
1617 E State St	\$575	6/4/2008
1333 Crosby Street	\$700	7/1/2008
826 Buckbee	\$475	6/6/2008
1209 8th St #1	\$600	6/6/2008
1209 8th St #2	\$600	7/5/2008
3211 Montrose	\$550	6/1/2008
1528 14th St #1	\$520	7/1/2008
1030 Kilburn	\$550	7/1/2008
1730 Remington Rd	\$575	7/1/2008
2712 School Street	\$500	6/15/2008
1506 Rose Ave	\$550	6/23/2008
225 Foster Ave	\$600	7/1/2008
1809 Montague	\$575	6/25/2008
540 1/2 upper Shirland	\$500	6/26/2008
207 Regan Street	\$475	7/1/2008
1220 Jackson St	\$550	6/27/2008
1816 W State	\$550	7/1/2008
629 Rockton #1 & #2	\$600	5/22/2008

APPENDIX B

Housing Impact Study

City of Rockford – Midtown TIF

Appendix B

Rockford Housing Authority – Available Rental Units

3 BEDROOMS

Address	Rent per month	Date Available
1014 Ridge Ave	\$800	5/22/2008
717 Park Ave	\$800	9/1/2007
610 15th	\$725	6/1/2008
621 Prairie St	\$666	5/7/2008
424 N Independence	\$675	1/1/2008
903 Bluefield	\$600	1/1/2008
905 Bluefield	\$600	5/1/2008
1823 Chestnut	\$725	2/1/2008
3220 Idlewood Terrace	\$725	2/1/2008
1819 Genoa St	\$650	1/1/2008
1602 N Horsman	\$675	4/21/2008
328 Miriam Ave	\$500	4/20/2008
822 N Winnebago	\$975	6/1/2008
805 3rd Ave #2	\$725	6/1/2008
1330 Chestnut (lower)	\$850	6/6/2008
403 N Henrietta Ave	\$650	6/1/2008
626 S 3rd St	\$695	5/15/2008
814 Kilburn Ave	\$675	5/14/2008
1348 Sherman Ave	\$675	9/1/2008
1417 Chesnut St	\$800	6/1/2008
206 Ashley Ave	\$800	6/1/2008
1511 23rd St	\$960	6/19/2008
714 Bluefield	\$600	6/22/2008
1419 Green St	\$650	6/2/2008
308 Irving Ave	\$675	7/1/2008
445 Jilson	\$650	7/1/2008
424 Webster Ave	\$650	7/1/2008
805 11th St	\$740	8/1/2008
807 11th St	\$740	6/16/2008
1907 S 6th St	\$675	7/1/2008
715 Kishwaukee Ct	\$675	7/1/2008
2011 School St	\$525	6/2/2008
1407 Andrews	\$675	6/16/2008
312 Belteberg	\$800	7/1/2008
603 Sunset	\$624	6/20/2008
302 McClain Ave	\$700	7/20/2008
314 N Burbank	\$1,200	8/1/2008
617 Overland Trail	\$680	6/23/2008
1040 Haskell Ave	\$650	7/1/2008

APPENDIX B

Housing Impact Study

City of Rockford – Midtown TIF

Appendix B

Rockford Housing Authority – Available Rental Units

3 BEDROOMS continued

2410 School Street	\$750	7/15/2008
1415 Chestnut St	\$700	6/25/2008
216 Adams St	\$650	9/1/2008
1242 Corbin St	\$750	7/1/2008
507 16th Ave	\$525	7/1/2008
509 16th Ave	\$525	6/27/2008
308 Miriam	\$650	6/27/2008
417 Longwood	\$675	7/1/2008
909 Winnebago	\$500	7/15/2008
821 11th St	\$700	8/1/2008
2705 20th St	\$750	9/1/2008
912 S 5th ST #3	\$695	8/1/2008
2014 24th St	\$900	8/1/2008
1019 Island Ave	\$725	8/1/2008

4 BEDROOMS

Address	Rent per month	Date Available
501 Foster	\$750	8/1/2007
1438 Fairview Ave	\$720	7/5/2007
813 11th	\$850	6/1/2008
1417 Green St	\$700	1/1/2008
1310 Fairview Ave	\$725	5/1/2008
1810 Charles St	\$800	5/2/2008
525 Miriam	\$675	8/1/2008
5811 Whistering Way	\$1250x	6/1/2008
1321 Elm Street	\$700	5/1/2008
2109 Green Street	\$650	5/1/2008
612 N Avon St	\$625	6/15/2008
227 Foster	\$800	5/29/2008
531 N Avon	\$640	7/1/2008
433 N Avon	\$800	6/3/2008
3001 School St	\$600	5/29/2008
331 S 2nd St	\$750	8/1/2008
812 Locust	\$700	6/16/2008
312 Baker Place	\$750	7/1/2008
1411 Elm St	\$650	8/1/2008
1002 N Court	\$750	8/1/2008
1108 Kent St	\$775	6/27/2008
938 Woodlawn	\$650	8/1/2008
1012 16th ST	\$850	

APPENDIX B

Housing Impact Study

City of Rockford – Midtown TIF

Appendix B

Rockford Housing Authority – Available Rental Units

5 BEDROOMS

Address	Rent per month	Date Available
531 Avon	\$650	5/7/2008
3001 School St	\$650	7/1/2008
1402 W State ST	\$900	8/1/2008
429 N Hinkley Ave	\$725	5/1/2008

7/7/08 9:03am

146 Total Available Rental Units

128 fit the low income affordable housing standard

35 fit the very low income affordable housing standard

APPENDIX C

Housing Impact Study

City of Rockford – Midtown TIF

Appendix C

Rockford Register Star – Available Rental Units

Address	Beds	Rent per month
909 N. Winnebago St	Studio	\$300-400
715 Kishwaukee Ct.	Studio	\$390
441 Underwood	Studio	\$400
315 N. Longwood	1	\$450
511 S. 2nd.	1	\$400
Wisconsin and Harrison	1	\$440
Mulford E. State	1	\$575
1106 Ridge Ave	1	\$475
South Beloit 14995 Liston	1	\$485
4709 Delmar St	1	\$440
1014 17th Ave	1	\$440
2912 LaSalle Ave.	1	\$514
446 Jilson.	1	\$525
7215 Colosseum Dr.	1	\$395
552 Donna Dr. Apt. 3	1	\$300
315 S. 2nd St	2	\$535
7714 Venus.	2	\$700
717 Kishwaukee Ct.	2	\$475
4406 Crawford Dr.	2	\$665
3144 Jacqueline Dr	2	\$400
302 McInain Ln	2	\$1,000
417 Whitman St Belvidier	2	\$650
631 S. PIERPONT	2	\$490
2535 Halsted Rd.	2	\$525
317 Rome	2	\$575
6840 Harrison Ave	2	\$675
620 N. Central	2	\$625
225 Alder Ave	2	\$550
6424 Blyth RD	2	\$575
3813 Linden Rd	2	\$715
10467 Metalmark Ln	2	\$705
327 N. Church	2	\$550
207 Regan St	2	\$525
707 Kingsley	2	\$540

APPENDIX C

Housing Impact Study

City of Rockford – Midtown TIF

Appendix C

Rockford Register Star – Available Rental Units

Address	Beds	Rent per month
4041 Renn Hart Hills Rd	2	\$580
4042 Renn Hart Hills Rd	2	\$607
4043 Renn Hart Hills Rd	2	\$630
2690 Rudeen Clos	2	\$660
2691 Rudeen Clos	2	\$720
2692 Rudeen Clos	2	\$625
3936 Eagle Dr.	2	\$675
3937 Eagle Dr.	2	\$845
4242 Harrison Avenue	2	\$675
4243 Harrison Avenue	2	\$745
7102 Rock Valley Pkwy	2	\$525
7103 Rock Valley Pkwy	2	\$490
7104 Rock Valley Pkwy	2	\$425
712 Whitman	3	\$800
11978 Baneberry Dr	3	\$775
Witingham Place	3	\$650
3516 Cross St	3	\$915
11978 Baneberry Dr	3	\$1,180
4889 Pine Meadows Park	3	\$500
410 N. 4th	3	\$650
709 S. 5th St	3	\$575
1316 7th St	4	\$900
604 St. Louis	4	\$1,500
1702 Maple Ave	4	\$1,350
1211 N. Main	1 - 2	\$460-520

59 Total Available Rental Units

39 fit the low income affordable housing standard

13 fit the very low income affordable housing standard