

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, Winnebago County, Illinois (the "City"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council (the "City Council") thereof.

I do further certify that on the 20th day of December, 2011, there was published in pamphlet form, by authority of the City Council, a true, correct and complete copy of Ordinance No. **2011-181-O** and said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number, at my office as Legal Director and ex officio Keeper of the Records and Seal located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the City, this 20th day of December, 2011. 

[SEAL]



FIRST ORDINANCE

ORDINANCE NO. 2011- 181 -O

AN ORDINANCE APPROVING THE
GLOBAL TRADEPARK SOUTH
REDEVELOPMENT PLAN AND PROJECT
IN THE CITY OF ROCKFORD, COUNTIES OF WINNEBAGO AND OGLE, STATE OF
ILLINOIS

WHEREAS, the City of Rockford, Winnebago and Ogle Counties, Illinois (the "City") desires to implement tax increment financing pursuant to the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et. seq., (hereinafter referred to as the "Law") for the proposed City of Rockford Global Tradepark South Redevelopment Plan and Project (the "Plan and Project") within the municipal boundaries of the City of Rockford, Illinois and within the Redevelopment Project Area described in Exhibit "A" of this Ordinance, which area constitutes in aggregate approximately 1,400 acres; and

WHEREAS, pursuant to Section 11-74.6-22 of the Law, the Mayor and City Council of the City (the "Corporate Authorities") have caused a public hearing to be held relative to the Plan and Project and the designation of the Redevelopment Project Area on December 5, 2011 commencing at 5:00 p.m. in the City Hall Council Chambers of the City of the Rockford, 425 East State Street, Rockford, Illinois; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.6-25 of the Law, said notice being given to taxing districts and to the Illinois Department of Commerce and Economic Opportunity by certified mail on October 19, 2011; by publication in the Rockford Register Star, the same being a newspaper of general circulation within the taxing districts levying taxes on the real property in the Redevelopment Project Area, on November 8, 2011 and November 15, 2011; and by certified mail to each person in whose name the general taxes for the last preceding year were paid in each lot, block, tract, or parcel of land lying within the Redevelopment Project Area on November 16, 2011; and

WHEREAS, pursuant to Section 11-74.6-22 of the Law, on October 31, 2011 at 10:00 a.m. in the City Hall Conference Room B, 2nd Floor, of the City of the Rockford, 425 East State Street, Rockford, Illinois, the City convened a Joint Review Board to consider the proposed Redevelopment Project Area; and

WHEREAS, the Joint Review Board (a) reviewed the public record, planning documents, and proposed ordinances approving the Redevelopment Plan and Project and (b) approved a resolution recommending to the Corporate Authorities the establishment of a Redevelopment Planning Area; and

WHEREAS, no members of the Corporate Authorities nor any employees or consultants of the City involved in the planning, analysis, preparation or administration of the Project own or control any interest, direct or indirect, in any property included in the Redevelopment Project Area; and

WHEREAS, the Plan and Project sets forth the conditions under which the proposed Redevelopment Project Area qualifies as an Industrial Park Conservation Area pursuant to Section 11-74.6-10(f) of the Law and the Corporate Authorities have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the proposed Redevelopment Project Area to qualify as an Industrial Park Conservation Area under the Law; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area as a whole without the approval of the Plan and of the Project; and

WHEREAS, it is the intent of the Corporate Authorities to utilize tax increment from all sources authorized by law, and the proposed Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues, and such revenues will be exclusively utilized for the development of the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed Redevelopment Project improvements.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, as follows:

SECTION 1: The Corporate Authorities of the City hereby make the following findings:

- (a) The area constituting the proposed Redevelopment Project Area is described as set forth in the attached Exhibit "A".
- (b) The Redevelopment Project Area has been subject to annexation into the corporate limits of the City that has been zoned for industrial use by the City prior to prior to its designation as a redevelopment project area.
- (c) There exists conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "Industrial Park Conservation Area" ("Standard Two"), as such terms are defined in Section 11-74.6-10(f) of the Law, and the basis for that classification is contained in the Plan.
- (d) This Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed in accordance with the public goals stated in the Plan without the adoption of this Plan and Project.
- (e) This Redevelopment Project Area would not reasonably be developed without this tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the development of the Redevelopment Project Area.

- (f) The Project conforms to the 2020 Plan of the City of Rockford, as amended, which is hereby declared to constitute the City's comprehensive plan for the development of the municipality as a whole for purposes of the Law.
- (g) The Plan is reasonably expected to create or retain a significant number of permanent full time jobs, as set forth in Section 11-74.6-10(e)(3) of the Law.
- (h) The parcels of real property in the proposed Redevelopment Project Area are contiguous and those contiguous parcels of real property and improvements thereon will be substantially benefited by the Project.
- (i) The estimated date for completion of the Project and the retirement of obligations incurred to finance the Project costs is not later December 31 of the year in which the payment to the municipal treasurer as provided in Section 11-74.6-35(b) is to be made with respect to ad volorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, which is December 31, 2035.

SECTION 2: The Plan and the Project which were the subject matter of the JRB meeting and public hearing held, respectively on October 31, 2011 and December 5, 2011 is hereby adopted and approved. A copy of the Plan is attached hereto as Exhibit "B" and made a part of this Ordinance.

SECTION 3: There was no need for disclosures of any interest in the Redevelopment Project Area as described in the preambles hereto.

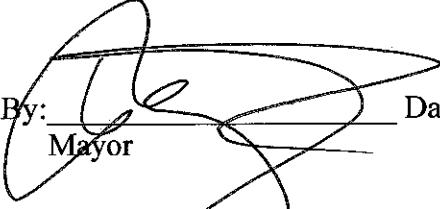
SECTION 4: All Ordinances or parts of ordinances in conflict herewith are to the extent of such conflict, hereby repealed.

SECTION 5: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this Ordinance and the application of such provision to other person, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the Corporate Authorities that this Ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not been included.

SECTION 6: This Ordinance shall be in full force and effected from and after its passage, approval and publication in pamphlet form as provided by law.

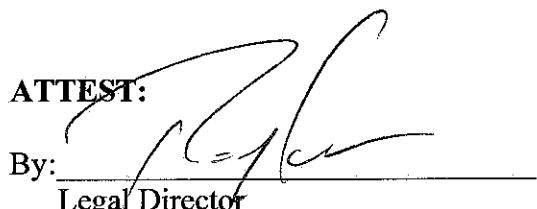
PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the 19th day of December, 2011, and approved by me as Mayor on the same day.

APPROVED:

By: 
Mayor

Date: 12-19-11

ATTEST:

By: 
Legal Director

I hereby certify that the above Ordinance was published in pamphlet form on
December 20, 2011, as provided by law.


Legal Director

PASSED: 12/19/11 APPROVED: 12/19/11 PUBLISHED: 12/20/11

Parts of Sections 27, 28, 33, 34, and 35 all in Township 43 North, Range 1 East of the 3rd P.M. situated in Winnebago County, Illinois and parts of Sections 3 and 4, all in Township 42 North, Range 1 East of the 3rd P.M. situated in Ogle County, Illinois, described as follows:

Beginning at a point at the intersection of the centerline of South Bend Rd, as now laid out, and the Northwest corner of premises conveyed to Tipton by Warranty Deed recorded in the Winnebago County Recorder's Office as Microfilm No. 73-04-0880, said premises located in the Southwest Quarter of said Section 27; Thence Northwesterly along the centerline of said South Bend Rd. 2,063.81 feet, more or less, to its intersection with the centerline of Condon Rd., as now laid out in the Southeast Quarter of said Section 28; Thence Southwesterly along the centerline of Condon Road to the West line of the Southeast Quarter of said Section 28; thence South 00° 11' 14" East, along said West line, 6.26 feet to the North line of the Northwest Quarter of said Section 33; Thence South 89° 13' 58" West, along said North line, 672.33 Feet to the West line of the East 41 Acres of the Northwest Quarter of said Section 33; Thence South 00° 11' 14" East, along said West line, 2,655.42 feet, more or less, to the South line of said Northwest Quarter of Section 33; Thence South 89° 25' 26" West, along said South line, 650.97 feet to the Northwest Corner of the East half of the Southwest Quarter of said Section 33; Thence South 00° 11' 59" East, along the West Line of said East Half, a distance of 2,645.82 feet, more or less, to the Southwest Corner of said East Half; Thence East along the South line of the Southeast Quarter of said Section 33 to a point 1,284.76 feet more or less West of the Northeast corner of the Northeast Quarter of said Section 4, Township 42 North, Range 1 E of the 3rd P.M. situated in Ogle County, Illinois; Thence South 2,576.79 feet to the South line of the Northeast Quarter Section of said Section 4; Thence East along said South line 6,383.66 feet, more or less, to the centerline of Junction Rd., as now laid out; Thence North 2,671.14 feet along the said centerline of Junction Road to the centerline of Edson Road, as now laid out, said point also being 166 feet West of the Southeast Corner of the Southeast Quarter of Section 34, Township 43 North, Range 1 East of the 3rd P.M. situated in Winnebago County, Illinois; Thence East 1,283, feet more or less, along the centerline of Edson Road to the West Line of the Right-of-Way of the Chicago, Rockford, and Northern Railroad Company; Thence Northeasterly along the Westerly Right-of-Way of the Chicago Rockford, and Northern Railroad Company to its intersection with the South line of the Northeast Quarter of the Northwest Quarter of said Section 35, said point being the Southeast corner of the Kilbuck Forest Preserve: Thence Westerly along said South line to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35; Thence North 72° 30' 18" West along the South line of the Kilbuck Forest Preserve 1, 205.46 feet; Thence South, parallel with the East Line of the West ½ of the Northwest Quarter of said Section 35, 1,690.87 feet to the South line of said Northwest Quarter of said Section 35; thence West along the South line of the Northwest Quarter of said Section 35 and along the North line of the Southeast Quarter of said Section 34, a distance of 1,035 feet, more or less, to a point 878 feet, more or less, West of the Northeast corner of the Southeast Quarter of said Section 34; Thence South, parallel with the West Line of the East ½ of the Southeast Quarter of said Section 34, a distance of 765.90 feet; thence West, parallel with the North line of the Southeast Quarter of said Section 34, 457 feet, more or less, to the centerline of Friday

EXHIBIT

tables

A

Road, as now laid out; Thence North along the centerline of Friday Rd. to the North Line of the Southeast Quarter of said Section 34; Thence West along the North Line of the Southeast Quarter of said Section 34, 1,322.59 feet to the Southeast Corner of the Northwest Quarter of said Section 34; Thence North 1322.28 feet, along the East Line of the Northwest Quarter of said Section 34 to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 34; Thence East 991.81 Feet along the South line of the Northwest Quarter of the Northeast Quarter of said Section 34 to the Southwest Corner of Premises Conveyed to Roger A. Wallace by Warranty Deed Recorded as Microfilm No. 75-21-0243 in the Winnebago County Recorder's Office; Thence Northerly 773.35 Feet along the West line of said premises deeded to Roger A. Wallace to the centerline of South Bend Road, as now laid out; Thence Northwesterly 1850 Feet, more or less, along the centerline of South Bend Road to a point 75 feet, more or less, South of the South line of the Southwest Quarter Section of said Section 27; Thence Southerly at a right angle to the centerline of South Bend Road, as now laid out, 333.00 feet to a point which is 1,087.5 feet, more or less, distant to the West of the East Line of the Northwest Quarter Section of said Section 34; Thence Westerly parallel with the centerline of said South Bend Road, as now laid out, 190.36 feet to a point; Thence Westerly 303.57 feet, more or less, to the Southeast corner of the Premises conveyed to Tipton by Warranty Deed as recorded in the Winnebago County Recorder's Office as Microfilm No. 73-04-0880; Thence West 506.00 feet to the Southwest corner of said premises so conveyed to Tipton; Thence Northerly 476.27 feet, more or less, to the Point of Beginning. EXCEPTING therefrom that part described as follows: Beginning at a point on the North line of the Northeast Quarter of Section 3, Township 42 North, Range 1, East of the 3rd P. M. situated in Ogle County, said point being 1,392.56 feet Westerly of the Northeast Corner of said Northeast Quarter of said Section 3; Thence South (Assumed Bearing) a distance of 261.30 feet; Thence South 89° 05' 00" East a distance of 299.93 feet; Thence North 01° 34' 00" East of distance of 265.41 feet to the North line of said Northeast Quarter of said Section 3; Thence North 89° 52' 00" West, along said North line, A distance of 307.14 feet to the Point of Beginning.

CITY OF ROCKFORD

GLOBAL TRADEPARK SOUTH

REDEVELOPMENT PROJECT AREA

REDEVELOPMENT PLAN AND PROJECT

Prepared For:

City of Rockford, Illinois

Prepared By:

Kane, McKenna and Associates, Inc.

December 2011

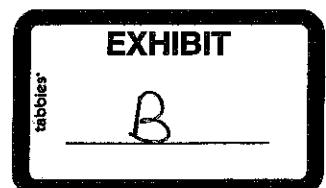


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Appendices

- Appendix 1 - Redevelopment Project Area Boundary Map
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- Appendix 3 - Existing Land Uses
- Appendix 4 - Proposed Land Uses

I. INTRODUCTION

A. The Global Tradepark South Redevelopment Project Area

The proposed Global Tradepark South Redevelopment Project Area ("RPA") is an approximately 1,400 acre site that is to be annexed into the City of Rockford (the "City") prior to designation as a RPA and that is located adjacent to the southeast portion of the City. The RPA is located just east of 11th Street and south of Baxter Road (as extended), and is bisected by Edson Road. Approximately 1,100 acres of the RPA is located north of Edson Road (and within Winnebago County) whereas approximately 300 acres of the RPA is south of Edson Road (and within Ogle County). The land within the RPA is made up of agricultural uses but will be designated for future industrial uses upon annexation into the City. (See Appendix 1 for a map of the RPA.)

This Redevelopment Plan and Project (the "Plan" or the "Plan and Project") is intended to serve as a mechanism for the City to redevelop the entire RPA using tax increment financing to promote its redevelopment for industrial uses, with the intent to encourage the creation of industrial jobs to help relieve conditions related to high unemployment for the City. The utilization of this redevelopment mechanism is permitted pursuant to the Industrial Jobs Recovery Law, Section 65, ILCS 5/11-74.6-10 (n) (the "Law"). Pursuant to the Law, a "Redevelopment Project Area" is defined as:

"a contiguous area designated by the municipality that is not less than 1 ½ acres, and for which the municipality has made a finding that there exists conditions that cause the area to be classified as an industrial conservation area, a vacant industrial building conservation area, an environmentally contaminated area or a combination of these types of areas."

The City views the use of this application of the Law for the designation of the RPA as an important counter measure to City-wide and surrounding area long-term decline in manufacturing, employment and income the community/area has experienced over approximately the last five (5) years. This Plan and Project will provide the City an opportunity to attract new industrial-related users to the Rockford market. The RPA as a whole has been burdened by high land cost and lack of adequate public infrastructure (i.e. sewer, water, roads, etc.), which has in turn limited the marketability of property within the area and has led to a lack of private sector investment and development that is needed to reverse the decline of employment within the community.

The City believes that the RPA is strategically important to its efforts to attract private sector investment and that its efforts will be fostered by an economic development project that will invite national and international business partners. Additionally, such a program must balance the capability of generating substantial financial resources to induce private sector investment with the flexibility for the City to formulate strategic public-private sector partnerships quickly and

efficiently, so that opportunities that arise to increase employment and tax base for the community are not lost. The City proposes to employ the resources made possible by the creation of the RPA to accomplish these important goals.

B. City of Rockford and the RPA

Rockford is a community of 152,871 persons located along the Rock River, situated in the Illinois Stateline region within Winnebago County. The City is well situated, only a 90-minute drive from Chicago, Madison and Milwaukee and at the crossroads of I-90, I-39, IL-173 and US-20. Neighboring municipalities include Loves Park, Machesney Park, Roscoe and Rockton. Similar to other communities of the region, the City faces the challenges of maintaining its regional and global competitiveness, particularly within the industrial sector.

The RPA includes a significant land area that could be utilized to attract new industrial development. Any private sector initiatives to promote such development are frustrated by difficulty to assemble land related to complex existing forms of ownership, lack of public infrastructure, and the need for required utility services. The ability to both retain jobs and business located in Illinois and specifically in Rockford, as well as the ability to attract new jobs and private investment to the local our economy is of significant importance. The City's close proximity to the State of Wisconsin makes this task more urgent given the recent tax structure changes in Illinois and the aggressive business recruitment efforts in Wisconsin to take advantage of the increased corporate tax in Illinois.

The City has determined that it cannot proceed with its plans to promote the target area for private sector development and redevelopment without the public finance participation made possible with the designation of the entire area as an RPA. The City believes that barriers to successful development of the property (e.g., relatively high site development and public infrastructure costs) will be partially addressed through the designation of the RPA. It is estimated that over 1,400 developable acres are not served with full public utilities. RPA designation will provide the City with an opportunity to help the private sector overcome both high development and ongoing operating costs, through potential tax increment financing offsets on site development and other initial capital related costs.

The City will pursue managed growth of the community guided by the City's Year 2020 Plan (as supplemented and amended). The City wishes to actively promote itself as a location for industrial enterprises on a national as well as an international scale. The City believes that the attraction of such enterprises will serve to enhance and diversify both the job and the tax base of the community. This is considered critical since an enhanced tax base enables the City to expand and improve services without straining the City's fiscal integrity. Business development includes marketing the site through trade shows, conferences, and trade missions.

In order to facilitate such development, the City intends to implement a comprehensive economic development strategy intended to attract industrial-related businesses for the RPA. However, development of the RPA is only viable given certain property assembly, provision of necessary upgrades of infrastructure, and upgraded road access.

The RPA has not been subject to growth and development through private enterprise and is not reasonably anticipated to be redeveloped without the adoption of the Plan and Project herein, and the ensuing use of public financing for such purposes as infrastructure improvements, job training, land acquisition and interest cost write-down. The City has prepared this Plan and Project to promote the use of tax increment financing in order to reach its goal of increased industrial-related development within the City.

It is anticipated that the establishment of the RPA will help to both create and fill a market need for industrial, office research and distribution space in the City. Anticipated users include, but are not limited to, firms engaged in distribution, packaging and repackaging, manufacturing, and warehousing of products for potentially the global marketplace. The RPA will ultimately include modern structures that will serve the needs of industrial-related businesses in an efficient, cost-effective manner in conformance with the economic development goals and objectives of the City of Rockford.

Through this RPA, the City will serve as the central force for marshaling the assets and energies of the private sector for a unified, cooperative public-private redevelopment effort. Ultimately, the implementation of the Plan will benefit the City and all the taxing districts which encompass the RPA by significantly expanding the tax base and creating new employment opportunities as a result of new private development in the RPA. The City has identified a proposed development team for the RPA and wishes to proceed expeditiously with the redevelopment effort.

C. The Designation of the Global Tradepark South Redevelopment Project Area

The City will qualify the entire RPA, through its establishment under Law, as an Industrial Park Conservation Area. Section 65 ILCS 5/11-74.6-10(e) defines an Industrial Park Conservation Area (an “IPCA”) as follows:

“...an area within the boundaries of a redevelopment project area located within the corporate limits of municipality or within 1 ½ miles of the corporate limits of a municipality if the area is to be annexed to the municipality, if the area is zoned as industrial no later than the date on which the municipality by ordinance designates the redevelopment project area, and if the area includes improved or vacant land suitable for use as an industrial park or a research park, or both. To be designated as an industrial park conservation area, the area shall also satisfy one of the following standards:

(1) Standard One: The municipality must be a labor surplus municipality and the area must be served by adequate public and or road transportation for access by the unemployed and for the movement of goods or materials and the redevelopment project area shall contain no more than 2% of the most recently ascertained equalized assessed value of all taxable real properties within the corporate limits of the municipality after adjustment for all annexations associated

with the establishment of the redevelopment project area or be located in the vicinity of a waste disposal site or other waste facility. The project plan shall include a plan for and shall establish a marketing program to attract appropriate businesses to the proposed industrial park conservation area and shall include an adequate plan for financing and construction of the necessary infrastructure. No redevelopment projects may be authorized by the municipality under Standard One of subsection (e) of this Section unless the project plan also provides for an employment training project that would prepare unemployed workers for work in the industrial park conservation area, and the project has been approved by official action of or is to be operated by the local community college district, public school district or state or locally designated private industry council or successor agency, or

(2) Standard Two: The municipality must be a substantial labor surplus municipality and the area must be served by adequate public and or road transportation for access by the unemployed and for the movement of goods or materials and the redevelopment project area shall contain no more than 2% of the most recently ascertained equalized assessed value of all taxable real properties within the corporate limits of the municipality after adjustment for all annexations associated with the establishment of the redevelopment project area. No redevelopment projects may be authorized by the municipality under Standard Two of subsection (e) of this Section unless the project plan also provides for an employment training project that would prepare unemployed workers for work in the industrial park conservation area, and the project has been approved by official action of or is to be operated by the local community college district, public school district or state or locally designated private industry council or successor agency.”

The RPA will be qualified herein for designation under Standard Two above because the City is a substantial labor surplus municipality, and will meet all of the conditions set by the Law for the designation of the proposed RPA.

D. Findings Pursuant to the Law

The City makes the following findings as required by the Law:

1. The RPA has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed in accordance with the City's goals and objectives without the adoption of this Plan.
2. The Plan conforms to the City's Year 2020 Plan (as supplemented and amended).
3. The implementation of the Plan is reasonably expected to create a significant number of permanent full-time jobs.

4. The estimated date of completion of the redevelopment project and retirement of obligations incurred to finance redevelopment project costs will not be later than December 31 of the year in which the payment to the municipal treasurer 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.
5. The City is a substantial labor surplus municipality, as defined in the Law, and the implementation of the Plan is reasonably expected to create a significant number of permanent full-time jobs. The facilities to be developed in the RPA will significantly enhance the tax base of the taxing districts that extend into the RPA.

Additionally, the RPA shall not have an equalized assessed valuation in excess of 2% of the equalized assessed value of all taxable properties within the corporate limits of the City.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 2. The City and the RPA is within close proximity to several competing business parks in southern Wisconsin which recently have offered aggressive incentives to both gain a competitive advantage against northern Illinois for new business opportunities and to encourage existing northern Illinois businesses to relocate out of state.

III. EVIDENCE THAT THE RPA HAS NOT BEEN SUBJECT TO GROWTH THROUGH PRIVATE INVESTMENT

The RPA is composed primarily of agricultural parcels that have failed to attract new development. The RPA as a whole has not been subject to growth and investment through private enterprise. To date no viable redevelopment plans for the RPA have been submitted to the City. As a result, the City will pursue redevelopment of the RPA for industrial-related uses, backed by a City effort to induce private investment through implementation of a comprehensive redevelopment program.

For additional information concerning the limited growth to date, please refer to Section VI of this Plan.

IV. ASSESSMENT OF FINANCIAL IMPACT OR INCREASED DEMAND FOR SERVICES FROM ANY TAXING DISTRICT

There are twelve (12) taxing districts that currently overlap portions of the RPA. They include:

- Winnebago County
- Winnebago County Forest Preserve District
- Rockford Township
- New Milford Fire Protection District
- Ogle County
- Julia Hall Library District
- Rock Valley College
- Greater Rockford Airport
- Scott/Whiterock Multitownship
- Scott Township
- Meridian School District
- Stillman Valley Fire District

The industrial character of the development planned for the RPA is expected to have no direct fiscal impact on most of the overlapping districts, with the exception of the City. No residential growth will be contained within the RPA. The development leveraged through the Project will not result in increased enrollment in local school districts without the benefit of indirectly increased real estate taxes. This is largely because employment opportunities are expected to be absorbed by either existing area residents, or by new residents who will demand new housing that will add to the community's existing tax base. In this way, the RPA will help address the problem of the area's substantial labor surplus condition.

Any appropriate improvements to public infrastructure adjacent to or within the RPA will be financed as part of the projects generated by economic development. This will relieve the financial burden that may have ordinarily fallen on other tax districts resulting from such improvements.

V. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the City's 2020 Plan that serves as a guide for growth and development of the City. Such goals and objectives may be supplemented by future planning studies, economic development studies, traffic studies or site reports that are undertaken by the City or by development entities on behalf of the City.

A. General Goals

1. To achieve economic prosperity by strengthening and diversifying the local economy via new retail, personal services, commercial service, office and industrial uses.
2. To continue to provide high quality City services and maintain appropriate infrastructure and utilities within the community.
3. To improve and support the existing business and industrial parks within the City as high quality locations for industrial, high tech office, office park and commercial service uses.
4. To create desirable locations for businesses in Rockford in order to achieve a compatible and market-oriented system of attractive commercial development that is organized to provide various goods and services within the community and the greater region, and maximize exposure along regional arterials and the Interstate-39/Interstate 90 interchange.
5. To maintain a balanced community as growth occurs that equitably allocates the costs of growth and provides the expected facilities and services.
6. To enhance the appeal and image of the City through new construction, visual improvements and design standards that create an attractive appearance.
7. To improve communication and coordination of projects within the community and among other governmental bodies and support organizations (including the Rockford Area Chamber of Commerce, the Rockford Area Economic Development Council, the Rockford Area Convention and Visitors Bureau, the Rockford Metropolitan Agency for Planning, the Rockford Mass Transit District, IDOT, IDCEO, and neighboring communities (including Ogle County area-related development entities)).

B. Specific Objectives

1. To encourage timely development and/or redevelopment of the land located within the RPA.
2. To continue to promote the existing Rockford Industrial Centers and expand light industrial, distribution, high tech offices, and office park uses near the I-90 interchange.
3. To encourage the rehabilitation and reuse of functionally obsolete buildings to accommodate more appropriate and market viable users.
4. To ensure new development occurs where adequate municipal services and facilities are present or will be present to serve the new development.
5. To ensure adequate infrastructure exists within all industrial areas including telecommunications (voice/data), water, sewer, waste water, electricity and storm water detention, etc.
6. To designate new growth areas where existing transportation facilities are planned or are capable of serving the capacities generated by the new development.

C. Redevelopment Objectives

RPA designation will allow the City to:

1. Assist in coordinating development and redevelopment activities within the RPA in order to enhance the City's market position in the region;
2. Reduce the high level of unemployment within the City;
3. Accomplish redevelopment over a reasonable time period;
4. Provide for high quality development within the RPA;
5. Provide for an attractive overall appearance of the area; and
6. Attract new industrial and related users to the area.

Note: The objectives may be supplemented by findings of prospective reports undertaken, from time to time, by the City or by development entities selected by the City.

The redevelopment of the RPA will contribute to the overall economic development of the City. Job creation associated with the RPA will provide new employment opportunities for the surrounding region and, specifically for City residents.

VI. INDUSTRIAL PARK CONSERVATION AREA CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

The RPA qualifies for designation under the Industrial Park Conservation Area (IPCA) criteria based upon the following:

- A. The City is a substantial labor surplus municipality, as defined in the Law, since the 5-year average unemployment rate for the City exceeds the State of Illinois annual unemployment rate for the same 5-year period by at least 2% as evidenced by Exhibit 1 below.

Exhibit 1

City versus State Unemployment Rate

Year	State of Illinois	City of Rockford
2010	10.3%	16.6%
2009	10.0	16.2
2008	6.4	9.8
2007	5.1	7.2
2006	4.6	6.4
5-Year Average	7.3%	11.2%

Source: Illinois Department of Employment Security.

- B. The RPA is either zoned for industrial use or will be so zoned at the time of designation of each individual RPA.
- C. The RPA is served by adequate road transportation to provide access by the unemployed, and for the movement of goods or materials.
- D. The RPA will not contain more than 2% of the most recently ascertained equalized assessed value of all taxable real properties within the corporate limits of the City.
- E. The Plan provides for an employment-training project that would prepare unemployed workers for work within the RPA. This employment-training project is described in Section IX of this Plan.

VII. DESCRIPTION OF THE RPA BACKGROUND AND PLANS

A. Developers of the Project

The City contemplates entering into one or more redevelopment agreements in order to meet the redevelopment objectives of the RPA.

B. Users and Tenants of the Project and Types of Structures and Facilities to be Developed

The Global Tradepark South RPA is designed to promote industrial-related land uses. Types of structures and facilities to be developed include manufacturing, distribution, warehouse and related office space, including ancillary infrastructure support such as underground utilities (water, sanitary, storm, electric, gas, telecommunications), roadways, and site preparation.

Users and tenants of the project(s) to be developed include, but are not limited to, international freight carriers and freight forwarders, distribution and third-party logistics providers, just-in-time fulfillment centers, service parts repair centers, packaging and repackaging centers, manufacturing and advanced manufacturing, and technology facilities.

C. Plan to Finance Infrastructure to Support the Project

Development of the RPA requires extensive expenditures for infrastructure and site preparation. A major revenue source to support the redevelopment expenditures may be through the sale and issuance of general obligation debt certificates or bonds. The revenue source for these general obligation debt certificates or bonds would be the incremental revenues generated from the tax increment finance district for the RPA.

D. Number and Type of Employees

Over the 23-year term of the RPA, the City will pursue redevelopment projects that would require up to approximately 5 million square feet of manufacturing, industrial and related office space. The structures to be located in the RPA will accommodate manufacturing, distribution, and warehouse facilities which are projected to employ approximately 3,600 persons upon full development if total capacity is achieved for the entire RPA.

The types of users that will locate within the RPA will employ persons in a wide range of occupations such as managerial and professional, distribution and handling personnel, laborers, as well as administrative support, accounting and finance personnel. Employment opportunities in this broad range of occupations are well suited to the labor force of the City and the surrounding region.

E. Proposed Annexation Agreements

All of the properties to be included within the RPA will be subject to annexation by the City. As of the date of this Plan and Project no annexation agreements between the City and the property owners had been executed, but such agreements were under negotiation between the parties and will be required for approval by the City prior to the City's designation of the RPA. The two parties with ownership and/or land control of the parcels to be annexed are the Yvonne Wolfenberger Trustee, and the Richard and Mary Gensler Trustee.

The anticipated key terms to the agreements under negotiation for either and/or both agreements include the following:

- The City shall zone all property as an I-2, General Industrial Zoning District. In particular the property will be zoned in a manner to promote suitable sites for manufacturing, assembly or distribution facilities (except a portion of the property will have a permitted use as a Solar Farm) in proximity to the Chicago Rockford International Airport. This classification is in conformance with the City's official comprehensive plan, the 2020 Plan.
- The City will use its best efforts to have the annexed properties designated as part of the RPA under the Law as proposed by this Plan and Project.
- The City will use its best efforts to have all or a portion of the annexed properties as a Foreign Trade Zone.
- The City will provide water main connections and will facilitate the provision of a sanitary sewer truck extension for the annexed properties.
- The City will use its best efforts to waive the payment of certain service fees and provide rebates of its portion of property taxes assessed upon the properties as a result of the annexation, until such time that the properties are developed.

The specific terms of the annexation agreements remain under negotiation and will be made available upon request by the City for review prior to and upon their adoption and execution by the parties. However, should the parties fail to execute final annexations for the properties then the City will not be permitted to designate the RPA.

VIII. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Strategies

The City proposes to realize its goals and objectives of encouraging the development of the RPA, and encouraging private investment in industrial redevelopment projects through public finance techniques including, but not limited to, tax increment financing. The City proposes to undertake a phased overall redevelopment project consisting of industrial and industrial-related uses. The City's objectives would be served through the following strategies:

1. By improving public facilities that may include, but are not limited to:
 - i. Street improvements
 - ii. Utility improvements (including water, storm water management, sanitary sewer improvements, and storm water detention facilities, if necessary)
 - iii. Landscape or streetscape
 - iv. Signalization, traffic control and lighting
 - v. Pedestrian improvements
2. By entering into redevelopment agreements with various developers, or businesses within the RPA, including provisions for acquisition by or on behalf of end users of the properties.
3. By assisting with site improvements including necessary site preparation, clearance and grading of the entire RPA.
4. By utilizing interest cost write down pursuant to provisions of the Law.
5. By exercising other powers set forth in the Law, as the City deems necessary.
6. By providing job training for community residents.
7. By providing job training assistance to employers located within the RPA.
8. By providing international trade and marketing assistance to employers located within the RPA.
9. By inducing development of the RPA and encouraging private investment in the area.
10. By stimulating construction, permanent employment and training opportunities in the RPA.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the City, under a series of public-private partnership initiatives, will implement a coordinated program of actions, including, but not limited to, land acquisition, site preparation, infrastructure improvements and provision of public improvements, where required.

1. Public Improvements

In accordance with estimates of tax increment and other available resources, the City may provide public improvements within or without the RPA to enhance the immediate area as a whole, and to serve the needs of community residents. Appropriate public improvements may include, but are not limited to:

- Improvements of public utilities including construction of water system improvements, sanitary sewer and storm water management, detention ponds, wetlands mitigation, signalization improvements, and street lighting;
- Construction of public facilities required to provide municipal services in the RPA; and
- Construction of new streets, sidewalks, turning lanes, traffic signals, curb and gutters, and pedestrian-ways.

The City may determine at a later date that certain improvements are no longer needed or appropriate, or may add new improvements to the list. The type of public improvement and cost for each item is subject to City approval and to the execution of redevelopment agreements for any proposed project in a form acceptable to the City.

2. Site Preparation

The Plan contemplates site preparation (including demolition and removal of structures and grading) or other requirements necessary to prepare sites within the RPA for either redevelopment or development of new uses. The above will serve to enhance site preparation for the implementation of the Project.

3. Interest Cost Write-Down

Pursuant to the Law, the City may allocate a portion of incremental tax revenues to reduce the interest cost incurred in connection with redevelopment activities, enhancing the redevelopment potential of the RPA.

4. Job Training

Pursuant to the Law, the City and/or other training providers, may develop and/or participate in job training programs in conjunction with the redevelopment efforts.

5. Taxing District Capital Costs

The City may enter into written agreements with overlapping taxing districts to pay capital costs resulting from the redevelopment of the RPA.

6. Land Acquisition

The City may seek to acquire property within the RPA in furtherance of the Plan and Project.

C. **General Land Use Plan**

Existing land uses in the RPA consist of primarily agricultural parcels which are zoned for agricultural use. These parcels constitute approximately 1,400 acres. Existing land uses are shown in Appendix 3. Proposed land uses are predominantly industrial and shown in Appendix 4.

Per the TIF Act, the area would contain land suitable for use as an industrial park or research park or both. The primary use is expected to be industrial in nature, but under the Law an industrial park may also contain uses for commercial or other purposes.

The Project shall be subject to the provisions of the City's building, zoning, public works, and other regulatory ordinances as may be amended from time to time. The proposed general land uses will reasonably conform to the City's 2020 Plan for the continued growth and development of the City.

D. **Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Law, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Law that may be pertinent to this Redevelopment Plan and Project, include but are not limited to the following:

1. Professional Services – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other services, but no charges for professional services may be based on a percentage of the tax increment collected; except that on or after the effective date of this amendatory Act of the 91st General Assembly, 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.

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.

Eligible redevelopment project costs include the cost of marketing sites within the redevelopment project area to prospective businesses, developers and investors.

2. Property Assembly – Property assembly costs within a redevelopment project area, including but not limited to acquisition of land and other real or personal property or rights or interests therein.
3. Site Preparation – Site preparation costs, including but not limited to clearance of any area within a redevelopment project area by demolition or removal of any existing buildings, structures, fixtures, utilities and improvements and clearing and grading; and including installation, repair, construction, reconstruction, or relocation of public streets, public utilities, and other public site improvements within or without a redevelopment project area which are essential to the preparation of the redevelopment project area for use in accordance with a redevelopment plan.
4. Rehabilitation – Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing public or private buildings, improvements, and fixtures within a redevelopment project area; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Public Improvements – Costs of construction within a redevelopment project area of public improvements, including but not limited to, buildings, structures, works, utilities or fixtures, except that on and after the effective date of this amendatory Act of the 91st General Assembly, 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 (4) unless either (i) the construction of the new municipal building implements a redevelopment project

that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly 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.

6. Remediation – Costs of eliminating or removing contaminants and other impediments required by federal or State environmental laws, rules, regulations, and guidelines, orders or other requirements or those imposed by private lending institutions as a condition for approval of their financial support, debt or equity, for the redevelopment projects, provided, however, that in the event (i) other federal or State funds have been certified by an administrative agency as adequate to pay these costs during the 18 months after the adoption of the redevelopment plan, or (ii) the municipality has been reimbursed for such costs by persons legally responsible for them, such federal, State, or private funds shall, insofar as possible, be fully expended prior to the use of any revenues deposited in the special tax allocation fund of the municipality and any other such federal, State or private funds received shall be deposited in the fund. The municipality shall seek reimbursement of these costs from persons legally responsible for these costs and the costs of obtaining this reimbursement.
7. Training – Costs of job training and retraining projects.
8. Financing – 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 pursuant to the Act 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;
9. Capital Costs – All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves those costs.
10. Relocation Costs – Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law.
11. Payments in lieu of taxes.

12. Other Job Training – 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 the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code.
13. Other Financing – The interest costs incurred by redevelopers or other nongovernmental persons in connection with a redevelopment project, and specifically including payments to redevelopers or other nongovernmental persons as reimbursement for such costs incurred by such redeveloper or other nongovernmental person, provided that:
 - (A) interest costs shall be paid or reimbursed by a municipality only pursuant to the prior official action of the municipality evidencing an intent to pay or reimburse such interest costs;
 - (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) except as provided in subparagraph (E), the aggregate amount of such costs paid or reimbursed by a municipality shall not exceed 30% of the total (i) costs paid or incurred by the redeveloper or other nongovernmental person in that year plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
 - (D) interest costs shall be paid or reimbursed by a municipality solely from the special tax allocation fund established pursuant to this Act and shall not be paid or reimbursed from the proceeds of any obligations issued by a municipality;
 - (E) if there are not sufficient funds available in the special tax allocation fund in any year to make such payment or reimbursement in full, any amount of such interest cost remaining to be paid or reimbursed by a municipality shall accrue and be payable when funds are available in the special tax allocation fund to make such payment.

The costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated costs are shown in the RPA Budget (Exhibit 2). Adjustments to these line-item costs may be made without amendment to the Redevelopment Plan provided that the total estimated RPA TIF cost is not exceeded. **The line-item costs represent estimated amounts and do not represent actual City commitments or expenditures. Rather, taken as a whole they provide a not to exceed limit on possible expenditures of TIF funds in the Redevelopment Project Area.**

Exhibit 2
RPA Budget

PROGRAM ACTIONS / IMPROVEMENTS	ESTIMATED COSTS
Administration (planning, marketing, site management, legal, architects, engineers, other, etc.)	\$1,000,000
Interest Costs (pursuant to the Law)	\$1,000,000
Job Training	\$3,000,000
Land Acquisition & Assembly	\$4,000,000
Public Facilities (i.e. fire station, water tower etc.)	\$3,000,000
Public Infrastructure (Roadways, traffic signals, lighting, landscaping, pedestrian improvements, water, sanitary sewer, storm water management, telecommunications, gas, electric, etc.)	\$5,000,000
Site Preparation (including demolition and environmental remediation)	\$4,000,000
Rehabilitation of structures	\$2,000,000
TOTAL ESTIMATED RPA COSTS:	\$23,000,000

Notes:

- (a) All project cost estimates are in 2011 dollars.
- (b) In addition to the above stated costs, any issuance of bonds used to finance any phase of the Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves.
- (c) Adjustments to the estimated line-item costs above are expected. Each individual line item cost will be reevaluated in light of the specific objectives, or projected private development within the RPA and resulting tax revenues as it is considered for public financing under the provisions of the Law. The line item amounts set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items, either increasing or decreasing line-item costs for redevelopment for the RPA, provided that the total estimated RPA costs are not exceeded. Further, the City intends to utilize tax increment within to promote redevelopment within the RPA in the manner permitted pursuant to the Law.
- (d) Under the Law, the City may incur costs for certain public infrastructure and site improvements within or without the area.

Pursuant to the Law, the City may utilize net incremental property tax revenues received from other contiguous redevelopment project areas to pay eligible redevelopment project costs or obligations issued to pay such costs in the Global Tradepark South Redevelopment Project Area, and vice versa.

E. Sources of Funds to Pay Redevelopment Project Costs Eligible Under the Industrial Jobs Recovery Law

Funds necessary to pay for public improvements or reimburse any developer or business entity for such improvements and other project costs eligible under the Law are to be derived principally from one or more of the following: property tax increment revenues, proceeds from municipal obligations to be retired with tax increment revenues and interest earned on resources available but not immediately needed for the Plan. At the option of the City, other sources of revenue legally available to the City may be utilized.

"Redevelopment Project Costs" specifically contemplate those eligible public costs set forth in the Law and do not include the private investment projected to take place within the RPA. The construction of private structures comprising the Project will be privately financed, and TIF or other public sources are to be used only to leverage and encourage private redevelopment activity, and/or reimburse developers or business entities for part of its costs for public improvements necessary for the Project.

The tax increment revenues which will be used to pay debt service on the tax increment obligations, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel for the RPA in the tax year that the RPA is established.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs include certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as may be available to the City, as it may from time to time deem appropriate.

The RPA would not reasonably be expected to be developed without the use of the incremental revenues provided by the Law.

The City may also direct incremental revenues from the RPA to any contiguous RPA for redevelopment activities in conformance with the provisions of the Law and it may also receive incremental revenues from any contiguous RPA in order to further the redevelopment activities described in this Plan

F. Nature and Term of Obligations to Be Issued

The City at its discretion may issue obligations secured by the tax increment special tax allocation fund established for the RPA pursuant to the Law or such other funds as are available to the City by virtue of its power pursuant to the Law or other State Statutes.

Any and/or all obligations issued by the City pursuant to this Plan and the Law shall be retired not more than twenty-three (23) years (or any such retirement term as may be permitted by amendments to the Law) from the date of adoption of the ordinance approving the RPA under which such obligations are issued. However, the final maturity date of any obligations issued pursuant to the Law may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Plan or any plans associated with the RPA created under this Plan. The principal and interest on any obligations shall be payable from tax increment revenues and all other sources of funds as may be provided by ordinance at the discretion of the City.

Such securities may be issued on either a taxable or tax-exempt basis, with or without interest, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions.

Those revenues not required for principal and interest payments, for required reserves, for sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional obligations necessary to accomplish the Plan for the RPA may be declared surplus and shall then become available for distribution annually to taxing districts overlapping that RPA in the manner provided by the Law.

G. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) of the property within the RPA is approximately \$308,860. The Boundary Map included in Appendix 1 shows the location of the RPA.

H. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over an estimated 23 year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$21.5 million. The estimate assumes 2011 dollars.

IX. JOB TRAINING PROJECT

The City has experienced sustained levels of high unemployment such that it qualifies as a Substantial Labor Surplus Municipality, as defined in the Law. It is expected that the implementation of this Plan and Project will improve the employment opportunities of community residents.

As one component of this Plan, the City has structured a job-training project (the "Training Project") that will prepare unemployed workers for jobs in the RPA. This Training Project will be operated in conjunction with the City and Rock Valley Community College Business and Professional Institute.

A copy of the training program is summarized in the paragraphs below.

Rock Valley College
Business and Professional Institute
Continuing Professional Education

The Business and Professional Institute (BPI) at Rock Valley College provides expert training programs tailored to the specific needs of each individual company. Virtually any subject can be customized to meet the particular needs of any business or work group. Training is provided on-site at the business, at Rock Valley College, or at a designated location. Complete programs are ready to be customized for each industry and industry employees in the following areas:

- Six Sigma Green and Black Belt programs
- Lean Manufacturing
- Management and Supervisory Skills
- Quality Systems
- Computer software
- ISO
- Truck Driver Training (Class A License)
- Safety (OSHA, First Aid & CPR)
- Sexual Harassment Prevention
- Cross Cultural Communication
- Sales by Design
- Customer Service
- Variety of Soft Skills

COMPANY NEEDS ASSESSMENTS

- BPI can help each company determine best opportunities for cost reductions by assessing its performance measures, production area, and organizational culture.
- Computer skills, using on-line assessment or Scantron sheets.
- Soft skills to determine what the employees think of their supervisors, performance review process, customer service skills or other areas

BASIC AND ADVANCED SKILLS TRAINING

After the Needs Assessment is completed, curriculum can be developed to provide training to meet the job skills requirements of the employer. Customized surveys will be used to assist with the creation of curriculums to meet the exact training needs of the business. Training can be structured for specific employer needs in the areas of technology and modernization in the workplace, computer skills and supervisory/management skills for supervisors and line managers.

TRAINERS

BPI trainers have a wide and diversified background of knowledge, business experience and education. Typically, BPI trainers have a bachelor's degree or higher with five to ten years of professional experience. Most of BPI's computer trainers are Certified Microsoft Office Master – Expert level.

CONTINUING PROFESSIONAL EDUCATION

In addition to the customized training offered through the BPI, the Continuing Professional Education Department provides courses in vocational areas such as accounting, computer skills training, Spanish for the Workplace, supervisory/management skills, APICS Inventory Management series, OSHA courses, EPA Certification, Refrigeration/Heating, Forklift Training, Welding, Integrated Systems Technology (Control Panel Wiring, Electrical Control Circuits I & II, Pneumatics, Mechanical Drive Systems, Programmable Logic Controller and more; and Automation Skills Training (blueprints and measurement, CNC lathes set-up and operation and programming, mills set-up and operation and programming machines, cutting tools, AutoCad, etc.)

Courses offered through Continuing Professional Education can be offered to a business or company either on or off-site. Courses are taught by part-time instructors who have expertise in their particular vocation or field.

- Class Description**

The Rock Valley College Adult Education Program will establish a customized basic skills curriculum for unemployed adults, as determined by the City of Rockford. Such classes may include instruction in the areas of G.E.D. preparation, English as a Second Language, and Literacy skills in the areas of basic reading, writing, and math. Classes will employ a number of instructional methods to ensure student learning gains and success. Included in those methods will be group, individualized and computer-aided instruction. Each class will accommodate 12-15 students on an ongoing basis, and new students will be able to enter the class on a monthly basis. Information will also be supplied to the City which describes existing grant-funded classes throughout the district.

Pre- and post-testing will be conducted for all students with the use of the Test of Adult Basic Education (TABE) to determine individual skill levels, for ABE/GED students or the BEST Literacy for ESL students, to prepare an individualized educational plan for each student, and to measure educational gains. Teacher-made assessment tools will also be utilized to provide on-going evaluation of student gains along with anecdotal commentary that is kept in the student's file. Samples of student's work will be kept in their files to show learning gains.

Students will be assisted in setting long and short-term goals and will periodically review their progress toward attainment of such goals. Computer-aided instruction will be implemented into the program to provide students with immediate feedback regarding progress, reinforcement and drill to lessons that have been presented, while, at the same time, providing a format to evaluate student progress. Computer-aided instruction also aides in improving student self-esteem and attendance, both of which add greatly to educational gains. Assessment of educational gains may also be made in individual lessons and in teacher observations of mastery of individual concepts.

In order to assure professionalism and access to current and effective teaching methods, staff development opportunities will be made available to the instructor of this class, along with access to Adult Education Program resources.

TRAINING FOR DISLOCATED WORKERS

These programs and courses are also approved as Intensive Service courses through the Workforce Investment Act for the Dislocated Workers' Program (DWP) and are offered to provide workforce development for unemployed workers.

- **RVC Dislocated Worker Program/Proposed Rockford Landmark Industrial Redevelopment Planning Area**

The mission of the DWP is to accept unemployed workers who have lost their jobs through no fault of their own, and assist them in finding new employment. This program year DWP anticipates serving 1000 people. DWP normally will average approximately an 80% entered employment rate and retained employment rate. DWP's credential attainment rate is typically around 50%.

The DWP program is funded by a federal grant through the Workforce Investment Act. The program is eligibility-based, meaning not all people that are unemployed are eligible to participate. Once determined eligible and enrolled in DWP, participants become eligible for approved training based on their skills, desires and capabilities.

The areas of training that can be funded are approved by the local Workforce Investment Board (WIB) and are considered by the WIB to be employable in this region. Examples of the training range from short term continuing education computer classes, to accounting, manufacturing technology, computer-related certificates and AAS degrees, mechanical design, and much more. The areas of approved training change from time to time. Sometimes a particular area of training is deleted because no hiring is occurring in that area, and other times training is added because of a demand for it and/or a request by a provider is approved.

There are also limited On-the-Job Training funds available to assist program participants in finding work. Basically, a participant finds a potential job, applies for it, and, if the company is interested in hiring that person, OJT funds can sometimes be used to tip the balance in favor of the program participant. OJT funds can be used to reimburse the employer half the participant's starting salary for up to six months. The timeframe is negotiable based on the amount or level of training that is determined to be needed.

If a new employer were to come to the area and need employees with specific types of training, current participants in DWP may be able to take the desired training if it is already on the approval list. If the training desired is currently not on the approved list, it could possibly be added if a provider applied to the local WIB. Or the training might simply be added, with WIB approval, if an already approved provider were willing to add it to the approved list. The DWP does not provide training to those already employed full time.

SUMMARY

Whatever the training needs, Rock Valley College will make every effort to provide qualified trainers and curriculum to meet the needs of the employer's job requirements.

X. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable and progressive affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices that provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will countenance discrimination against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

XI. COMPLETION OF REDEVELOPMENT PROJECT AND RETIREMENT OF OBLIGATIONS TO FINANCE REDEVELOPMENT COSTS

It is anticipated that the Plan and Project will be completed on or before a date no later than 23 years from the adoption of an ordinance designating the final Redevelopment Project Area.

XII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Law.

APPENDIX 1
Redevelopment Project Area Boundary Map

APPENDIX 2

Legal Description

Parts of Sections 27, 28, 33, 34, and 35 all in Township 43 North, Range 1 East of the 3rd P.M. situated in Winnebago County, Illinois and parts of Sections 3 and 4, all in Township 42 North, Range 1 East of the 3rd P. M. situated in Ogle County, Illinois, described as follows:

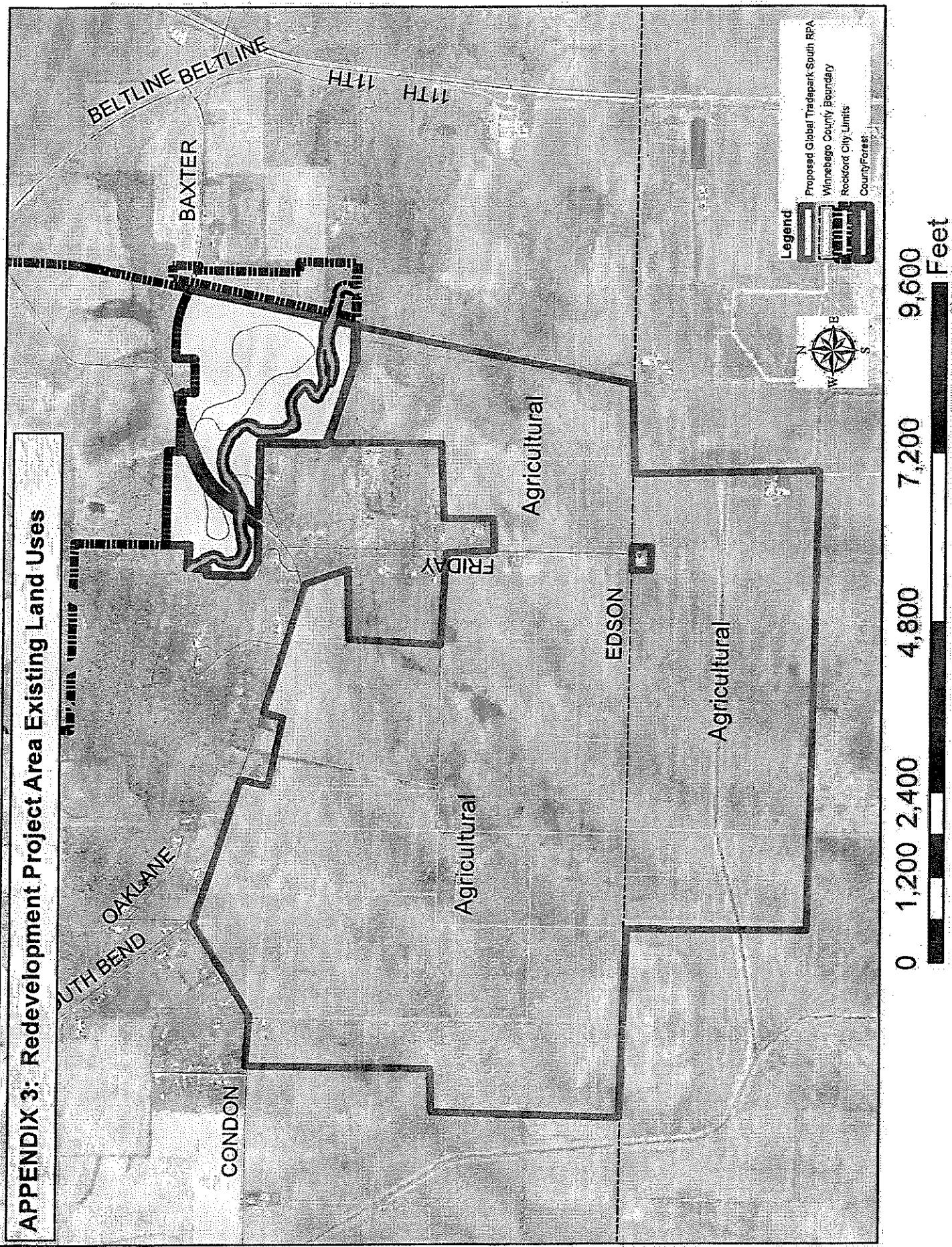
Beginning at a point at the intersection of the centerline of South Bend Rd, as now laid out, and the Northwest corner of premises conveyed to Tipton by Warranty Deed recorded in the Winnebago County Recorder's Office as Microfilm No. 73-04-0880, said premises located in the Southwest Quarter of said Section 27; Thence Northwesterly along the centerline of said South Bend Rd, 2,063.81 feet, more or less, to its intersection with the centerline of Condon Rd., as now laid out in the Southeast Quarter of said Section 28; Thence Southwesterly along the centerline of Condon Road to the West line of the Southeast Quarter of said Section 28; thence South 00° 11' 14" East, along said West line, 6.26 feet to the North line of the Northwest Quarter of said Section 33; Thence South 89° 13' 58" West, along said North line, 672.33 Feet to the West line of the East 41 Acres of the Northwest Quarter of said Section 33; Thence South 00° 11' 14" East, along said West line, 2,655.42 feet, more or less, to the South line of said Northwest Quarter of Section 33; Thence South 89° 25' 26" West, along said South line, 650.97 feet to the Northwest Corner of the East half of the Southwest Quarter of said Section 33; Thence South 00° 11' 59" East, along the West Line of said East Half, a distance of 2,645.82 feet, more or less, to the Southwest Corner of said East Half; Thence East along the South line of the Southeast Quarter of said Section 33 to a point 1,284.76 feet more or less West of the Northeast corner of the Northeast Quarter of said Section 4, Township 42 North, Range 1 E of the 3rd P.M. situated in Ogle County, Illinois; Thence South 2,576.79 feet to the South line of the Northeast Quarter Section of said Section 4; Thence East along said South line 6,383.66 feet, more or less, to the centerline of Junction Rd., as now laid out; Thence North 2,671.14 feet along the said centerline of Junction Road to the centerline of Edson Road, as now laid out, said point also being 166 feet West of the Southeast Corner of the Southeast Quarter of Section 34, Township 43 North, Range 1 East of the 3rd P.M. situated in Winnebago County, Illinois; Thence East 1,283, feet more or less, along the centerline of Edson Road to the West Line of the Right-of-Way of the Chicago, Rockford, and Northern Railroad Company; Thence Northeasterly along the Westerly Right-of-Way of the Chicago Rockford, and Northern Railroad Company to its intersection with the South line of the Northeast Quarter of the Northwest Quarter of said Section 35, said point being the Southeast corner of the Kilbuck Forest Preserve: Thence Westerly along said South line to the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35; Thence North 72° 30' 18" West along the South line of the Kilbuck Forest Preserve 1, 205.46 feet; Thence South, parallel with the East Line of the West ½ of the Northwest Quarter of said Section 35, 1,690.87 feet to the South line of said Northwest Quarter of said Section 35; thence West along the South line of the Northwest Quarter of said Section 35 and along the North line of the Southeast Quarter of said Section 34, a distance of 1,035 feet, more or less, to a point 878 feet, more or less, West of the Northeast corner of the Southeast Quarter of said Section 34; Thence South, parallel with the West Line of the East ½ of the Southeast Quarter of said Section 34, a distance of 765.90 feet; thence West, parallel with the North line of the Southeast Quarter of said Section 34, 457 feet, more or less, to the centerline of Friday

Road, as now laid out; Thence North along the centerline of Friday Rd. to the North Line of the Southeast Quarter of said Section 34; Thence West along the North Line of the Southeast Quarter of said Section 34, 1,322.59 feet to the Southeast Corner of the Northwest Quarter of said Section 34; Thence North 1322.28 feet, along the East Line of the Northwest Quarter of said Section 34 to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 34; Thence East 991.81 Feet along the South line of the Northwest Quarter of the Northeast Quarter of said Section 34 to the Southwest Corner of Premises Conveyed to Roger A. Wallace by Warranty Deed Recorded as Microfilm No. 75-21-0243 in the Winnebago County Recorder's Office; Thence Northerly 773.35 Feet along the West line of said premises deeded to Roger A. Wallace to the centerline of South Bend Road, as now laid out; Thence Northwesterly 1850 Feet, more or less, along the centerline of South Bend Road to a point 75 feet, more or less, South of the South line of the Southwest Quarter Section of said Section 27; Thence Southerly at a right angle to the centerline of South Bend Road, as now laid out, 333.00 feet to a point which is 1,087.5 feet, more or less, distant to the West of the East Line of the Northwest Quarter Section of said Section 34; Thence Westerly parallel with the centerline of said South Bend Road, as now laid out, 190.36 feet to a point; Thence Westerly 303.57 feet, more or less, to the Southeast corner of the Premises conveyed to Tipton by Warranty Deed as recorded in the Winnebago County Recorder's Office as Microfilm No. 73-04-0880; Thence West 506.00 feet to the Southwest corner of said premises so conveyed to Tipton; Thence Northerly 476.27 feet, more or less, to the Point of Beginning. EXCEPTING therefrom that part described as follows: Beginning at a point on the North line of the Northeast Quarter of Section 3, Township 42 North, Range 1, East of the 3rd P. M. situated in Ogle County, said point being 1,392.56 feet Westerly of the Northeast Corner of said Northeast Quarter of said Section 3; Thence South (Assumed Bearing) a distance of 261.30 feet; Thence South 89° 05' 00" East a distance of 299.93 feet; Thence North 01° 34' 00" East of distance of 265.41 feet to the North line of said Northeast Quarter of said Section 3; Thence North 89° 52' 00" West, along said North line, A distance of 307.14 feet to the Point of Beginning.

APPENDIX 3

Existing Land Uses

APPENDIX 3: Redevelopment Project Area Existing Land Uses



APPENDIX 4

Proposed Land Uses

APPENDIX 4: Redevelopment Project Area Proposed Land Uses

