Tax Increment Financing Redevelopment Plan and Project

REDEVELOPMENT PROJECT AREA NO. 1

Prepared for

Carbondale
ILLINOIS

Prepared by

PGAVURBANCONSULTING

December 3, 2003

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City of Carbondale, Illinois

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TABLE OF CONTENTS

SECTION

I. Introduction 1

II. Statutory Basis for Tax Increment Financing and Summary of Findings 4

A. Introduction 4
B. Summary of Findings 5

III. Basis for Eligibility of the Area and Findings 7

A. Introduction 7
B. Statutory Qualifications 7
C. Investigation and Analysis of Blighting Factors 17
D. Analysis of Conditions In The Area 18
E. Summary of Conservation Factors for the Area 25

IV. Findings of Need for TIF and Other Requirements 31

A. Area, on The Whole, not Subject to Growth 31
B. Conformance with the City's Comprehensive Plan 33
C. Estimated Dates for Completion of the Redevelopment Project 33
D. Would Not be Developed "But For" Tax Increment Financing 33
E. Assessment of Financial Impact 34

V. Redevelopment Plan 36

A. Introduction 36
B. Proposed General Land Use Plan 36
C. Objectives 38
D. Policies 39
E. Redevelopment Project 39

VI. Implementation Strategy 43

A. Introduction 43
B. Project Costs 43
C. Most Recent Equalized Assessed Valuation 48
D. Redevelopment Valuation 49
E. Source of Funds 49
F. Nature and Term of Obligation 50
G. Fair Employment Practices and Affirmative Action 50
H. Reviewing and Amending the TIF Plan 50

EXHIBITS

A. Redevelopment Project Area Boundary Map 2
B. Existing Land Use Map 19
C. Summary of Eligibility Factors 20
D. Comparison of EAV Growth Rates (1997-2002) 24
E. Conditions of Improved Land 29
F. Conditions of Vacant Land 30
G. EAV Trends (1998-2002) 32
H. General Land Use Plan 37
I. Estimated Redevelopment Project Costs 42

APPENDIX

Attachment A: Resolution 2003-R-62

Attachment B: Housing Impact Study

Attachment C: 8/7/03 Photographs

Attachment D: PIN List and 2002 EAV

Attachment E: Boundary Description of Redevelopment Project Area No. 1

SECTION I

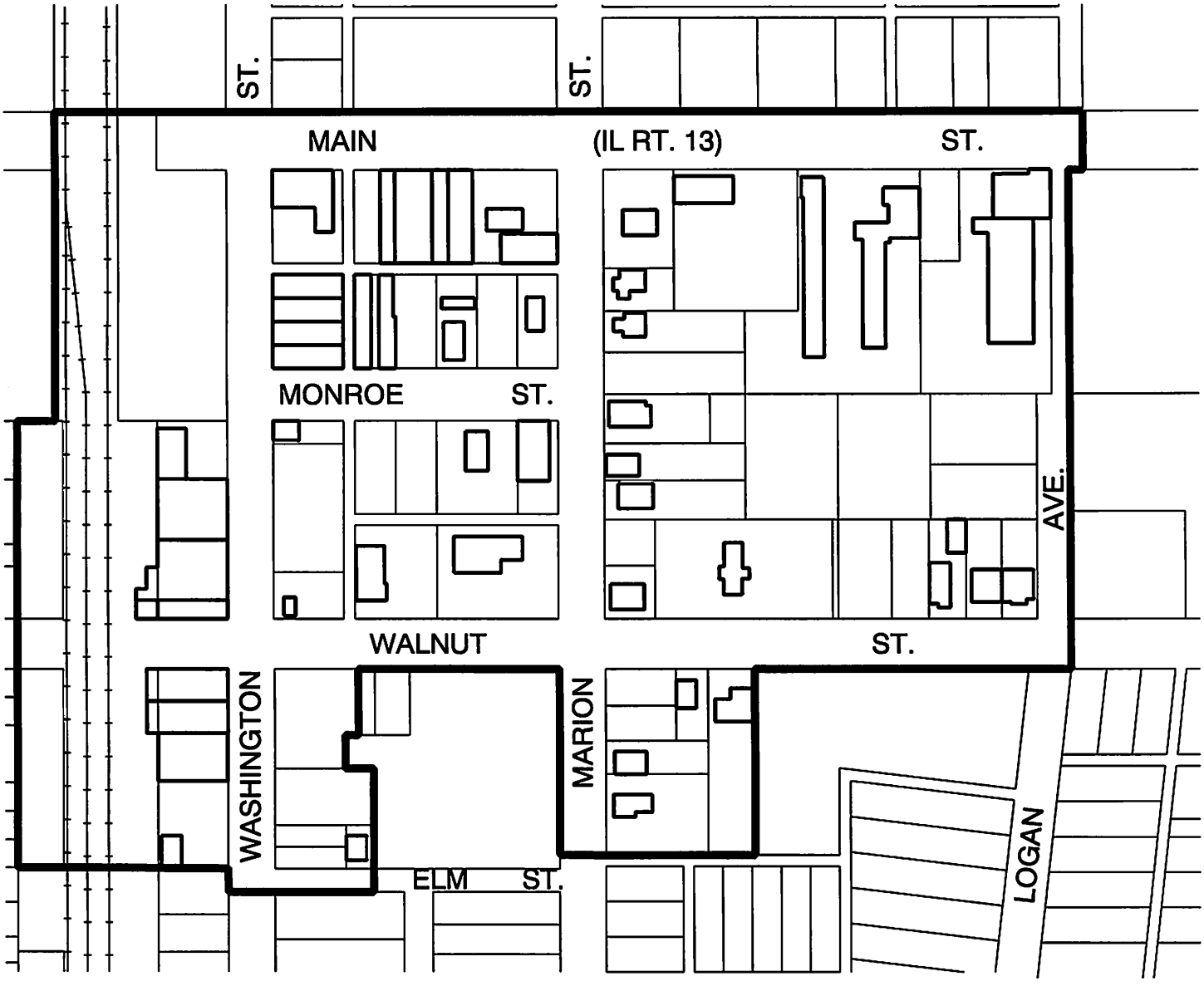
INTRODUCTION

On July 8, 2003 the Carbondale City Council passed **Resolution 2003-R-62** initiating a feasibility study to determine the eligibility of establishing a tax increment finance (TIF) redevelopment project area for a portion of the City and to induce development interest within such area (see **Attachment A** in the Appendix). The area being considered for designation as a TIF area is generally bounded by Main Street (IL Route 13) to the north, Logan Avenue to the east, Walnut Street and the alley south of Walnut Street to the south, and the Illinois Central Railroad right-of-way and several city-owned parking lots to the west. This area includes a mixture of commercial, residential, institutional, and vacant land uses, as well as some light industrial uses.

The area is referred to herein as Redevelopment Project Area No. 1 (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary Map**.

The Area contains approximately 31.5 acres, inclusive of public rights-of-way. There are a total of 66 parcels of real property, of which 76% have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public rights-of-way, suffers from advanced age and physical decline. Of the parcels, 24% (16) in the Area are classified as "vacant land," as defined in the Act. These vacant tracts of land are located next to properties having deteriorated structures or site improvements, several exhibit obsolete platting, and several were blighted prior to becoming vacant.

Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "as a whole" clearly meets the eligibility requirements of the Act.



LEGEND

Redevelopment Project Area Boundary

DECEMBER 2003

Exhibit A

REDEVELOPMENT PROJECT AREA BOUNDARY MAP

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting

The City may consider the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelopment of the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study has been prepared (See **Attachment B** in the **Appendix**). There are a total of 18 residential housing units in the Area (16 occupied). At this time, it is not known if any or all of the residents in the Area will be displaced. However, for the purposes of this analysis the assumption has been made that all residential units will be removed.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence and documentation required by the Act.

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

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

As used, herein, the term **redevelopment project** means any public and private development project in furtherance of the objectives of a redevelopment plan. The term **redevelopment project area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment plan** means 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 for utilization of tax increment financing, and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

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

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

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

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the Act. With the definitions set forth in the Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area No. 1:

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

2. The Redevelopment Project Area exceeds the statutory minimum size of 1-1/2 acres.

3. The Redevelopment Project Area contains contiguous parcels of real property.

4. If a Redevelopment Plan and Redevelopment Project are adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A redevelopment project area, according to the Act is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act, pursuant to the 1999 Amendment (P.A. 91-0478), defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. Eligibility of a Blighted Area

"Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

a. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

(4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

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

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

(8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

(9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around

buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

(10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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

b. **If vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.

(2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(3) Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

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

c. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is

clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(1) The area consists of one or more unused quarries, mines, or strip mine ponds.

(2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

(3) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.

(4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(5) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

2. Eligibility of a Conservation Area

"Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

a. Dilapidation. An advanced state of disrepair, or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

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

c. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

d. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

e. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive

of those applicable to the presence of structures below minimum code standards.

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

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

h. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

i. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels, or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a sin-

gle parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

j. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

k. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

l. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

m. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

C. Investigation and Analysis of Blighting Factors

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

- Contacts with City officials knowledgeable as to area conditions and history, age of buildings and site improvements, conditions of utilities, real estate matters and related items, as well as examination of existing information related to the area.
- On-site field examination of conditions within the proposed Redevelopment Project Area by experienced staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of real property, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies.

An analysis of the physical conditions and the presence of blighting factors was commissioned by the City. The result and documentation of this effort is summarized below.

D. Analysis of Conditions in the Area

On August 7, 2003, PGAV staff conducted field investigations to document existing conditions in the Area. One of the outcomes of this survey was an inventory of existing land uses, which are illustrated on **Exhibit B - Existing Land Use Map**.

Exhibit C - Summary of Eligibility Factors, provides a quantitative summary of the conditions that were documented in the proposed Redevelopment Project Area No. 1. In making the determination of eligibility, it is not required that each and every property or building in the Redevelopment Project Area be blighted or otherwise qualify. Rather, it is the area "as a whole" that must be determined to be eligible.

1. Findings on Improved Area

a. Summary of Findings on Age Of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criteria. The Redevelopment Project Area contains 53 buildings, of which 45 (approximately 85%) are 35 years of age or older as determined by field surveys. Thus, more than 50% of the buildings exceed 35 years of age and, therefore, the age threshold is met for qualifying the Area as a conservation area.

LEGEND

- Redevelopment Project Area Boundary
- Single Family Residential
- Multiple Family Residential
- Mobile Home
- Commercial
- Industrial
- Public / Semi-Public
- Parking Lot
- Vacant or Undeveloped Land
- V Vacant Building (Whole or Partial)

* Based on field survey conducted August 7, 2003

DECEMBER 2003

Exhibit B
EXISTING LAND USE MAP*

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting

Exhibit C

SUMMARY OF ELIGIBILITY FACTORS [1]
Redevelopment Project Area No. 1
City of Carbondale, Illinois

	Total	%
No. of improved parcels	50	76%
No. of vacant parcels	16	24%
Total parcels [2]	66	100%
No. of buildings [3]	53	100%
No. of buildings 35 years or older	**46**	**87%**
Block count	9	100%
IMPROVED LAND FACTORS:		
No. of dilapidated buildings	7	13%
No. of parcels with site improvements that are dilapidated	**18**	**36%**
Obsolescence	13	25%
No. of deteriorated buildings	**43**	**81%**
No. of parcels with site improvements that are deteriorated	**40**	**80%**
Deteriorated improvements in street/alley R.O.W. (by block)	**8**	**89%**
No. of structures below minimum code	not determined	
No. of buildings with illegal uses	not determined	
No. of vacant buildings (partial or complete)	**13**	**25%**
No. of buildings lacking ventilation, light or sanitation facilities	0	0%
Inadequate utilities	not determined	
No. of parcels with excessive land coverage	**20**	**40%**
Deleterious land use or layout (by block)	**3**	**33%**
Environmental Cleanup	not determined	
Lack of community planning (by block)	**3**	**33%**
Declining or Sub-par EAV Growth	**YES**	
VACANT LAND FACTORS (2 or More):		
Obsolete Platting	4	25%
Blighted Before Becoming Vacant	2	13%
Diversity of Ownership	2	13%
Deterioration of Struct. or Site Improvements in Neighboring Areas	**16**	**100%**
Environmental Cleanup	not determined	
Declining or Sub-par EAV Growth	**YES**	

[1] Based on field survey conducted August 7, 2003.
[2] Based Parcels per tax parcel configuration (e.g., one parcel per PIN number).
[3] Principal buildings only (e.g., not including garages and other accessory buildings).
Note: Bold indicates significant factors exhibited in the Area.

b. Summary of Findings on Dilapidation: Dilapidated conditions were recorded for 13% of the buildings and 36% of the improved parcels with site improvements. This is a relatively high incidence of building and site improvements that are in an advanced state of disrepair, which is detrimental to the rest of the Area and may lead to further blighting conditions if left unchecked.

c. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 43 (approximately 81%) of the 53 buildings. The field survey of exterior building conditions in the Redevelopment Project Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area

Deteriorated site improvements are also found on 40 (approximately 80%) of the 50 improved parcels in the Area. Also significant are deteriorated pavement and/or sidewalks located within the street rights-of-way (8 of the 9 blocks within the Area). These conditions are present throughout the Area.

d. Summary of Findings on Presence of Structures Below Minimum Code Standards: No definitive finding is made herein with respect to buildings not meeting the City of Carbondale's various building and life safety codes. However, it would be highly probable that the buildings over 35 years old (45 out of the 53 buildings in the Area) would not meet all of the required standards that would apply to new construction. While the buildings over 35 years old may have conditions that are "grandfathered" in terms of having to comply with certain code requirements, they nevertheless would not meet current City codes in every respect (e.g., fresh air in-

take for furnace rooms, electrical circuit grounding, ground fault protection, etc.). In addition, in those situations where it was clear that the conditions of buildings would not meet code standards (i.e. missing window panes, severely deteriorated buildings, etc.) the conditions were noted. Of the 53 buildings in the Area, at least 24 (45%) exhibited exterior conditions that would likely not pass building code inspection if undertaken by the City.

e. Summary of Findings on Excessive Vacancies: Of the 53 principal buildings in the Area, 13 are fully or partially vacant, for a vacancy rate of approximately 25%. This vacancy rate is exceptionally high. It is symptomatic of the deteriorated conditions in the Area as a whole.

f. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is fairly common in older developed areas. A relatively high percentage of the commercial and industrial properties in the Area have excessive land coverage. Excessive land coverage exists because of a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. Of the 50 improved parcels in the Area, 20 (40%) revealed evidence of excessive land coverage.

g. Summary of Findings on Lack of Community Planning: Lack of community planning is evident in portions of the Area due, in part, to the fact that development was not guided by a community plan and it predates formal zoning in Carbondale. Of the 9 blocks demarcated in the Area, 3 or 33% of them reflect lack of community planning. Several of the older platted lots are of inadequate size to meet contemporary development standards, including the provision of adequate off-

street parking, and several parcels were land locked or not provided direct access to a public right-of-way. Furthermore, the lack of planning guidance or not otherwise following contemporary development standards has led to the incompatible land use relationships (e.g., commercial uses adjacent to residential properties with little or no screening or landscape buffers between uses).

h. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant areas as well as improved areas. The total equalized assessed valuation (EAV) for the Area has increased at an annual rate that was less than the balance of the City for four (4) of the last five calendar years, and less than the Consumer Price Index for three (3) out of the last five (5) calendar years for which information is available. In addition, in two (2) of the last five (5) calendar years the EAV of the Area declined. A comparison of EAV for the Area and the balance of the City are shown on the following page as **Exhibit D, Comparison of EAV Growth Rates (1997-2002)**.

2. Findings on Vacant Area

Sixteen of the 66 parcels within the Area (24%) are considered vacant land, as defined in the Act. The following narrative summarizes the qualifying factors present that apply to vacant land:

a. Summary of Findings on Deteriorated Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land: Deteriorated structures and/or site improvements are present in neighboring areas adjacent to all of the vacant parcels included in the Area. This is consistent with the fact that many of the vacant lots are located in close proximity to

an older section of the City that exhibits a relatively high incidence of deterioration of buildings and improvements.

b. Summary of Findings on Obsolete Platting of Vacant Land: Four (25%) of the vacant parcels in the Area exhibited obsolete platting. Three of the parcels were land locked or not provided direct access to a public street or right-of-way. One parcel was identified as being extremely narrow (less than eight feet and was also considered to exhibit obsolete platting.

Exhibit D

COMPARISON OF EAV GROWTH RATES (1997 - 2002)
Redevelopment Project Area and Balance of City
City of Carbondale, Illinois

Assessment Year	EAV of Project Area [1]	Balance of City [2]	Consumer Price Index (CPI) [3]	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI?
1997	$1,095,246	$156,483,645	156.70		
1998	$1,179,628	$165,823,644	159.30		
Annual % Change	7.7%	6.0%	1.7%	NO	NO
1999	$1,118,504	$163,868,718	162.70		
Annual % Change	-5.2%	-1.2%	2.1%	YES	YES
2000	$1,137,127	$170,673,848	168.30		
Annual % Change	1.7%	4.2%	3.4%	YES	YES
2001	$1,170,385	$177,958,393	172.80		
Annual % Change	2.9%	4.3%	2.7%	YES	NO
2002	$1,169,518	$182,877,795	174.90		
Annual % Change	-0.1%	2.8%	1.2%	YES	YES

[1] Equalized Assesed Valuation (EAV) for the entire Redevelopment Project Area.

[2] EAV for the entire city less the EAV for the Redevelopment Project Area.

[3] Consumer Price Index for all Urban Consumers--Midwest Urban, All Items, U.S. Bureau of Laor Statisics, August, 2003

c. Summary of Findings on Diversity of Ownership: Two parcels (13%) of vacant land under two different ownerships were assigned this factor as both parcels located and configured in such a way that would require them to be consolidated with other property in order to be developed. This determination was based on assessor records for the parcels and the location and arrangement of the parcels within the overall Area.

d. Summary of Findings on Qualified as a Blighted Improved Area Immediately Prior to Becoming Vacant: Two parcels were identified as being a blighted improved parcel immediately prior to becoming vacant. Aerial photos of the parcels indicate that as late as 1999 there were 3 buildings located on one of the parcels, and a single-family residence located on the other. In May 2003 the property owner had the buildings demolished due to their poor (dilapidated) conditions. Therefore, immediately prior to becoming vacant, the buildings would have qualified as being blighted, and no recent development activity has occurred in the vicinity of the parcels.

e. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: As discussed previously, this factor is applicable to vacant areas as well as improved areas. To reiterate this finding that applied to the improved area as described above, The total equalized assessed valuation (EAV) for the Area has increased at an annual rate that was less than the balance of the City in four (4) of the last five (5) calendar years, and less than the Consumer Price Index for three (3) out of the last five (5) calendar years for which information is available. In addition, in two (2) of the last five (5) calendar years the EAV of the Area declined. A comparison of EAV for the Area and the balance of the City are shown in **Exhibit D**.

E. Summary of Eligibility Factors for the Area

It is found that the Area contains conditions that qualify it as a combination ***blighted area*** and a ***conservation area***. The number of buildings that are 35 years old or older exceeds the statutory threshold of 50% (prerequisite for a "conservation area"). The developed (improved) portion of the Area contains a relatively high incidence of at least three blighting factors, which causes the improved land to qualify as a conservation area. Additionally, two or more factors are present with respect to the vacant parcels of property within the Area. This qualifies the vacant land as blighted as this term is applied to vacant land in the Act. These qualifying factors are present to a meaningful extent and are distributed throughout the Area.

The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- ***Age*** – 85% of the buildings are over 35 years of age, thus the improved portion of the proposed Redevelopment Project Area No. 1 exceeds the threshold for being considered a "conservation area."

- ***Dilapidation*** – 13% of the buildings and 36% of the improved parcels has site improvements that exhibit dilapidated conditions. This is a relatively high incidence of building and site improvements that are in an advanced state of disrepair, which is detrimental to the rest of the Area and may lead to further blighting conditions if left unchecked.

- ***Deterioration*** – 81% of the buildings exhibit signs of deterioration as defined in the Act. This is a high incidence of building deterioration. The incidence of deterioration is also relatively high with respect to surface improvements on real property (80% of the improved properties within the Area). Street and sidewalk conditions are also in a deteriorated condition within 89% of the blocks delineated in the Area.

- ***Vacant Buildings*** – The Area has a relatively high vacancy rate (25% of the buildings are partially or completely vacant). Some of

the vacant buildings are located in prominent locations, which contribute to the poor appearance of portions of the Area. It appeared that much of the vacant space had been unoccupied for an extended period of time given the conditions of the buildings.

- ***Excessive Land Coverage*** – Excessive land coverage exists on 40% of the improved parcels located within the Area, which is inconsistent with contemporary development standards and also contributes to lack of off-street parking and poor image of the Area.

- ***Deleterious Land Use or Layout*** – 33% of the blocks exhibit signs of deleterious land use relationships. The residential uses that remain in the Area are negatively impacted by adjacent or nearby commercial activities.

- ***Lack of Community Planning*** – Much of the Area was developed without the benefit of community planning and zoning. The conditions described above with respect to Deleterious Land Use or Layout, as well as the presence of several parcels which are land locked or too narrow to be developed, were considered evidence of a Lack of Community Planning. Signs of a Lack of Community Planning were exhibited on 33% of the blocks.

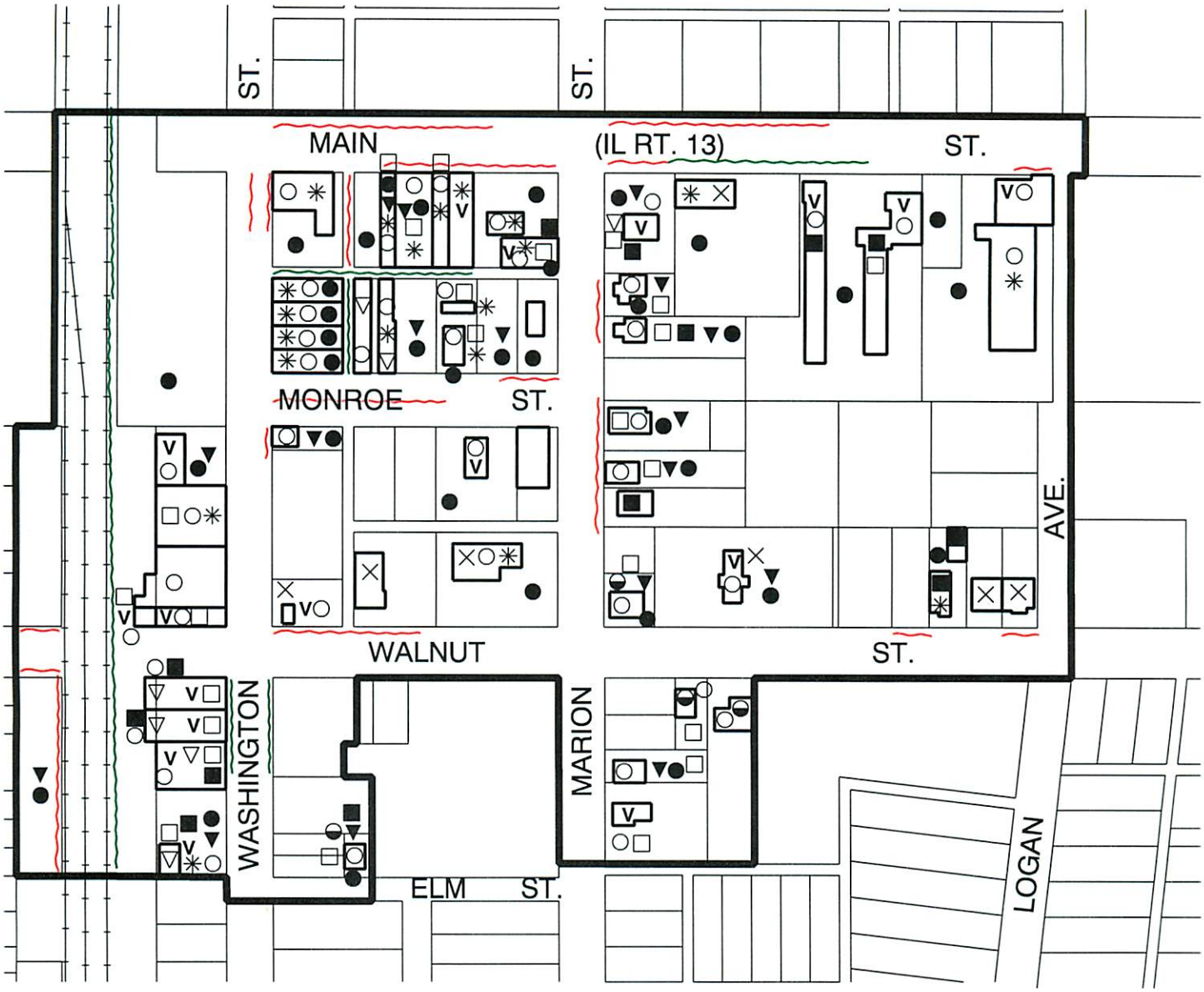
- ***Vacant Land*** – The vacant parcels included in the Area are adversely impacted by several factors. Of the vacant parcels, 100% are in proximity to neighboring areas that have deterioration of structures and site improvements. Twenty-five percent (25%) of the vacant parcels exhibit obsolete platting.

- ***Sub-par EAV Growth*** – The conditions summarized above help explain, in part, why the Area lags behind the balance of the City and the CPI in terms of growth in EAV. This has held true for four (4) out of the last five (5) with years with respect to the balance of the City, and three (3) out of the last five (5) years with respect to the CPI, and also contributes to the decline in EAV in two (2) out of the last five (5) years.

In addition, the various eligibility factors are present to a meaningful extent and reasonably distributed throughout the Area (See **Exhibits E & F – Conditions of Improved Land and Conditions of Vacant Land**). In addition, photos of various properties located in the Area are provided in **Attachment C – 8/7/03 Photographs**, contained in the Appendix.

It can be concluded that the improved portion of the Area may become a blighted area and the vacant parcels will continue to exhibit blighted conditions without a program of intervention to induce private and public investment in the Area. This conclusion can be made when considering the need for new private investment in this area of the City that will revitalize the Area, but has not occurred because of the impediments to reinvestment. The ultimate goal is to minimize or eliminate the conditions that lead to blight and to enhance the tax base of all overlapping taxing authorities.

The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.



LEGEND

▬	Redevelopment Project Area Boundary	✳	Excessive Coverage
○	Deterioration	■	Obsolescence
●	Site Deterioration	⊠	Lack of Community Planning
×	Under 35 years of Age	□	Structures Below Minimum Building Codes
▽	Dilapidation	◒	Deleterious Land Use or Layout
▼	Site Dilapidation	~	Deteriorated improvements in R.O.W.
V	Vacant Building (Whole or Partial)	~	Dilapidated improvements in R.O.W.

DECEMBER 2003

* Based on field survey conducted August 7, 2003

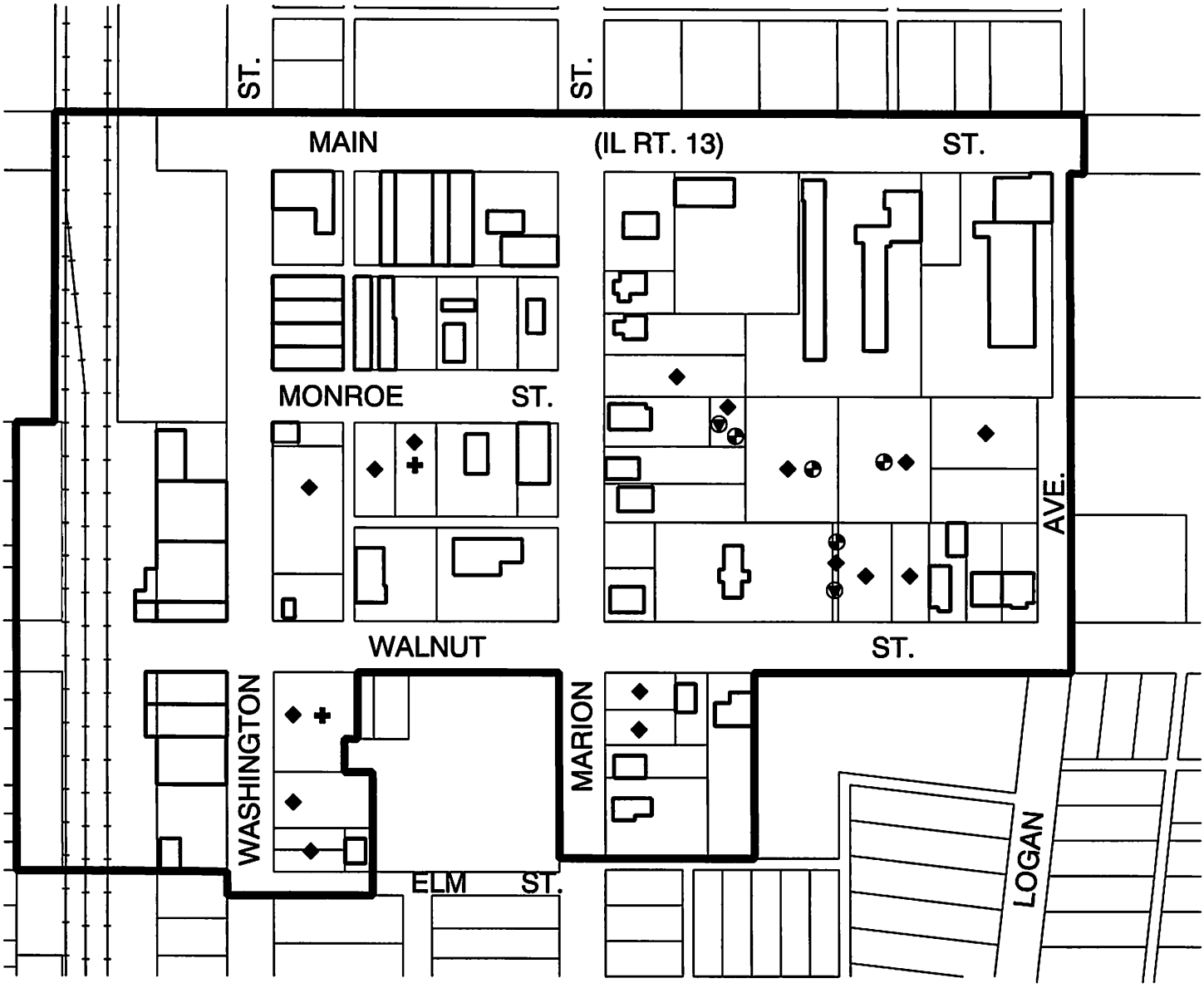
EXHIBIT E
CONDITIONS OF IMPROVED LAND*

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting



LEGEND

- Redevelopment Project Area Boundary
- Blighted Before Vacant
- Obsolete Platting
- Diversity of Ownership
- Deterioration of Improvements in Neighboring Areas

* Based on field survey conducted August 7, 2003

DECEMBER 2003

EXHIBIT F
CONDITIONS OF VACANT LAND*

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting

SECTION IV

FINDINGS OF NEED FOR TIF AND OTHER REQUIREMENTS

It was determined that the Redevelopment Project Area, as a whole, qualifies as a combination vacant blighted area and a conservation area. This section examines other factors that need to be addressed in order to designate an area as a blighted or conservation area under the Act. A municipality must provide evidence indicating that the redevelopment project area, on the whole, has not been subject to growth and development through investment by private enterprise.

In addition, this section provides estimates of future growth in equalized assessed valuation (EAV) of real property if redevelopment investment were to take place. The growth in EAV can then be translated into an estimate of future tax increment that could be used to help underwrite eligible redevelopment project costs.

A. Area, on the Whole, not Subject to Growth

The Area, as a whole, has not generated significant growth in real property taxes, beyond reassessment adjustments. There has not been sufficient private investment in the Area that would significantly reduce or eliminate the blighting conditions that exist and enhanced the tax base of the City and other affected taxing districts. This fact is evidenced by the trend in the growth of EAV of property in the Area compared to the balance of the City of Carbondale and to the Consumer Price Index. The total EAV of the Area, between 1997 and 2002, increased by a nominal amount of approximately $74,272 or 6.8% (see **Exhibit D** on page 24). During the same period, the EAV for the balance of Carbondale increased by approximately $26.4 million or 16.9%. The growth rate for the Area was roughly one-third the growth rate that occurred in the balance of the City.

In addition, the more recent trend (1998 to 2002) is that the aggregate of property values of the Area is lagging farther behind. During this time frame, the EAV for the Area declined by 1%. In comparison, the balance of the City realized a 10% increase (see **Exhibit G – EAV Trends: 1998-2002**).

Exhibit G

EAV TRENDS (1998 - 2002)
Redevelopment Project Area No. 1
City of Carbondale, Illinois

	EAV				
	1998	2002	Change	Percent	Avg. Annual Percent
RPA No. 1	$1,179,628	$1,169,518	-$10,110	-1%	-0.2%
Balance of City	$165,823,644	$182,877,795	$17,054,151	10%	2.6%

Examination of building permit records indicate that there has been some investment on the part of private enterprise, but not sufficient enough to significantly reduce or eliminate the poor conditions in the Area. Since the beginning of 1996, building permits were issued for just over $325,000 of improvements within the Area. Further examination revealed that about 40% of this amount was not investment by private enterprise but instead tax-exempt entities (Carbondale Township and Rock Hill Baptist Church). Also, about 25% of the total amount was investment of private enterprise to fix major structural problems. In one case, a building permit was issued for $35,000 to remedy a building foundation problem that was creating a public hazard (sidewalk caving in). Another permit was issued for $25,000 for roof and facade repairs.

In the final analysis, only about $114,000 has been invested by private enterprise since the beginning of 1996 for various building remodeling projects and miscellaneous repairs. What investment that has taken place taken place has done little more than "shore up" the Area, which continues to suffer from the blighting influences described in this report.

It is also obvious that the significant investment by private enterprise is occurring elsewhere in Carbondale. From the beginning of 1998 to June 2003, building permits have been issued for new construction and improvements valued at over $151 million.

The above evidence clearly shows that the Project Area, on the whole, has not been subject to growth and development through investment by private enterprise. Private investment that has occurred has been rather limited and the Area as a whole lags significantly behind the growth in EAV for the balance of the City.

B. Conformance with the City's Comprehensive Plan

The general land uses proposed in this Redevelopment Plan and Project are consistent with the Comprehensive Plan for the community as adopted by the City. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances.

C. Estimated Dates for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of 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 redevelopment project area is adopted.

D. Would Not be Developed "But For" Tax Increment Financing

The City has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization.

Furthermore, the eligibility factors documented in this report contribute to the "but for" argument. These conditions are a discouragement to private investment as the potential return on investment is too small relative to the risk or simply does not make economic sense. Many of the commercial buildings would require significant investment to rehabilitate them and allow them to be used or continue to

be viable locations for businesses. In addition, most of the vacant tracts would require lot consolidation or resubdivision in order for them to be capable of supporting new development.

As part of the process of pursuing the establishment of a TIF redevelopment project area, the City solicited proposals for development/redevelopment projects in the Area. As of this writing, three proposals have been received. One proposal involves property assembly and redevelopment. The other two proposals involve rehabilitation and remodeling of existing buildings. In each instance, the entity submitting the proposal has stated that the projects are infeasible without TIF assistance, thus providing additional support for the "but for" argument.

It is the intent of this TIF Redevelopment Plan to help overcome the economic disincentives, which have caused the Project Area to lag behind the remainder of the City in property value growth. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant revitalization and/or redevelopment within the Area.

E. Assessment of Financial Impact

The City Council finds that the financial impact of the Redevelopment Area on, or increased demand for facilities or services from, any taxing district affected by the Plan is not significant. All public services (fire, police, education, etc.) and facilities appear to be adequate to support the anticipated revitalization and redevelopment projects. The majority of the Area is developed and services are currently being provided to the Area. It is anticipated that the vacant tracts and developed parcels will ultimately be redeveloped with new uses that would be designed with systems to meet modern building and fire safety codes, and be better organized within a planned development approach to the overall Area. These practices will all work to create safer ingress and egress points, safer buildings, and an overall increase in economic activity within the Area. In addition, it is not anticipated that new residential development will be undertaken within the Area that will create a higher demand on educational or other public services. If residential uses are developed they will likely be upper floor residential uses along commercial streets. These types of residential uses generally are not conducive to generating large numbers of school age children.

It is anticipated that a successful redevelopment program will enhance property values outside the Redevelopment Project Area as well. Furthermore, to the extent that surplus revenues become available, the City will return these surplus revenues to the County for distribution on a pro-rata basis to local taxing bodies. Every effort will be made to reduce the timeframe for completion of the TIF program to a timeframe less than the allowable 23-years.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

SECTION V

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for Carbondale's Redevelopment Project Area No. 1. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. Proposed General Land Use Plan

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit H - General Land Use Plan**. In general, the Plan predominantly proposes commercial and office uses for the Project Area. A strip of properties located between Washington Street and the railroad tracks, which is currently zoned as light industrial, may continue as industrial use. However, commercial or office use of these properties would be acceptable as well and would be consistent with the Comprehensive Plan for the City.

Also, there are several lots located at the northeast corner of Washington Street and Elm Street designated for high-density residential use, which is consistent with the Comprehensive Plan for the City. However, commercial or office uses would be suitable for this location as well.

LEGEND

- Redevelopment Project Area Boundary
- High Density Residential / Commercial or Office (Alternate)
- Commercial or Office
- Light Industrial / Commercial or Office (Alternate)

DECEMBER 2003

Exhibit H
GENERAL LAND USE PLAN

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting

It is anticipated that selective building demolition and redevelopment may take place along with building rehabilitation. It is the objective of this Plan that development and redevelopment activities will be accomplished in a well-planned manner to mitigate any potential incompatible land uses. Furthermore, all redevelopment projects shall be subject to the provisions of the City of Carbondale's ordinances and other applicable codes.

The interest shown to date in private projects is dependent upon development incentives and public infrastructure needs being addressed by the City. The costs for these redevelopment activities cannot be addressed absent tax increment financing.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan, including installing the needed public improvements stated herein. These improvements may include other actions permitted by the Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.

2. Prevent the expansion and increase of blighting conditions by implementing actions outlined herein.

3. Enhance the real estate tax base for the City and all other taxing districts which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.

4. Encourage and assist private investment, redevelopment, and rehabilitation within the Redevelopment Project Area through the provision of financial assistance for new development and rehabilitation as permitted by the Act.

5. Improve the overall environment of the Area, including public safety and security measures, so as to encourage new investment wherever possible in a manner that is compatible with surrounding land uses.

6. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Area.

7. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Policies

The City of Carbondale proposes to undertake this Redevelopment Plan and Project, which consists of planned economic development activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required assuring the completion of the Redevelopment Plan and the activities specified.

The City of Carbondale has considered alternative means of financing the necessary public improvement program, as well as providing financial incentives for private investment within the Redevelopment Project Area, including the use of Enterprise Zone incentives. It was determined that tax increment financing constitutes the most effective means available for enabling the development of the Project Area to proceed. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Project

To achieve the objectives and the overall project proposed in the Plan, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public

investments and infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. **Private Redevelopment Activities:**

   Rehabilitation of existing properties and new construction of private buildings at various locations in the Project Area.

2. **Public Redevelopment Activities:**

   Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to: street and sidewalk improvements, land assembly and site preparation, public utilities (water, sanitary and storm sewer facilities), landscaping, traffic signalization, and marketing of properties, as well as other programs of financial assistance as may be provided by the City.

3. **Land Assembly, Displacement Certificate & Relocation Assistance:**

   In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. This may include the displacement of inhabited housing units located in the Project Area (see below).

   Inhabited Housing Units:

   Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act the City is required to prepare a Housing Impact Study if the Redevelopment Plan will result in the displacement of ten (10) or more inhabited residential units. There were a total of 18 residential units in the Area. Of these, 16 residential units were

occupied. As of this writing, it is not known if any inhabited residential units will be displaced. Therefore, the City is proceeding under the assumption that all 16 inhabited residential units will be displaced and has prepared a Housing Impact Study and included as **Attachment B** in the **Appendix**.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be 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 that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, "low-income households", "very low-income households" and "affordable housing" have the meanings set forth in the Illinois Affordable Housing Act.

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit I - Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

Exhibit I

ESTIMATED REDEVELOPMENT PROJECT COSTS
Downtown Redevelopment Project Area
City of Carbondale, Illinois

Description	Estimated Cost
A. Public Works or Improvements *(Construction of streets, sidewalks, streetscape improvements, utilities, and other public improvements)*	$2,000,000
B. Property Assembly & Relocation Costs *(Acquisition of land and other property, building demolition and site preparation)*	3,800,000
C. Building Rehabilitation Program	1,000,000
D. Taxing District Capital Costs	300,000
E. School District Support Costs	100,000
F. Job Training	100,000
G. Interest Costs Incurred by Developers	500,000
H. Planning, Legal & Professional Services	200,000
I. General Administration	100,000
J. Contingency	400,000
Total Estimated Costs	**$8,500,000**

Notes:

1. All costs shown are in 2003 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.

2. Adjustments may be made among line items within the budget to reflect program implementation experience.

3. Private redevelopment costs and investment are in addition to the above.

4. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date the Plan adoption.

SECTION VI

IMPLEMENTATION STRATEGY

A. Introduction

The development and follow-through of a well-devised implementation strategy is a key element in the success of this Redevelopment Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, the City will proceed in an expeditious manner.

A combination of private investments and public improvements is an essential element of the Redevelopment Plan. In order to achieve this end, the City may enter into an agreement with a private developer proposing that tax increment financing assistance may be provided, where deemed appropriate by the City, to facilitate private projects. The City may also contract with others to accomplish certain public projects as contained in this Redevelopment Plan.

B. Project Costs

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the TIF Act, as amended from time to time, including the below, as currently permitted by the Act (see also the full text of the Act):

1. Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:

    a. There are limitations on contracts for certain professional services with respect to term, services, etc.

b. 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.

c. Marketing costs are allowable so long as they relate to 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 interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level 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. Cost of construction of public works or improvements, except that 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 for in paragraph 3 above, unless either:

a. 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 November 1, 1999; or

b. 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. Cost 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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's 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.

   a. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units), 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 and agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall

be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the TIF Act.

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 Subsection 11-74.4-3 (n) (7) of the TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).

9. Payments 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:

    a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education. or career education programs for persons employed or to be employed by employers located in a redevelopment project area: and

    b. 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 programs 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 types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms 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 costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

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

    b. such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

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

    d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

    e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;

f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the TIF 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 households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the TIF Act.

12. Unless explicitly stated herein, the cost of construction of new privately owned buildings *shall not* be an eligible redevelopment project cost.

13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area, while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means 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.

C. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated by the City to be approximately $1,169,518. A listing of the **parcels of real property located in the Project Area, and the 2002 Assessment Year EAV**, is located in the **Appendix** as **Attachment D**. The County Clerk of Jackson County will verify the base EAV

amount of each property after adoption of the City ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

D. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase by $3.5 to $4 million (2003 dollars) upon completion of the redevelopment project.

E. Source of Funds

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

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

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include State and Federal Programs, local retail sales tax, and applicable revenues from any adjoining Tax Increment Financing Areas, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

F. Nature and Term of Obligation

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

G. Fair Employment Practices and Affirmative Action

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

H. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

ATTACHMENT A

RESOLUTION 2003-R-62

RESOLUTION NO. 2003- R-62

RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE DESIGNATION OF A PORTION OF THE CITY OF CARBONDALE AS A REDEVELOPMENT PROJECT AREA AND TO INDUCE DEVELOPMENT INTEREST WITHIN SUCH AREA AND PROVIDING FOR A HOUSING IMPACT STUDY

WHEREAS, the City of Carbondale (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole have not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City, generally described herein, which may be designated as a redevelopment project area, to qualify the area as a blighted area or a conservation area or a combination thereof as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is delineated on Exhibit A attached hereto; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted and subject to a redevelopment agreement between the City and the developer and/or property owner; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions or conditions that may lead to blight and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, given that the proposed redevelopment project area is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the redevelopment plan shall include a housing impact study as required paragraph (6) of subsection (n) of Section 11-74.4-4.3 of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carbondale, Illinois as follows:

SECTION ONE. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

SECTION TWO. That the person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Mr. Don Monty
City of Carbondale
200 S. Illinois Ave., P.O. Box 2047
Carbondale, Illinois 62902-2047
Telephone: (618) 549-5302

SECTION THREE. That the City Manager and the City of Carbondale, Illinois is hereby authorized to and shall take any and all reasonable, necessary and proper action to carry out the intent and purposes of this Resolution.

SECTION FOUR. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution is adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 8th day of July, 2003.

APPROVED:

Brad Cole, Mayor

ATTEST:

Janet M. Vaught, City Clerk

APPROVED AS TO LEGALITY AND FORM:

Paige Reed, City Attorney

Study Area Boundary
Proposed TIF Area No. 1

EXHIBIT A

ATTACHMENT B

HOUSING IMPACT STUDY

Housing Impact Study

REDEVELOPMENT PROJECT AREA NO. 1

Prepared for

Carbondale
ILLINOIS

Prepared by

PGAVURBANCONSULTING

October 17, 2003

TABLE OF CONTENTS

SECTION

I. Introduction 1-1

II. Housing Impact Study – Part 1 2-1

A. Number and Type of Residential Units 2-1
B. Number and Type of Rooms Within Units 2-1
C. Number of Inhabited Units 2-3
D. Race and Ethnicity of Residents 2-4

III. Housing Impact Study – Part 2 3-1

A. Number and Location of Units That Could Potentially be Removed 3-1
B. Relocation Plan 3-1
C. Replacement Housing 3-1
D. Replacement Housing Summary 3-4
E. Relocation Assistance 3-4

TABLES

H-1 Number of Housing Units by Type and Occupancy 2-1

H-2 Selected Housing Data 2-2

H-3 Selected Population Characteristics 2-4

APPENDIX

Attachment 1: Residential Units That May Be Removed

Attachment 2: TIF Redevelopment Project Area No. 1
Census Tract Map

SECTION I

INTRODUCTION

The purpose of this study is to conduct a housing impact study for the Carbondale TIF No. 1 Redevelopment Project Area (Area) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act"). The approximately 9-block Area is generally bounded by Main Street (IL Route 13) to the north, Logan Avenue to the east, Walnut Street and the alley south of Walnut Street to the south, and the Illinois Central Railroad Right-Of-Way and several City owned parking lots to the west. The Area contains approximately 31.5 acres and 18 total residential units.

As set forth in the Act, if the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify that 10 or more displacements inhabited residential units will not occur, the City shall prepare a housing impact study and incorporate the study in the feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11.74-4-4.1]. For the purposes herein "feasibility report" is made part of the "Redevelopment Plan and Project" for the proposed Redevelopment Project Area No. 1 ("the Plan).

The Area contained 16 inhabited residential units. The survey of residential units was undertaken on August 7, 2003 by Peckham, Guyton, Albers, and Viets (PGAV). The residential units are a combination of single-family and multi-family units. Because the Plan is intended to foster economic development activities which may result in the acquisition, renovation, and or demolition of property, which may include residential units, the housing impact study is being prepared under the assumption that more than 10 occupied residential units may be displaced. However, it should be noted that as of this writing, only one redevelopment proposal has been received by the City that would result in the removal of residential units (3 units).

The Area includes less than 75 residential units, but the City is unable to certify that no displacement of residents will occur; therefore, information regarding the potential impact on such residents and residential units is being provided in this Housing Impact Study. **Appendix, Attachment 1 – Residential Units That May Be Removed**, of this Housing Impact Study, indicates the parcels of real property on which there are buildings containing residential units that may be removed and that, to the extent those units are inhabited, the residents thereof may be displaced. The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land use survey conducted as part of the Eligibility Study contained in the Redevelopment Plan for the Area. A good faith estimate and determination of the number of residential units and rooms within each such building, and whether

such residential units were inhabited, was based on physical building surveys performed by PGAV, property data provided by the City, Jackson County tax assessment records, and the 2000 U. S. Census.

As set forth in the Act:

Part I of the housing impact study shall 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, if 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 the most recent federal census.

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 those units that will, or may be, removed;

(ii) the municipality's plans 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 identification of the type, location, and cost of the replacement housing; and

(iv) the type and extent of relocation assistance to be provided.

SECTION II

HOUSING IMPACT STUDY - PART I

A. Number and Type of Residential Units

The Area contains 13 single-family residential units, 1 multi-family building (containing 3 units), 1 mobile home, and 1 mixed-use single-family unit, for a total of 18 residential units. **Table H-1,** below, indicates the number and type of residential units and a breakdown by type of the number of units that were inhabited. This information was derived from field surveys of the Area conducted on August 7, 2003 and through data provided by the City of Carbondale.

Table H-1
Carbondale TIF Redevelopment Project Area No. 1
Housing Impact Study
Number of Housing Units By Type and Occupancy

Unit Type	Vacant	Occupied	Total
Single-Family	2	11	13
Multi-Family	0	3	3
Mobile Home	0	1	1
Mixed Use Single-Family	0	1	1
Total	**2**	**16**	**18**

B. Number and Type of Rooms Within Units

The majority of the Area is developed, and limited new residential construction has occurred over the last decade. Data from field surveys, the City, and the 2000 Census was used as the source for determining the number of rooms and bedrooms contained within the residential units that are located in the Area. Census Blocks are identified on **Attachment 2 - Census Tract Map** provided in the **Appendix** of this study. Consistent with the aforementioned data, the majority of residential units in and surrounding the Area are single-family units. **Table H-2** presents data on the units and the population in the Area.

Table H-2
Carbondale TIF Redevelopment Project Area No. 1
Housing Impact Study
Selected Housing Data

	Census Tract 112, Block Group 1						*Area Total*	Total Block Group 1
Blocks	*1002*	*1003*	*1004**	*1009***	*1010*	*1013***		
Population	2	12	9	3	0	7	33	543
Households	2	5	5	1	0	3	16	368
Average Household Size	1.00	2.40	1.80	3.00	0.00	2.33	2.06	1.48
Housing Units	2	5	5	1	1	4	18	450
Occupied	2	5	5	1	0	3	16	368
Owner Occupied	0	2	0	1	0	0	3	7
Renter Occupied	2	3	5	0	0	3	13	361
Vacant	0	0	0	0	1	1	2	66
Units Per Structure								
1, Detached	1	5	1	1	1	4	13	67
1, Attached	0	0	0	0	0	0	0	11
2 to 4	0	0	1	0	0	0	1	108
5 to 9	0	0	0	0	0	0	0	14
10 or More	0	0	0	0	0	0	0	223
Mobile Home, Trailer, Other	1	0	1	0	0	0	2	27
Rooms								
1 Room	N/A	N/A	N/A	N/A	N/A	N/A	N/A	126
2 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	113
3 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100
4 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	75
5 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19
6 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10
7 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7
8 Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
9 or More Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
Bedrooms*								
No Bedroom	0	0	0	0	0	0	0	147
1 Bedroom	1	0	3	0	0	0	4	189
2 Bedrooms	1	2	1	1	0	1	6	88
3 Bedrooms	0	3	0	0	1	2	6	19
4 Bedrooms	0	0	1	0	0	1	2	7
5 or More Bedrooms	0	0	0	0	0	0	0	0

Source: 1990 and 2000 Census, PGAV Field Study, and the City of Carbondale.

Note: Portions of Census Tract 111, Blocks 2006 and 2007 are located in the Area but contain no residential units. Census Tract 112, Blocks 1005 and 1008 are located in the Area but contain no residential units.

* Information based on City Permit records and PGAV calculations based on 2000 Census.

** Portions of Blocks 1009 and 1013 are not located in the Area. Information derived from PGAV field study, City data, and Census Data.

In summary, the following generally describes the units in the Area:

- About 81% of the units are renter occupied, and 19% of the units are owner occupied;

- About 72% of the units are located in single-family detached homes. 11% of the units are classified as mobile home, trailer, or other (1 unit is located

in a mobile home and one unit is located in a mixed-use building). The 3 units in the lone multi-family building represent about 16% of all units;

- Approximately 22% of the housing units contain one bedroom, 33% contain two bedrooms, 33% contain three bedrooms, and approximately 11% contain 4 bedrooms;

- The median number of rooms within a housing unit in Census Tract 112, Block Group 1, is 2.4 rooms. Room data for the blocks that comprise the Area were not available, so the Block Group data was used as the basis for determining the number of rooms contained in units in the Area. Seventy (70) units were contained in the Jackson County Nursing Home, which is located in a portion of Block 1009 that is not part of the Area. In addition, no one-room units are located in the Area. Therefore, one room units were removed from calculations and the number of rooms was recalculated at 3.2 rooms per unit;

- The average value of single-family residential units was based on the assessed value obtained from the Jackson County Assessor. The average appraised value (based on the assessed value divided by 0.33) of 11 of the 15 single-family units in the Area was $30,338. The remaining single-family units were comprised of an apartment within a motel, a single-family unit located on the same parcel as a commercial use, a vacant single-family home owned by a church, and a mobile home. The multi-family use (3 units) in the area had an appraised value of $27,342. The median rent asked for in units in Block Group 1 was $243, according to the 2000 Census.

In summary, the typical housing unit in the Area contains approximately 3 to 4 rooms with two to three bedrooms and is likely to be located in a single-family building. The occupants are likely to be renters and pay rent of approximately $240 to $250 per month. Given that Southern Illinois University at Carbondale (SIUC) is located in Carbondale, the high level of renters is likely associated with students attending the University.

C. Number of Inhabited Units

The Area contained 11 occupied single-family units, 3 occupied multi-family units, 1 occupied mobile home, and 1 occupied unit located in a mixed-use building. There are a total of 16 occupied residential units in the Area. The distribution of inhabited residential units is indicated in **Table H-1,** above. The survey of residential units was undertaken on August 7, 2003 and is a date not less than 45-days prior to the date that the resolution required by subsection (a)

of Section 11-74.4-5 of the Act was or will be passed (the resolution setting the public hearing date).

D. Race and Ethnicity of Residents

U. S. Census data from the 2000 Census was used both to determine the population in the Area and the race and ethnicity of Area residents. **Table H-3,** below, indicates the demographic characteristics of Area residents.

Table H-3
Carbondale TIF Redevelopment Project Area No. 1
Housing Impact Study
Selected Population Characteristics

	Census Tract 112, Block Group 1						*Total*	*Block Group 1*
Blocks	*1002*	*1003*	*1004*	*1009***	*1010*	*1013***		
Persons - 1990	N/A	N/A	N/A	N/A	N/A	N/A	N/A	521
Persons - 2000	2	12	9	3	0	7	33	543
% Change 1990 - 2000	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*4.2%*
Households - 2000	2	5	5	1	0	3	16	368
Persons Per Household - 2000	1.0	2.4	1.8	3.0	0.0	2.3	2.1	1.5
Race - 2000								
White Alone	1	8	9	0	0	2	20	178
Black or African American Alone	0	4	0	3	0	3	10	303
American Indian and Alaska Native Alone	0	0	0	0	0	0	0	4
Asian Alone	1	0	1	0	0	1	3	27
Native Hawaiian and Other Pacific Islander Alone	0	0	0	0	0	0	0	0
Some Other Race Alone	0	0	0	0	0	1	1	12
Two or More Races	0	0	0	0	0	0	0	19
Median Household Income Census Tract 112, Block Group 1								*$4,534*

Source: 1990 and 2000 Census, PGAV Field Study, and the City of Carbondale.

Note: Portions of Census Tract 111, Blocks 2006 and 2007 are located in the Area but contain no residential units. Census Tract 112, Blocks 1005 and 1008 are located in the Area but contain no residential units.

* Portions of Blocks 1009 and 1013 are not located in the Area. Information based on PGAV calculation from Census Data.

The data studied revealed the following:

- The Area contained 33 people, with approximately 2.1 persons per household in 2000;
- About 30% of the population is Black or African American alone; approximately 61% of the population is White alone; 9% of the

population is Asian alone; and 3% of the population is of another race collectively.[1]

- Data by block was not available, so the median household income for Block Group 1 was used. In 1999, the median household income was $4,534. This low level of household income is likely reflective of the high number of students attending Southern Illinois University at Carbondale.

In summary, the population is approximately 2/3rds White and 1/3rd Black, and are likely students with minimal household income.

[1] PGAV analysis adjusted due to the Area making up only a portion of Census Tract 112, Block Group 1, Block 1013

SECTION III

HOUSING IMPACT STUDY - PART 2

A. Number and Location of Units That Could Potentially be Removed

One of the primary goals of the Plan is to encourage private investment in commercial or office redevelopment projects. The establishment of the Area is intended to foster revitalization of the eastern entrance into downtown and to provide commercial growth opportunities in the central area of Carbondale. As part of the redevelopment process, it is anticipated that inhabited residential units will be displaced.

While the only redevelopment proposal submitted to the City to date anticipates the removal of only 3 residential units, it is impossible to determine whether the redevelopment or of any of other inhabited residential units would stem from projects that receive tax increment assistance (or other public projects that are implemented in furtherance of this Plan). Hence, there is a possibility that over the 23-year life of the Area, inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, it has been assumed that all units may, over time, be removed. **Attachment 1**, included in the Appendix, **indicates the residential units that may be removed** and the Parcel Identification Numbers associated with these properties.

B. Relocation Plan

The City's plans for relocation assistance for any residents in the Area whose permanent residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The only exception to the aforementioned subsection of the Act is that relocation assistance will not be limited to residents of low-income or very-low income households. The terms and conditions of such assistance is described later in Section E "Relocation Assistance" of this Housing Impact Study.

C. Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Area.

One of the primary purposes of this Plan is to redevelop much of the Area. Redevelopment of commercial buildings that may provide upper floor residential units could result from individual redevelopment projects.

Although several types of residential buildings are represented in the Area (single-family, multi-family, mobile home, and residential units in mixed-use buildings), residents can be categorized as either renters or owners. It is logical to use tenure, rather than building type, as the basis for discussing replacement housing, since a displaced renter would presumably seek a suitable replacement residence without particular concern for the type of structure. Overall, renters make up approximately 81%, and owner-occupied housing represents 19% of the households in the Area.

Replacement Rental Housing

Replacement rental housing market data for units located in the vicinity of the Area is provided below:

Unit Type	Bedrooms	Monthly Rent	Address
Apartment	1	$400	613 S. Washington St.
Colonial Apartments	N/A	$N/A	1433 E. Walnut St.
Duplex	2	$500	211 S. Gray Dr.
Duplex	2	$375	Carbondale
House	2	$300	305 Mill St.
House	3	$650	517 N. Oakland St.
House	2	$650	Carbondale
House	3	$675	205 E. College St.
House	2	$350	Carbondale
House	3	$550	Carbondale
House	1	$375	405 ½ N. Poplar
Studio Apartment	1	$450	Carbondale
Duplex	2	$500	Carbondale
Mobile Home	2	$285	Carbondale
Mobile Home	2	$375	Carbondale
Apartment	1	$235	Carbondale
Mobile Home	2	$325	Carbondale
Mobile Home	3	$410	Carbondale
House	4	$700	Carbondale
Apartment	1	$300	Rawlings St. Aparts.
Apartment	2	$580	Carbondale
Apartment	1	$385	Carbondale
House	2	$875	3110 W. Sunset
Duplex	2	$700	Carbondale (West Side)
Duplex	3	$700	Carbondale
Duplex	2	$525	Cedar Crk. Rd.
Duplex	2	$500	Carbondale

Source: Classified Ads, Southern Illinoisan- August 31, 2003, Carbondale Times – September 3 – September 9, 2003, Daily Egyptian – August 29, 2003 and September 3, 2003

Replacement For-Sale Housing

The City of Carbondale provided the following information from EZlist (a residential listing service in the Carbondale area) and through research of recent home sale prices.

Recent Home Sales in Vicinity of Area:

Address	Sales Price
422 E. Jackson	$4,500
417 E. Jackson	$6,500
310 E. Jackson	$26,000
312 E. Jackson	$26,000
913 N. Main	$14,000
312 E. Hester	$22,000
607 E. Snyder	$39,000
311 E. Larch	$11,000
420 E. Jackson	$3,000
510 S. Logan	$22,000
418 E. Willow	$14,500
317 Lynda	$55,000

Source: City of Carbondale, September 2003

For-Sale Home Listings For the City of Carbondale:

Address	Bedrooms	Bathrooms	Sq. Ft.	List Price
2511 S. Illinois	2	1	720	$9,000
445 Crossings Mobile Home Park	3	2	1064	$9,500
2511 S. Illinois	3	2	1120	$10,000
1022 N. Carico	2	1	720	$15,000
7358 Peach	2	1	700	$22,500
910 N. Marion	1	1	700	$24,900
335 Warren Rd.	3	2	1280	$34,900
410 W. Sycamore	3	1	656	$36,900
719 N. Carico	2	1	676	$37,500
500 Charles Road #1	3	2	1456	$42,000
905 Linden	2	1	914	$42,900
7053 Pear Lane	3	2	920	$44,000
320 Crestview Lane	3	1	1008	$44,900
3982 Devil's Fork Rd.	2	1	720	$44,900
405 N. Oakland	2	1	996	$47,000
415 N. Washington	4	2	1104	$55,000
615 W. Owens	3	1	1056	$56,000
6830 Sparrow Lane	1	1	796	$63,000

Source: City of Carbondale-EZlist-MLS September 2003

D. Replacement Housing Summary

The typical building type in the Area is a single family or multi-family structure with one or two bedrooms. Most of the listings reviewed for rental units appear to be directed to students attending Southern Illinois University at Carbondale because many of the listings point out the units' proximity to the University or, in the case of some listings, were directed at individuals looking for roommates. In addition, most of the unit listings are for 1 or 2 bedroom units. Given the high level of renters located in the Area, the relatively stable population created by students attending the University, and the types of units offered, it is apparent that adequate replacement housing for renter occupied units is available both in number and in the range of rents assumed to be paid in the Area. This condition is likely to remain consistent, given the market conditions created by the University.

Like replacement rental housing, a significant number of for sale units are available in the vicinity of the Area. The average value of homes in the Area was approximately $30,000, based on the assessor's records. While numerous other listings were available, only those listed below $63,000 were shown. As indicated in the listings, numerous for sale units were available in the vicinity of the Area in the price range of those units located in the Area.

It should be noted that the listings provided herein are a "snapshot" of the availability of units at this time. At the time a redevelopment project is approved that would result in the displacement of residences or the removal of residential units, updated information should be made available.

E. Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Area, including the removal of residential housing units occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided 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 thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that replacement housing for the aforementioned households is located in or near the Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this report, these statutory terms have the following meaning: (i) "low-income households"

means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent, but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income households" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (ii) "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 percent of the maximum allowable income for such households, as applicable.

APPENDIX

ATTACHMENT 1

RESIDENTIAL UNITS THAT MAY BE REMOVED

RESIDENTIAL UNITS THAT MAY BE REMOVED

Housing Impact Study
City of Carbondale, Illinois

Parcel Identification Number	Residential Unit Type [1]	Number of Residential Units [2]	Occupied Residential Units [3]	Residential Property Address
15-21-260-016	Multi-Family	3	3	214 E. Monroe
	Mobile Home	1	1	214 E. Monroe
15-21-260-018	Single Family	1	1	110 South Marion
15-21-261-011	Single Family	1	0	217 E. Monroe
15-21-262-011	Single Family	1	1	204 E. Elm
15-21-276-003	Single Family	1	1	107 S. Marion
15-21-276-004	Single Family	1	1	109 S. Marion
15-21-276-007	Single Family	1	1	203 S. Marion
15-21-276-010	Single Family	1	1	209 S. Marion
15-21-276-030	Single Family	1	1	318 E. Walnut
15-21-276-034	Mixed-Use	1	1	309 E. Main
15-21-276-036	Single Family	1	1	201 S. Marion
15-21-279-003	Single Family	1	0	307 S. Marion
15-21-279-007	Single Family	1	1	305 E. Walnut
15-21-279-008	Single Family	1	1	307 E. Walnut
15-21-279-029	Single Family	1	1	305 S. Marion
TOTAL		**18**	**16**	

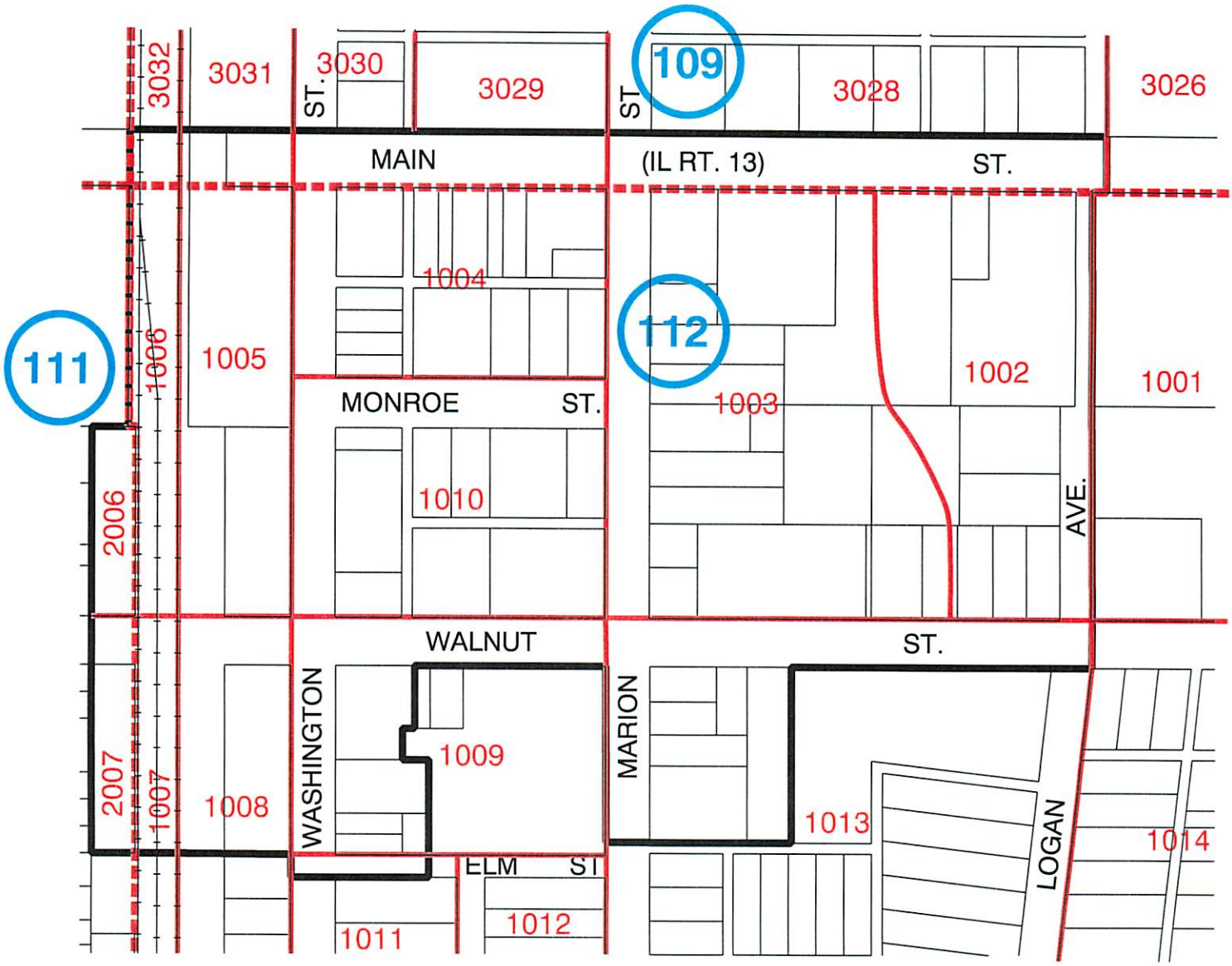
[1] Indicates P.I.N.'s containing residential units and residential unit by type.

[2] Indicates the total number of residential units for each P.I.N., based on field survey on 8/7/03.

[3] Indicates the total number of occupied residential units for each P.I.N., based on field survey 8/7/03.

ATTACHMENT 2

CENSUS TRACT MAP



LEGEND

- Redevelopment Project Area Boundary
- Census Block Boundary
- 1013 Block Number
- Census Tract Boundary
- 112 Census Tract Number

OCTOBER 2003

Attachment 2
CENSUS TRACT MAP

Redevelopment Project Area No. 1
City of Carbondale, Illinois

NORTH

0 100 200 300
SCALE IN FEET

PGAV Urban Consulting

ATTACHMENT C

8/7/03 PHOTOGRAPHS

Deteriorated improvements in railroad right-of-way

Vacant and dilapidated industrial buildings backing to the railroad

Vacant and dilapidated Industrial building with collapsed roof

Vacant and dilapidated industrial building with overgrown vegetation

Deteriorated Commercial building backing to the railroad

Deteriorated commercial building fronting Walnut Street

Dilapidated building on the southwest corner of Washington Street and Walnut Street intersection

Dilapidated sidewalks run along much of Washington Street

Dilapidated soffit and fascia on Selmier-Peerless building

Dilapidated site improvements Selmier-Peerless

Deteriorated single family dwelling located on Elm Street

Washington façade of vacant recycling center

Dilapidated site improvements associated with vacant recycling center

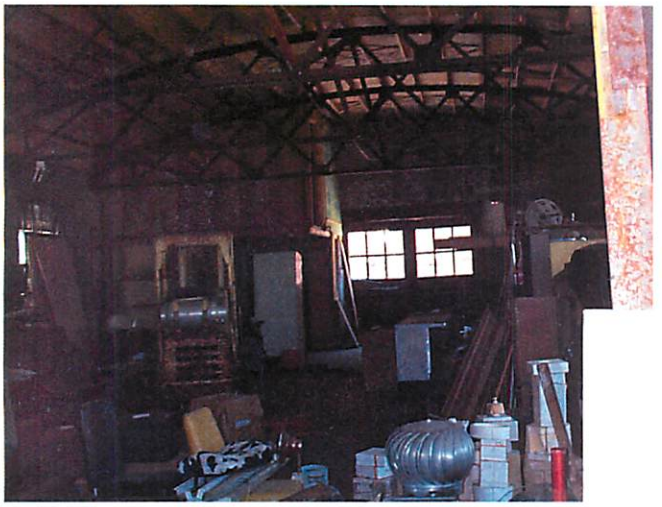
Deteriorated rear portions of recycling center

Rear façade deteriorated Cycle Tech building

Washington Street façade Spires Wholesale

Deteriorated parking lot at the multi tenant commercial use located at the corner of Main and Washington

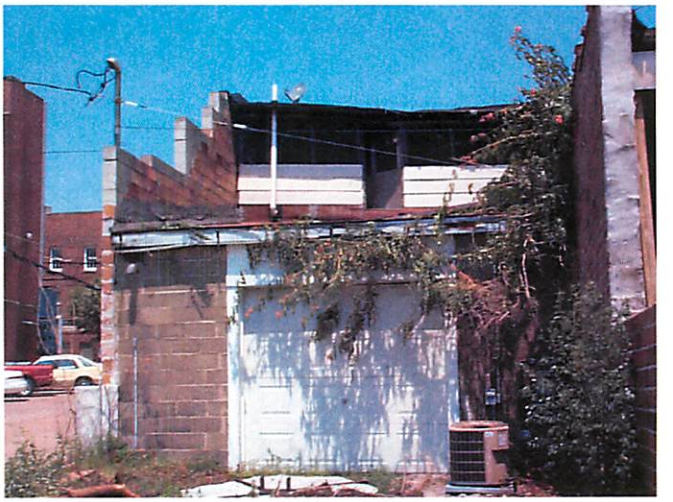
Deteriorated commercial building southwest corner of Marion Street and Main Street intersection



Interior of the deteriorated building at the southwest corner of Marion Street and Main Street intersection

Rear façade of dilapidated building at southwest corner of Marion Street and Main Street intersection. Note deteriorated door and overgrown vegetation.

Dilapidated alley between Washington Street and Marion Street



Deteriorated rear façade of the Upsides Burgundy Building. Note overgrown vegetation

Dilapidated site improvements associated with commercial building located along Monroe Street

Trash, debris, overgrown vegetation located at the commercial building located along Monroe Street

Deteriorated rear façade of Dillinger's Seed

Dilapidated alley between alley and Monroe Street

Dilapidated façade on the western face of a commercial building along Monroe Street

Dilapidated façade of a building on Monroe Street

Deteriorated mobile home located behind 214 Monroe Street

Deteriorated multi-family home at 214 Monroe Street. Note deteriorated fascia

Deteriorated single family home located at 109 Marion Street. Note deteriorated fascia

Deteriorated single family with dilapidated site improvements at 107 Marion Street. Note overgrown vegetation

Rear façade of vacant and dilapidated gas station located at the corner of Main Street and Marion Street. Note overgrown vegetation

Inside of vacant, and dilapidated gas station located at the corner of Main Street and Marion Street

Dilapidated site of the gas station located at the intersection of Main Street and Marion Street. Note boarded up door

Deteriorated used car lot located along Main Street. Note cracking in the exterior wall above the window

Deteriorated parking lot located off of Logan Avenue

Deteriorated ditch located along Logan Avenue. Note trash and overgrown vegetation

Deteriorated single family home located off of Walnut Street. Note dilapidated carport

Deteriorated single family home located off of Walnut Street

Deteriorated single family home located off of Marion Street

Deteriorated fascia and awning of commercial building located in 200 block of Walnut Street

ATTACHMENT D

PIN LIST AND 2002 EAV

PROPERTY IDENTIFICATION NUMBER (PIN) LIST AND 2002 EAV

Redevelopment Project Area No. 1
City of Carbondale, Illinois

Parcel Identification Number	Property Owner's Name & Address	2002 EAV
15-21-258-007	Olympic Industries 514 S. Illinois Carbondale, IL 62901	23,378
15-21-258-008	City of Carbondale P. O. Box 2047 Carbondale, IL 62901	0
15-21-259-001	Somchai Thipkhosithkun 47 Rosevelt Rd. Carbondale, IL 62901	26,221
15-21-260-001	Danny Terry 1012 Villa Court Carbondale, IL 62901	88,940
15-21-260-002	Somchai Thipkhosithkun 47 Rosevelt Rd. Carbondale, IL 62901	12,857
15-21-260-003	Danny Terry 1012 Villa Court Carbondale, IL 62901	33,082
15-21-260-004	First National Bank, Trust 9503 509 S. University Ave. Carbondale, IL 62901	15,954
15-21-260-005	Carbondale Township 217 E. Main St. Carbondale, IL 62901	0
15-21-260-010	Michael Gullett 6 View Valley Drive Carbondale, IL 62901	12,327
15-21-260-011	L. Spires 111 S. Washington Carbondale, IL 62901	14,760
15-21-260-012	L. Spires 111 S. Washington Carbondale, IL 62901	12,554
15-21-260-013	Associated Lumber 115 S. Washington Carbondale, IL 62901	31,653
15-21-260-016	Greg Szubartowski P. O. Box 903 Carbondale, IL 62901	9,023
15-21-260-017	Carbondale Township 217 E. Main St. Carbondale, IL 62901	0
15-21-260-018	Ellen Eckert, et. al. 1383 Indian Ridge Rd. Jacob, IL 62950	16,367
15-21-260-020	Carbondale Lumber 115 S. Washington Carbondale, IL 62901	18,507
15-21-260-021	Mark Holt 21 Cedar Crest Lane Makanda, IL 62958	26,685
15-21-260-022	Eric Deutsch 365 Fiddler Ridge Rd. Murphysboro, IL 62966	13,312

PROPERTY IDENTIFICATION NUMBER (PIN) LIST AND 2002 EAV

Redevelopment Project Area No. 1
City of Carbondale, Illinois

Parcel Identification Number	Property Owner's Name & Address	2002 EAV
15-21-261-001	Charles Gillespie 25 Pine Lake Carbondale, IL 62901	5,343
15-21-261-009	Carbondale Lumber 115 S. Washington Carbondale, IL 62901	1,603
15-21-261-010	Rock Hill Trustees 211 East Oak Street Carbondale, IL 62901	0
15-21-261-011	Elbert Simon Rock Hill Baptist Church 211 East Oak Street	0
15-21-261-012	Elbert Simon Rock Hill Baptist Church 211 East Oak Street Carbondale, IL 62901	0
15-21-261-015	Sam & Linda Burkey 15481 Highway 127 Murphysboro, IL 62966	35,356
15-21-261-016	Reed Road Associates 600 Reed Road Bromall, PA 19008	83,252
15-21-261-017	Land Trust #2002-23 509 South University Ave. Carbondale, IL 62901	9,163
15-21-261-018	Olympic Industries 514 S. Illinois Carbondale, IL 62901	8,262
15-21-262-005	Rolland Bridges 405 S. Washington Carbondale, IL 62901	4,475
15-21-262-009	Rolland Bridges 405 S. Washington Carbondale, IL 62901	1,215
15-21-262-010	Rolland Bridges 405 S. Washington Carbondale, IL 62901	1,215
15-21-262-011	Rolland Bridges 405 S. Washington Carbondale, IL 62901	12,934
15-21-262-013	Deborah Bridges 785 McKinney Chapel Rd. Marion, IL 62959	23,381
15-21-276-001	Veach Oil P. O. Box 68 Vienna, IL 62995	17,526
15-21-276-003	A & E Rentals 355 Panthers Den Rd. Makanda, IL 62958	7,141
15-21-276-004	A & E Rentals 355 Panthers Den Rd. Makanda, IL 62958	7,423
15-21-276-005	Bryan Kimmel 309 E. Main Carbondale, IL 62901	1,603

PROPERTY IDENTIFICATION NUMBER (PIN) LIST AND 2002 EAV

Redevelopment Project Area No. 1
City of Carbondale, Illinois

Parcel Identification Number	Property Owner's Name & Address	2002 EAV
15-21-276-007	Greg Szubartowski P. O. Box 903 Carbondale, IL 62901	4,720
15-21-276-008	Marilyn Rochman P. O. Box 3074 Carbondale, IL 62902	30,151
15-21-276-009	New Group, Inc. P. O. Box 470 Dyersburg, TN 38025	1,215
15-21-276-010	Vernell Smith 209 S. Marion Carbondale, IL 62901	15,589
15-21-276-015	Helen Wallace Trust 620 N. Oakland Carbondale, IL 62901	8,679
15-21-276-018	Helen Wallace Trust 620 N. Oakland Carbondale, IL 62901	81,831
15-21-276-019	Katherine Rossiter 309 E. Main Carbondale, IL 62901	2,428
15-21-276-020	Katherine Rossiter 309 E. Main Carbondale, IL 62901	2,428
15-21-276-021	Katherine Rossiter 309 E. Main Carbondale, IL 62901	2,670
15-21-276-022	Hillcrest Land Trust P. O. Box 3097 Carbondale, IL 62902	1,619
15-21-276-027	Bryan Kimmel 309 E. Main Carbondale, IL 62901	729
15-21-276-028	Katherine Rossiter 309 E. Main Carbondale, IL 62901	12,746
15-21-276-029	Bryan Kimmel 309 E. Main Carbondale, IL 62901	8,923
15-21-276-030	Hillcrest Land Trust P. O. Box 3097 Carbondale, IL 62902	25,954
15-21-276-031	Hillcrest Land Trust P. O. Box 3097 Carbondale, IL 62902	32,398
15-21-276-032	Dan Ramey P. O. Box 701 Centralia, IL 62801	48,881
15-21-276-033	Land Trust #406666 2018 W. Norwood Dr. Carbondale, IL 62901	34,901
15-21-276-034	Katherine Rossiter 309 E. Main Carbondale, IL 62901	91,167

PROPERTY IDENTIFICATION NUMBER (PIN) LIST AND 2002 EAV

Redevelopment Project Area No. 1
City of Carbondale, Illinois

Parcel Identification Number	Property Owner's Name & Address	2002 EAV
15-21-276-035	A & E Rentals 355 Panthers Den Rd. Makanda, IL 62958	809
15-21-276-036	Frank Stonemark 2417 New Era Rd., Lot 20 Murphysboro, IL 62966	5,567
15-21-276-037	New Group, Inc. P. O. Box 470 Dyersburg, TN 38025	129,137
15-21-279-001	Robert Irvin, et. al. 209 Oakwood Dr. Carterville, IL 62918	2,842
15-21-279-002	Barrett Rochman P. O. Box 3074 Carbondale, IL 62902	1,335
15-21-279-003	Barrett Rochman 1345 E. Park Carbondale, IL 62902	4,264
15-21-279-007	Rochman Group, LLC P. O. Box 3074 Carbondale, IL 62902	7,895
15-21-279-008	Robert Irvin, et. al. 209 Oakwood Dr. Carterville, IL 62918	21,330
15-21-279-029	Barrett Rochman P. O. Box 3074 Carbondale, IL 62902	6,899
15-21-502-010	Illinois Central Gulf 455 North City Front Plaza Drive, 20th Floor Chicago, IL 60611-	6,899
	TOTAL:	$1,169,518

ATTACHMENT E

BOUNDARY DESCRIPTION

Beginning at the intersection of the Easterly right of way line of Gum Street and the Northerly right of way line of Main Street, thence Southerly along the Southerly extension of the Easterly right of way line of Gum Street to a point in the Southerly right of way line of Main Street; thence Westerly along the Southerly right of way line of Main Street to the intersection with the Easterly right of way line of Logan Avenue; thence Southerly along the Easterly right of way line of Logan Avenue and the southerly projection thereof to the intersection of the Southerly right of way line of Walnut Street; thence Westerly along the Southerly right of way line of Walnut Street to the Northeast corner of Lot 501 in Ezra Ferrell Subdivision as shown by the Recorded Plat thereof in Book K of Deeds, on Page 555 in the Recorder's Office of Jackson County, Illinois; thence Southerly along the Easterly line of said Lot 501 to the Southeast corner thereof; thence Westerly along Southerly line of Lots 501 and 498 of the said Ezra Ferrell Subdivision to the Southwest corner of aforesaid Lot 498 and the Easterly right of way line of Marion Street; thence Westerly along the Westerly extension of the Southerly line of the aforesaid Lot 498 to the intersection of the Westerly right of way line of Marion Street; thence Northerly along the Westerly right of way line of Marion Street to the intersection with the Southerly right of way line of Walnut Street, the intersection of the aforesaid rights of way also being the Northeast corner of Lot 310 in Carbaugh and Atkins Subdivision of Outlot 52 as shown by the recorded plat thereof in Book J of Deeds on Page 331 in the Recorder's Office of Jackson County, Illinois; thence South 79 degrees 39 minutes West along the North line of Lots 310, 306, 305, 304, and 303 of said Carbaugh and Atkins Subdivision, a distance of 287.79 feet, the aforesaid North lot lines also being the Southerly right of way line of Walnut Street; thence bearing South 10 degrees 4 minutes 24 seconds East a distance of 93.78 feet to a point in the North line of Lot 307 in said Carbaugh and Atkins Subdivision; thence bearing North 79 degrees 19 minutes 54 seconds East, along the Lot line, a distance of 24.00 feet to a point; thence bearing South 10 degrees 23 minutes 42 seconds East, a distance of 100.24 feet to a point; thence bearing North 78 degrees 58 minutes 54 seconds East, a distance of 17.20 feet to a point; thence bearing South 10 degrees 23 minutes 42 seconds East, a distance of 70.48 feet to a point in the Northerly right of way line of Elm Street; thence continuing Southerly along the last aforesaid course to a point in the Southerly right of way line of Elm Street; thence Westerly along the Southerly right of way line of Elm Street and its Westerly extension to the Westerly right of way line of Washington Street; thence Northerly along the Westerly right of way line of Washington Street to the Southeast corner of Outlot 53 in the Plat of Addition to the Town of Carbondale as shown by the recorded plat thereof in Book G of Deeds on Page 373 in the Recorder's Office of Jackson County, Illinois; thence Westerly along the Southerly line of

said Outlot 53 to the Easterly right of way line of the Canadian National Railroad; thence Southerly along the right of way line of the Canadian National Railroad to the intersection of the Easterly extension of the South line of Lot 407 of Herrald's Addition as shown by the Recorded Plat thereof in Book K of Deeds, on Page 39 in the Recorder's Office of Jackson County, Illinois; thence Westerly along the said Easterly extension of the South line of Lot 407 to the Southeast corner of said Lot 407; thence Northerly along the East lines of Lots 407 through 401 of said Herrald's Addition to the Northeast corner of Lot 401, said corner being in the Southerly right of way line of Walnut Street; thence Northerly along a line to the Southeast corner of Lot 33 in the Original Town of Carbondale as shown by the recorded plat thereof in Book G of Deeds on Page 278 in the Recorder's Office of Jackson County, Illinois; , said corner being in the Northerly right of way line of Walnut Street; thence Northerly along the East lines of Lots 33 through 39 of said Original Town of Carbondale to the Northeast corner of said Lot 39; thence Easterly along the prolongation of the North line of said Lot 39 to the Westerly right of way line of the Canadian National Railroad; thence Northerly along the Westerly right of way line of the Canadian National Railroad to the intersection with the Westerly extension of the Northerly right of way line of Main Street; thence Easterly along the Northerly right of way line of Main Street and the prolongations thereof to the intersection with the Easterly right of way line of Gum Street and the point of beginning for this description.