

**Tax Increment Finance
City of Carbondale
Jackson County**

**Illinois-University Corridor
Redevelopment Project Area #3**

Redevelopment Plan and Project



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City of Carbondale
Oakland-Sycamore Redevelopment Project Area #3

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INTRODUCTION

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “**Act**”), the City of Carbondale, Illinois (the “**City**”) anticipates designating the Oakland-Sycamore Redevelopment Project Area #3 as a “redevelopment project area” (“**Redevelopment Project Area**”) under the **Act**, prior to which the **City** shall have adopted and approved this “Tax Increment Finance, City of Carbondale, Oakland-Sycamore Redevelopment Project Area #3, Redevelopment Plan and Project” as a “redevelopment plan” (the “**Redevelopment Plan**”) and “redevelopment project” (the “**Redevelopment Project**”) and the use of tax increment finance (“**TIF**”) in connection with the payment of qualifying “redevelopment project costs” (the “**Redevelopment Project Costs**”) under the **Act** and implementation of this **Redevelopment Plan** and **Redevelopment Project** for the **Redevelopment Project Area** in twenty-three years, but with the receipt of the 23rd year of incremental property taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the **Redevelopment Project Area**, the **City** engaged Ruyle Hullinger and Associates as its “Consultant” (the “**Consultant**”) to assist the **City** in determining whether the **Redevelopment Project Area** qualifies under the **Act** as a “conservation area,” (“**Conservation Area**”) a “blighted area,” (**Blighted Area**) or a combination thereof and/or an “industrial conservation area” (“**Industrial Park Conservation Area**”), as those terms are defined in the **Act**. In this case, the **Redevelopment Project Area** qualifies as a **Blighted Area** for the “improved land” (“**Improved Land**”). Such qualification is documented in the City of Carbondale, Oakland-Sycamore Redevelopment Project Area #3 Eligibility Report, October 2012 (“**Eligibility Report**”) attached as Attachment 4 made part of this document by reference hereto.

The Oakland-Sycamore Redevelopment Project Area #3 is bounded by the vacant school property on N. Oakland Avenue and the Armory and Public Works garage on North Oakland Avenue and W/ Sycamore Street. It runs along N. Oakland Avenue

The exact boundaries of the **Redevelopment Project Area** are described in the Legal Description, Attachment 1, and are shown on the **TIF** Map, Attachment 2; both Attachments are made part of this report by reference hereto.

The approximate generic boundary of the **Redevelopment Project Area** is described as follows:

It begins at the corner of N. Springer St. and W. High Street. It proceeds north 2 parcels then turns west to parcel 15-21-104-021. It turns north to alley then turns west to parcel 15-21-104-001. It turns north crossing W. Pecan St to the northeast corner of parcel 15-21-101-006. It turns east to southeast corner of parcel 15-21-101-005 then turns north 2 parcels. It turns east to southeast corner of parcel 15-21-101-003 then turns north crossing W. Sycamore St. to the northeast corner of parcel 15-16-355-019. It turns west to N. Oakland St. then turns north to northeast corner of parcel 15-17-481-024. It turns west to northwest corner of parcel 15-17-480-005 then turns south 2 parcels before turning east to N. Helen St. It turns south

to W. Sycamore then turns east to N. Oakland. It follows N. Oakland south to W. High St. then runs W. High street east to the beginning.

B. City of Carbondale

In August 1852, Daniel Harmon Brush, John Asgill Conner, and Dr. William Richart bought 360 acres of land along the right-of-way for the Illinois Central Railroad with the intention of founding a new town. The inspiration for the town's name came from Brush's plans to develop coal-mining operations in the region. The first train ran through the town on the main line north from Cairo (Ill.) on Independence Day, 1854.

By the end of the Civil War, Carbondale had become not only a regional center for business and transportation, but also an education center with the founding of Carbondale College, which became Southern Illinois College in 1869. Carbondale won the bid for the new teacher training school for the region, and Southern Illinois Normal University opened here in 1874. This gave the town a new industry, new citizens, and a model school to supplement the public schools. By 1947, the college had obtained full university status and the name was changed to Southern Illinois University.

Carbondale is a **City** in Jackson County in the State of Illinois, within the Southern Illinois region. It is located at the junction of Illinois Route 13 and U.S. Route 51, 96 miles (154 km) southeast of St. Louis Missouri, , on the northern edge of the Shawnee National Forest. Interstate 57 is accessible to the east on Route 13 at Marion, and to the south on Rt. 51 near Dongola. Interstate 64 is accessible to the north on Rt. 51. Interstate 24 is accessible six miles south of Marion on I-57. The **City** is 331 highway miles from Chicago, Illinois, 96 highway miles from St. Louis Missouri, and 213 highway miles from Memphis, Tennessee.

The **City** is twelve miles (19 km) away from the Williamson County Regional Airport, where one commercial airline service provides passenger service to St. Louis on four flights each day. The Southern Illinois Airport is located northwest of the **City** and offers private aviation services and is home to SIU's aviation program.

Amtrak, the US passenger rail system, provides service to Carbondale with three trains daily.

As of the 2010 census, the **City** had a population of 25,902, and is the 20th-most populated city outside of the Chicago Metropolitan Area. In addition, the **City** is the most populous in Southern Illinois, outside of the Metro-East area, and the most populous city in the Carbondale-Marion-Herrin, Illinois Combined Statistical Area and the Metro Lakeland area. The CSA has 126,575 residents, the sixth most populous Combined Statistical Area in Illinois.

It is in the watershed of the Big Muddy River, at 415 feet (126 m) above sea level.

According to the 2010 census, the **City** has a total area of 17.51 square miles (45.4 km).

The City of Carbondale is governed under a Council-Manager form of Government. The Mayor and six City Council members are elected at-large for four-year staggered terms in non-partisan elections. The City Council acts as the policy making body for City Government and hires a City Manager to serve as the

Chief Administrative Officer. The Mayor is the official head of the **City** and with City Council consent is responsible for appointing members to the various boards, commissions, and committees of the **City**.

Services provided by the **City** include Police Protection and Fire Protection, Development Services, Public Works. The **City** also operates, on an enterprise basis, Water and Sanitary Sewer operations, Parking System maintenance and operations, Solid Waste Collection and Recycling operations, and City-owned Rental Properties maintenance and operations.

Carbondale is a zoned, home-rule municipality. In 2010, the **City** approved a new comprehensive plan that lays out goals for the future and ways to accomplish these goals.

Education is a priority in Carbondale, which enjoys the influence of a leading community college (John A. Logan) and a nationally known university (Southern Illinois University-Carbondale). Southern Illinois University Carbondale (SIUC) is home to nearly 21,000 students from around the world.

Carbondale has four public school systems. Giant City, Unity Point, and District 95 all serve elementary / junior high students, while District 165 serves students at the high school level.

Medical care is provided at Memorial Hospital.

In addition to Southern Illinois University, the **City** has a variety of unique cultural institutions. PBS and NPR broadcasting stations (WSIU) are affiliated with the university. Carbondale also is home to WDBX Community Radio for Southern Illinois, and the Big Muddy Independent Media Center.

There are two daily newspapers, *The Southern Illinoisan* and the *University's Daily Egyptian*; two weeklies, the *Carbondale Times* and the *Nightlife*; and a bi-weekly *Heartland Women*.

SIU has a teaching museum on campus, the University Museum, which has 60,000 artifacts in its collection and hosts traveling shows from known artists. In addition to the University Museum, there is the African American Museum and The Science Center.

Theater-goers can see both professional and student-produced plays and performances at the University's McLeod and Kleinau Theaters. SIUC is also home to the largest auditorium in Southern Illinois, Shryock Auditorium. Theater-goers can also attend off-campus productions by The Jackson County Stage Company.

Carbondale is also sometimes referred to as a "Town of Poets" for their flourishing poetry community. Notable poets include Rodney Jones, Judy Jordan, Allison Joseph, and the Transpoetic Playground collective.

Carbondale has a wide variety of recreational opportunities. Carbondale has 18 public tennis courts, as well as the Superblock, which is a sports multi-complex with baseball, softball, soccer, football, and track fields. The Carbondale Park District maintains seven parks and an indoor pool for public use. Southern Illinois University's Recreation Center is open to the public; it provides swimming, bowling, rock climbing walls, tennis, basketball, an indoor track, racquetball, weight training, and a variety of exercise equipment.

Carbondale is adjacent to Crab Orchard National Wildlife Refuge, Shawnee National Forest, and Giant City State Park. There are 14 parks in the area. Located on the northern edge of the Shawnee National Forest, Carbondale is adjacent to a number of venues for outdoor activities. Giant City State Park, Little Grand Canyon, Piney Creek Ravine, Pomona Natural Bridge, Garden of the Gods, and Trail of Tears State Park are nearby areas that offer hiking, biking, and horseback riding.

Five minutes south of Carbondale is the city reservoir, Cedar Lake, which is open to kayaking and canoeing. Other lakes nearby include Little Grassy Lake, Devils Kitchen Lake, Crab Orchard Lake, and Kinkaid Lake. Another more remote location is Cache River Swamp, the northernmost cypress swamp in North America. The surrounding areas also offer hiking and mountain biking.

City of Carbondale



C. Summary of the City's Problems

The City of Carbondale is one of the older communities in Illinois. The community finds itself having many of the problems of older communities with aging infrastructure and the need for redevelopment of older areas. As with many older cities, it also lost many of its industrial jobs resulting in lower tax revenues and tax base. In addition, as an older community, it faces deterioration and obsolescence in many of its public facilities. Likewise, homes in many areas are have aged and by virtue of their age have deterioration and are no longer typical of housing in the newer part of town. Finally, based on the economic downturn, many homes have been reassessed reducing their EAV's. The tax base of the **City** and other taxing bodies has suffered as a result.

Carbondale has been working on its economic development problems and has created a TIF #1 which is approximately one mile away and an Enterprise Zone to spur economic development. The **TIF** has resulted in redevelopment in the downtown area and is meeting with success. The City is creating another downtown **TIF** to continue redevelopment in that location and is creating a new **TIF** in the Oakland-Sycamore location to address conditions there.

These conditions include, among others; obsolescence of structures, deterioration and vacancies, and utility and infrastructure problems.

D. Tax Increment Financing

The Illinois General Assembly passed an initial form of the Tax Increment Allocation Redevelopment Act (the “**Act**”) in 1977 “tax increment financing” (**TIF**) in Illinois. The General Assembly amended the **Act** and it is now found in 65 ILCS 5/11-74.4-1 et seq. The **Act** provides a means for municipalities, after the approval of a **Redevelopment Plan** and Project, designation of a **Redevelopment Project Area** and adoption of tax increment financing, to redevelop **Blighted, Conservation, or Industrial Park Conservation Areas** and to finance “redevelopment project costs” (“**Redevelopment Project Costs**”) with “incremental property tax revenues” (“**Incremental Property Taxes**”) as such terms are defined in the **Act**. **Incremental Property Taxes** are derived from the increase in the current equalized assessed valuation (**EAV**) of real property within the **Redevelopment Project Area** over and above its initial **EAV** at the time of the designation of the **Redevelopment Project Area** (“**Initial EAV**”). Any year-to-year increase in **EAV** is then multiplied by the current tax rate, which results in **Incremental Property Taxes**.

The **Act** defines a number of eligible items that may be **Redevelopment Project Costs** under the **Act**. **Incremental Property Taxes** may pay for many of these **Redevelopment Project Costs**. In addition, subject to the conditions of the **Act**, a municipality may pledge as payment additional revenues including revenues from the **Redevelopment Project**, municipal property taxes or other revenue sources such as sales and utility taxes, and bonds backed by the general obligation of the municipality payable by **Incremental Property Taxes** and other sources.

Tax increment financing is not intended to generate tax revenues for **TIF** by increasing tax rates, but rather through the capture during the future life of the **Redevelopment Project Area** of new tax revenues generated by the increase in the **EAV** over the **Initial EAV**. This increased **EAV** of properties can result from a municipality’s redevelopment program, improvements and activities, various development and redevelopment activities, and the reassessment of properties. Under the **Act**, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the **Initial EAV** of properties within the **Redevelopment Project Area**. Additionally, taxing districts can receive distributions of **Incremental Property Taxes** designated by the **City** as “surplus” (“**Surplus**”) under the **Act**. This occurs when taxes received exceed principal and interest obligations for that year and expected **Redevelopment Project** expenditures necessary to implement the **Redevelopment Plan**. This distribution is subject to the **Act**. Taxing districts also benefit from the increased property tax base after **Redevelopment Project Costs** and obligations are paid. If the taxing districts have buildings and structures in the **Redevelopment Project Area**, those facilities are eligible for repair, remodeling and rehabilitation, if funds are available and such activities are included in the **Redevelopment Plan**.

E. The Redevelopment Project Area of the City of Carbondale

The **Redevelopment Project Area** includes approximately 16.25 acres.

The exact boundaries of the **Redevelopment Project Area** are described in the legal description and are shown on the **TIF** Map as Attachments 1 and 2 respectively. These attachments are made part of this report by reference hereto. The following description can be used to generally locate the **Redevelopment Project Area** boundaries.

In general, the **Redevelopment Project Area** begins at the corner of N. Springer St. and W. High Street. It proceeds north 2 parcels then turns west to parcel 15-21-104-021. It turns north to alley then turns west to parcel 15-21-104-001. It turns north crossing W. Pecan St to the northeast corner of parcel 15-21-101-006. It turns east to southeast corner of parcel 15-21-101-005 then turns north 2 parcels. It turns east to southeast corner of parcel 15-21-101-003 then turns north crossing W. Sycamore St. to the northeast corner of parcel 15-16-355-019. It turns west to N. Oakland St. then turns north to northeast corner of parcel 15-17-481-024. It turns west to northwest corner of parcel 15-17-480-005 then turns south 2 parcels before turning east to N. Helen St. It turns south to W. Sycamore then turns east to N. Oakland. It follows N. Oakland south to W. High St. then runs W. High street east to the beginning.

The term **Vacant Land** is defined in the **Act**. This definition is found in *Appendix B: Definitions*. There are no **Vacant Land** Parcels.

The term **Improved Land** is also defined in the **Act**. The property within the **Redevelopment Project Area**, meets this definition.

Properties in the **Redevelopment Project Area** are residential, governmental, commercial, and institutional.

Attachment 1 is the Legal Description of the **Redevelopment Project Area**. Attachment 2 is the Map of the **Redevelopment Project Area**. Both are made part of this document by reference hereto.

At the request of the **City**, the **Consultant** surveyed the area identified by the **City** and referred to as the Oakland-Sycamore Redevelopment Project Area #3 to document any **Blighted Area** or **Conservation Area** factors that may exist within the **Redevelopment Project Area**. The **Consultant** documented these factors in an analysis entitled the "Tax Increment Finance, City of Carbondale, Oakland-Sycamore Redevelopment Project Area #3, Eligibility Report, October 2012 " (the "Eligibility Report"), in Attachment 4 of this **Redevelopment Plan** made part of this plan by reference hereto. The **Redevelopment Project Area** was determined to meet the qualification for **Blighted Area** for **Improved Land**. For greater detail on these factors, refer to the Eligibility Report, Attachment 4.

The **Improved Land** properties include a vacant school, educational support facilities, institutional facilities, housing, one commercial building, a Public Works facility including a water tower, and an armory with outbuildings. Housing in the **Improved Land** suffers from the typical problems of many older housing areas having structures that are obsolete and fail to meet modern commercial and code standards and do not easily lend themselves to modern housing needs.

Drainage and is a problem throughout the **Redevelopment Project Area**.

The Armory and its outbuilding, and the public facilities and the school and its support facilities border housing with no buffering.

The **Redevelopment Project Area** suffers from a lack of planning, as evidenced by the inappropriate size and shape of parcels for contemporary development and the existence of incompatible land-uses.

Obsolete buildings and platting, deterioration of structures, vacancies, deleterious land use, inadequate utilities and infrastructure, and drainage problems characterize the **Redevelopment Project Area**.

F. The City of Carbondale Tax Increment Redevelopment Plan and Project

A major undertaking in the **Redevelopment Project Area** will be the redevelopment and demolition and development of buildings. Additional infrastructure improvements will be needed to address drainage and other utility problems. In addition, parking lots need to be developed and rehabilitated throughout the **Redevelopment Project Area**.

Likewise, rehabilitation of structures and/or demolition and replacement should be addressed to modernize the buildings to meet today's code standards. The mixture of land uses should be addressed in the redevelopment process and landscaping and buffering should be used where uses cannot change.

Zoning will need to be addressed by the City of Carbondale as uses will change. The Zoning Map is Attachment 3.

Some properties may require environmental remediation.

In order for future redevelopment successes to occur, cooperation is necessary between the private sector and the **City**. **TIF** is a means of implementing such cooperation. By means of public investment through **TIF**, the **Redevelopment Project Area** will become an environment that will attract additional private investment. With this as a sound financial base, the **City** will be better able to provide adequate services for its citizens and increase the viability of the **City**. The tax base of all taxing districts will improve over time.

This **Redevelopment Plan** has been prepared in accordance with the provisions of the **Act**. This **Redevelopment Plan** is intended to guide improvements and activities within the **Redevelopment Project Area** in order to stimulate private investment in the **Redevelopment Project Area**. The goal of the **City**, through the implementation of this **Redevelopment Plan**, is that the entire **Redevelopment Project Area** be revitalized to the extent possible on a comprehensive and planned basis. For this to occur, the **City** must foster private investment, redevelopment and rehabilitation of the **Redevelopment Project Area**.

This **Redevelopment Plan** specifically describes the **Redevelopment Project Area** and sets forth the factors that qualify the **Redevelopment Project Area** for designation as a **Redevelopment Project Area** as defined in the **Act**.

Successful implementation of the **Redevelopment Plan** requires that the **City** utilize **Incremental Property Taxes** in accordance with the **Act** and work cooperatively with the private sector and local governmental agencies. The **City** will use **Incremental Property Taxes** to stimulate the development of the **Redevelopment Project Area**. Only through the implementation of **Redevelopment Project Costs** under the **Act** would the **Redevelopment Project Area** develop on a comprehensive and coordinated basis, thereby reducing the factors which have precluded substantial redevelopment of the

Redevelopment Project Area by the private sector. Left on its own, the **Redevelopment Project Area**, without implementation of the **Redevelopment Project Costs** authorized by the **Act**, will continue to experience deterioration that will continue and expand blight conditions.

The use of **Incremental Property Taxes** by the **City** will permit the **City** to direct and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the **City**, its residents, and all local governments serving the **Redevelopment Project Area**. The anticipated benefits include:

- Strengthened property tax base for all governments;
- Reduced problem conditions in the **Redevelopment Project Area**, as well as general physical improvement and upgrading of properties;
- Enhanced buffering, landscape and visual appearance of the **City**;
- Increased opportunity for jobs;
- Stabilized portion of the community.

The following is a summary of the key recommendations for the **Redevelopment Project Area** to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the **Redevelopment Project Area**, the following steps should be taken:

- 1) Coordinate design within the **Redevelopment Project Area**;
- 2) Repair, remodel, rehab, or replace obsolete deteriorating public and private structures;
- 3) Improve existing public facilities;
- 4) Provide for new or rebuilt public infrastructure, facilities and improvements to maximize development;
- 5) Undertake a landscaping and buffering plan;
- 6) Finance redevelopment objectives undertaken in the **Redevelopment Project Area**;
- 7) Finance additional housing opportunities based on demand in the **City**;
- 8) Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development activities;
- 9) Provide financing assistance and interest subsidy for public and private development activities; and
- 10) Demolish structures and facilities where appropriate.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

As previously noted, the detailed analysis concerning the definition, application and extent of the qualifying criteria in the **Redevelopment Project Area** is found in Attachment 4, Oakland-Sycamore Redevelopment Project Area #3 Eligibility Report, October 2012 of this **Redevelopment Plan**. It is made part of this document by reference hereto.

A. Surveys and Analyses Conducted

The conditions summarized below are based upon surveys and analyses conducted by the **Consultant**. The surveys and analyses conducted include:

1. An exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of tax maps to ascertain platting;
5. Review of previously prepared plats, plans and studies;
6. Obtain **EAV** Data and Real Estate Information from Vermilion County Treasurer and Tax Assessor, Google Mapping, and BING mapping;
7. Review of Federal Emergency Management Agency (FEMA) flood maps to ascertain flooding conditions;
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Quality Department websites and special environmental studies;
9. Contacts with **City**, county, and other taxing district officials and staff and other parties knowledgeable as to conditions in the **Redevelopment Project Area**.

B. Eligibility Findings

This Redevelopment Plan concludes that the Oakland-Sycamore Redevelopment Project Area #3 is eligible for Tax Increment Finance (“TIF”) designation as a **Blighted Area** for **Improved Land**.

Analysis of Factors for Designation as a “TIF”

Blighted Area

The **Redevelopment Project Area** meets the requirements of the **Act** for designation as a Blighted Area for **Improved Land**.

Improved Land

The **Redevelopment Project Area** meets the requirements of Section 11-74.4-3 (a) (1), (B), (C), (D), (F), (H), (J), and (L) of the **Act** for designation of **Improved Land** as a **Blighted Area**.

For designation as a **Blighted Area** for **Improved Land**, five or more of thirteen factors must be met. The following seven factors are present in the **Improved Land**:

- Obsolescence
- Deterioration
- Below Minimum Code
- Deleterious Land Use or Layout
- Excessive Vacancies
- Inadequate
- Community Planning

Analysis of Factors Presence and Distribution

There must be a reasonable presence of and distribution of these factors in the **Redevelopment Project Area**, as stated in the **Act**. The factors presented are reasonably present and distributed in the **Improved Land** in the **Redevelopment Project Area**.

Analysis of Size Requirements

The **Redevelopment Project Area** includes approximately 16.25 acres, in excess of the minimum 1½ acres required by the **Act**.

Analysis of Evidence Lack of Development by Private Enterprise

The largest parcels in the **Redevelopment Project Area** are tax exempt and therefore have no Equalized Assessed Valuation (“**EAV**”).

The **City** has pursued developers, but without financial assistance has been unable to attract developers to the **Redevelopment Project Area**. The obsolete and deteriorated nature of the industrial, commercial, and residential properties have resulted in little development in these areas as compared to other projects in the Enterprise Zone and **TIF #1** which is less than a mile away

Some buildings must now be demolished and redeveloped to code standards. Many buildings need to be rehabilitated and redeveloped to meet code standards to the extent possible.

Property throughout the **Redevelopment Project Area** lacks adequate drainage, making development cost prohibitive.

This land has costly development challenges and will not develop or redevelop without assistance as found in this Redevelopment Plan

This compares to the \$ 21,655,000 of development in TIF#1 which is less than a mile away and the Enterprise Zones which have been able to address some of these factors.

Determination that TIF Funds are Financially Necessary for Private Investment

The **Redevelopment Project Area** as a whole is adversely impacted by the presence of **Blighted Area** factors for **Improved Land** and these factors are reasonably distributed throughout the **Redevelopment Project Area**.

These factors go beyond normal development needs and **TIF** funds will be necessary to finance redevelopment activities.

Improved Land will need public improvements. Drainage especially needs to be addressed.

Some building will need to be demolished as they do not meet modern day standards. This is especially true on the armory property and may likewise be needed on the school site. Code compliance will need to be addressed making the expense of redevelopment well beyond normal.

EPA remediation will need to be addressed on the armory site if problems are identified. There will be extraordinary costs if there are parcels found which require remediation in the **Redevelopment Project Area**.

Analysis of Occupied and Demolition of Residential Units

The **City** determined that there are 6 occupied residential units within the **Redevelopment Project Area** (total of 7 residential units). This is less than seventy five ten occupied residential units and ten demolitions that require special notification of residents and a housing impact study.

The City, based on the Consultant's analysis of the above factors and recommendation, concludes that the Redevelopment Project Area qualifies as a Blighted Area for Improved Land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City.

As noted, further documentation of this analysis is found in **Eligibility Report, Attachment 4**.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

Listed below are the general goals of this **Redevelopment Plan**. These goals provide the overall framework for guiding decisions during the implementation of this **Redevelopment Plan**.

1. Improve quality of life in the **Redevelopment Project Area** and the **City** by the reduction of physical and economic deterioration and obsolescence within the **Redevelopment Project Area**.
2. Create an environment within the **Redevelopment Project Area** that will contribute more positively to the health, safety and general welfare of the **City**, and preserve or enhance the value of properties in and adjacent to **Redevelopment Project Area**.
3. Strengthen and diversify the economy for the **City** and the larger community
4. Expand the economy in the **Redevelopment Project Area**, thereby creating employment opportunities within the **City**.
5. Improve and expand commercial facilities within the **Redevelopment Project Area** and the **City**.
6. Expand and improve housing opportunities for the **City**.

B. Redevelopment Plan Objectives

Listed below are objectives of this **Redevelopment Plan**, which guide planning decisions to achieve the goals and objectives contained in this **Redevelopment Plan**.

1. Reduce or eliminate those conditions that qualify the **Redevelopment Project Area** as a **Blighted Area for Improved Land**. Attachment 4 describes these conditions.
2. Diversify and increase the tax base for the **City** and increase the property tax base for other local governments having jurisdiction overlapping the **Redevelopment Project Area**.
3. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
4. Strengthen the economic well-being of the **Redevelopment Project Area** and the **City** by increasing business activity and job opportunities.
5. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this **Redevelopment Plan** and contemporary development needs and standards.
6. Stimulate private investment in appropriate new construction and rehabilitation.
7. Achieve attractive redevelopment and development with a complementary mix of uses within the **Redevelopment Project Area**.
8. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.

9. Redevelop in such a way to reduce code violations.
10. Improve the visual attractiveness of the **Redevelopment Project Area** by landscaping, street furniture, buffering and screening of unattractive uses.
11. Arrest the spread of blight factors that continue in the **Redevelopment Project Area** and preserve and enhance the value of properties adjacent to the **Redevelopment Project Area**, as well as the value of existing and proposed development within the **Redevelopment Project Area**.

C. Redevelopment Program

The **City** proposes to achieve its redevelopment goals and objectives for the **Redevelopment Project Area** through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The **City** may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the **Redevelopment Plan**.

2. Property Assembly

The **City**, or an agent for the **City**, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the **City** for the purpose of new development.

3. Land Preparation

The **City** may assist in the preparation of land to include demolition, environmental remediation and stormwater mitigation.

4. Relocation

The **City** may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The **City** may assist in rehabilitation and lease hold improvements.

6. Land Acquisition

The **City** may purchase or write down the purchase of land.

7. Development Agreements

The **City** may enter into development and redevelopment agreements with private or public entities for the furtherance of this **Redevelopment Plan**. Such agreements may be for the assemblage of land, construction of improvements or facilities, construction of senior low income housing or other housing, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that

are more specific than the controls that are summarized in this **Redevelopment Plan**.

In the case where a private individual or entity received benefits under the **Act** for the purpose of originating, locating, maintaining, rehabbing, or expending a business facility abandons or relocates its facility in violation of a redevelopment agreement, the City of Carbondale reserves the right to collect reimbursement for funds extended in accordance with the **Act**.

8. Provision of Public Works or Improvements

The **City** may provide public works and improvements that are necessary to service the **Redevelopment Project Area** in accordance with the **Redevelopment Plan**. Public works and improvements may include, but are not limited to, the following:

a) Streets, Sidewalks, Lighting, Utilities and Parking

Public infrastructure improvements are necessary to adequately serve the **Redevelopment Project Area** and potential new development. Improved access will be necessary to develop portions of the **Redevelopment Project Area**. Certain infrastructure improvements, in connection with and adjacent to the **Redevelopment Project Area**, may be necessary to advance the goals and objectives of this **Redevelopment Plan**. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed for use by current technology), and parking will be part of any redevelopment activity. Roads will need to be constructed and repaired. Improvements related to Green Globes or LEED certified construction elements or construction elements with an equivalent certification are possible.

b) Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c) Stormwater Management

Facilities will be needed to be created to eliminate or reduce stormwater runoff.

d) Sewage Treatment

Facilities will be needed to collect and treat sewage.

e) Water System

An adequate water supply must be provided.

9. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the **Redevelopment Project Area** aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

10. Job Training

Improve job skills of those working in the **Redevelopment Project Area**.

11. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

12. Eminent Domain

Should it be necessary, the **City** may use the power of eminent domain, as authorized by the **Act**, to obtain land necessary to achieve the objectives of the **Redevelopment Plan**.

13. Assist in financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this **Redevelopment Project Area** or others that might be contiguous are eligible to be used for the support of the other redevelopment programs under this **Redevelopment Plan** should such **TIF**'s be created.

14. Payment to Schools

Payments will be made according to the **Act** to the school districts for each student added to the school district based on expenditures in this **Redevelopment Project Area**.

15. Payment to Library

Payments will be made according to the **Act** library for each patron added to the school district based on expenditures in this **Redevelopment Project Area**.

D. Redevelopment Policies

The City of Carbondale proposes to undertake this **Redevelopment Plan** and the related **Redevelopment Project**, which consists of planned economic development and redevelopment 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 this **Redevelopment Plan** and the activities specified.

The **City** may employ all financial incentives to enhance private investment within the **Redevelopment Project Area**. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the **Redevelopment Project Area**. 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 Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this **Redevelopment Plan**. To maximize program efficiency and to take advantage of development interest in the **Redevelopment Project Area**, and with full consideration of available funds, the **City** will proceed in an expeditious manner.

A combination of public and private investments and public and private assistance to facilities and improvements is an essential element of this **Redevelopment Plan**. In order to achieve this end, the **City** may enter into agreements, including with private developers, proposing that **TIF** assistance may be provided, where deemed appropriate by the **City**, to facilitate private projects and development. The **City** may also contract with others to accomplish certain public projects as contained in this **Redevelopment Plan**.

IV. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the **Act** and all expenditures to be paid or reimbursed relating to the **Redevelopment Project Area** with **TIF** Funds or proceeds of **TIF** Obligations will conform to this definition.

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the **Redevelopment Plan**. The activities and improvements and their estimated costs (2012 dollars) are summarized below. To the extent that obligations are issued to pay for such **Redevelopment Project Costs** prior to, and in anticipation of, the adoption of **TIF** and designation of the **Redevelopment Project Area**, the **City** intends to be reimbursed from **Incremental Property Taxes** for such **Redevelopment Project Costs** to their fullest extent. Total **Redevelopment Project Costs** described in this **Redevelopment Plan** are intended to provide an upper estimate of expenditures.

Certain **Redevelopment Project Costs** are subject to prevailing wage and will be in compliance with the Prevailing Wage Act and other applicable laws.

While all of the **Redevelopment Project Costs** in the budget are eligible **Redevelopment Project Costs** under the **Act** and this **Redevelopment Plan**, inclusion herein does not commit the **City** to finance any or all of these expenditures with **TIF** funds.

To the extent that obligations are issued to pay for such **Redevelopment Project Costs** prior to, and in anticipation of, the adoption of **TIF** and designation of the **Redevelopment Project Area**, the **City** intends to be reimbursed from **Incremental Property Taxes** for such **Redevelopment Project Area** to their fullest extent. Total **Redevelopment Project Costs**, described in this **Redevelopment Plan**, are intended to provide an upper estimate of expenditures.

(See notes below table for additional information regarding **Redevelopment Project Costs**.)

- | | |
|---|-------------|
| (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (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) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services..... | \$1,000,000 |
| (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors | \$500,000 |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, | |

- demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land..... \$5,000,000
- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the **Redevelopment Project**, if the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments \$ 5,000,000
- (5) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification \$5,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the **Redevelopment Project Area** \$ 500,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issues hereunder including interest accruing during the estimated period of construction of the **Redevelopment Project** for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto..... \$ 5,000,000
- (8) To the extent the **City**, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the **Redevelopment Project** necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the **Redevelopment Plan** and Project \$5,000,000
- (9) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a **Redevelopment Project Area**; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be

	undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.	\$ 500,000
(10)	Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project limited to per the Act	\$2,000,000
(11)	Per the Act 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.....	\$5,000,000
(12)	Contributions to Contiguous TIF 's.....	\$5,000,000
(13)	Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act.....	\$500,000
(14)	Contributions to Schools for an increased student population as a result of TIF Redevelopment Projects as required per the Act	\$500,000
(15)	Contributions to the Library for an increase in patrons as a result of TIF Development Projects as required per the Act	\$500,000

Notes regarding Redevelopment Project Costs:

- 1) All **Redevelopment Project Costs** shown are in 2012 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the **City** reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible **Redevelopment Project Costs**.
- 4) Certain infrastructure work in connection with and appurtenant to the **Redevelopment Project Area** can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.

- 6) In the case where a private individual or entity received benefits under the **Act** for the purpose of originating, locating, maintaining, rehabilitating, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the City of Carbondale reserves the right to collect reimbursement of funds extended in accordance with the **Act**.

Findings

- A. **TIF** Funds will not be used to support relocation of a “retail activity” into the project area from a location within ten miles of the project area.
- B. **TIF** funds will not be used to demolish, remove, or substantially modify a “historic resource” except as described by the **Act**.
- C. **TIF** Funds will not be used for costs of construction of new publicly owned building(s) except as provided by the **Act**.

The **City** may reimburse developers who incur **Redevelopment Project Costs** authorized by a redevelopment agreement.

The **City** reserves the right to utilize revenues from all designated costs received under the **Act** for eligible costs from one **Redevelopment Project Area** in another **Redevelopment Project Area** that is either contiguous to, or is separated only by a public right-of-way from, the **Redevelopment Project Area** from which the revenues are received. There will be not a contagious **TIF**'s at the adoption of TIF #3.

It is anticipated that the **City** will carefully stage **City** expenditures for **Redevelopment Project Costs** on a reasonable and proportional basis to coincide with **Redevelopment Project** expenditures by private developers and the receipt of revenues from the **Redevelopment Project**.

V. REDEVELOPMENT PROGRAM CERTIFICATIONS

This section reviews the **Redevelopment Plan** and provides appropriate responses to certifications required in the **Act**.

“Each **Redevelopment Plan** shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. An itemized list of estimated Redevelopment Project Costs.

See Previous Section IV. **Redevelopment Project Area**, which is incorporated by reference hereto.

B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

The major development prospects for include both the vacant school property and the vacant armory and its support buildings. The State is in the process of finalizing the sale of the armory. There are possible uses for the armory itself which is art deco building. However, all of the outbuildings of the armory property will likely need to be demolished and removed. There are likely to be environmental problems given the previous use and age of the property. These conditions will result in costs beyond the ordinary.

Major changes will also need to be made at the school to either redevelop it through adaptation of the existing facility or by demolishing and removal of parts of the buildings. This redevelopment will result in costs beyond the ordinary development costs. Given the age of the school, there may be asbestos issues.

The **City** has pursued developers, but has been unable to attract developers to the **Redevelopment Project Area** without financial incentives due to the problems in the **Redevelopment Project Area**. The obsolete and deteriorated nature of the industrial, commercial, and residential properties have resulted in little development in these areas as compared to other projects in the Enterprise Zone and TIF #1 which is less than one mile away.

Buildings need to be rehabilitated and redeveloped to meet code standards to the extent possible.

This land has costly development challenges and will not develop or redevelop without assistance as found in this Redevelopment Plan

This compares to the \$ 21,655,000 of development in the TIF #1 which is less than one mile away and the Enterprise Zones which have been able to address some of these factors.

The following is a list of these projects and their values:

2012	Coleman Lawn Equipment	\$ 225,000
2005	First Southern Bank	\$ 2,400,000
2005	Save-a-Lot	\$ 1,700,000
2004	Wallace Building	\$ 215,000
2012	Maurice's	\$ 370,000
2012	Carbondale Mall	\$ 550,000
2012	Murdale True Value	\$ 210,000
2011	Long John Silver's	\$ 525,000
2011	Best Western	\$ 750,000
2011	Goodwill	\$ 1,450,000
2010	Chili's	\$ 1,700,000
2010	Gold's Gym	\$ 1,600,000
2009	Dollar General	\$ 900,000
2009	Sunset Motel	\$ 250,000
2008	Comfort Inn	\$ 2,600,000
2008	Victoria's Secret	\$ 600,000
2008	SIH Breast Cancer Center	\$ 660,000
2007	Dick's	\$ 4,000,000
2007	Kroger	\$ 950,000

C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that **Redevelopment Project** implemented, as part of this **Redevelopment Plan** and the **Redevelopment Project** will cause at most minimal increased demand for services or capital improvements for other taxing districts. However, there are provisions in this **Redevelopment Plan** and **Redevelopment Project** to mitigate them should they occur. Taxing districts could also benefit from distributions of excess tax increment. Capital funds will be available to assist in the development of public improvements.

The following is an assessment of the impact on each individual District:

School District # 165

Minimal to no demand for increased service is expected. The sale and redevelopment of this building will benefit the school district. Therefore, there should be a positive financial impact. If an increased student population occurs as a result of the TIF, the District will be compensated according to the Act.

School District # 95

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact. If an increased student population occurs as a result of the TIF, the District will be compensated according to the Act.

Southern Illinois Airport

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact.

Carbondale Library

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact. If an increase in patrons occurs as a result of activities in the TIF, the Library will be compensated according to the Act.

City of Carbondale

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact. Funds are in the Redevelopment Project Costs for capital improvements related to the Redevelopment Project Area.

Carbondale Park District

Minimal to no demand for increased service is expected. If there is a minimal increased demand for services, fees are expected to cover the costs for these services resulting in minimal to no impact. Funds are in the Redevelopment Project Costs for capital improvements related to the Redevelopment Project Area.

Jackson County

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact. No increased demand for services or negative financial impact is expected.

Carbondale Township

Minimal to no demand for increase services is expected. Therefore, minimal to no financial impact is expected.

Carbondale Township Road & Bridge Fund

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact.

John A. Logan College

Minimal to no demand for increased service is expected. Therefore, there should be no or minimal financial impact. Funds are in the Redevelopment Project Costs for capital improvements related to the Redevelopment Project Area. Funds are available for job training related to the Redevelopment Project Area.

Mosquito Abatement District

Minimal to no demand for increased service is expected. Therefore, there should be no or

minimal financial impact. No increased demand for services or negative financial impact is expected.

D. The sources of funds to pay costs.

The tax increment is expected to be a principal source of funds to pay **Redevelopment Project Area Costs** and secure municipal general and revenue obligations. The City of Carbondale may pledge as payment additional revenues including revenues from the **Redevelopment Project**, municipal property taxes or other revenue sources such as sales or utility taxes, and bonds backed by the general obligation of the municipality. In addition, the **City** may utilize State and Federal grants. Finally, the **City** may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

E. The nature and term of obligations to be issued.

The **City** may issue obligations payable from and/or secured by **Incremental Property Taxes** pursuant to the **Act**. To enhance the security of a municipal obligation, the **City** may pledge its full faith and credit through the issuance of general obligation bonds including alternate bonds or limited bonds. Additionally, the **City** may provide other legally permissible credit enhancements to any obligations issued pursuant to the **Act**. All obligations issued by the **City** pursuant to this **Redevelopment Plan** and the **Act** shall not exceed a 20 year term and shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving the **Redevelopment Project Area** and **Redevelopment Plan**, with the **City** reserving the right to have Obligations as secured by or payable from **Incremental Property Taxes** maturing in the 24th year and to apply **Incremental Property Taxes** received in such 24th year to retire obligations or pay **Redevelopment Project Costs**.

In addition to paying **Redevelopment Project Costs**, **Incremental Property Taxes** may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. Taxing districts could also benefit from distributions of excess tax increment that are not needed for the above purposes as provided by the **Act**.

F. The most recent equalized assessed valuation of the Redevelopment Project Area.

Table 1 exhibits the most recent equalized assessed valuation of the **Redevelopment Project Area** and is incorporated by reference hereto.

G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.

General Land Uses within the **Redevelopment Project Area** will change. The Zoning Map is Attachment 3. If needed, this map will be amended in conjunction with the redevelopment approvals for the **Redevelopment Project Area**.

Table 2 exhibits the estimated **EAV** after the redevelopment and is incorporated by this reference hereto.

H. A commitment to fair employment practices and an affirmative action plan.

The **City** is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this **Redevelopment Plan**. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to race, color, religion, gender, sexual orientation, age, handicapped status, national origin, creed, or ancestry.

In order to implement this principle for this **Redevelopment Plan**, the **City** shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the **City** shall be required to agree to the principles set forth in this section.

- I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.**

This **Redevelopment Plan** does not concern an **Industrial Park Conservation Redevelopment Project Area**.

- J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.**

Property within the **Redevelopment Project Area** is within the boundaries of the **City**.

VI. FINDINGS

The City of Carbondale makes the following findings as described in the **Act**:

1. **According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.**

In response to the above compliance requirement in the **Act**, the City of Carbondale finds that private investment and redevelopment has not occurred to the extent necessary to eliminate the blighting factors that currently exist. The **Redevelopment Project** is not reasonably expected to be developed without the efforts and leadership of the **City**, including the adoption of this **Redevelopment Plan** and the application of **Incremental Property Taxes** under the **Act** and this **Redevelopment Plan**.

There are excessive vacancies in that the school and armory, the largest parcels in the **Redevelopment Project Area**.

The Equalized Assessed Valuation of the **Improved Land** has gone up except for one year. However, it should be noted the data base is skewed in that the largest parcels are tax exempt. Therefore, the analysis does not realistically reflect the disinvestment in the area.

The **City** has pursued developers, but without financial assistance has been unable to attract developers to the **Redevelopment Project Area**. Private developers will not assume the costs related to quality development without assistance from the **City**.

The **Redevelopment Project Area** will need public improvements. Stormwater management will need to be undertaken

Many of the building will need to be demolished as they do not meet modern day standards. Code compliance will need to be addressed during renovation making the expense of redevelopment well beyond normal.

EPA remediation may also be needed.

The **Redevelopment Project Area** as a whole is adversely impacted by the presence of **Blighted for Improved Land** factors and these factors are reasonably distributed throughout the **Redevelopment Project Area**.

These factors go beyond normal development costs and **TIF** funds will be necessary to finance such costs as those for infrastructure, land preparation and EPA remediation, land acquisition, demolition and building rehabilitation, flooding and drainage, and attention to compatible uses.

Without the adoption of this **Redevelopment Plan** and **Redevelopment Project**, the **Redevelopment Project Area** is not reasonably expected to be redeveloped or developed by private enterprise.

Failure to improve property that is declining within the **Redevelopment Project Area** will result in these conditions spreading within the **Redevelopment Project Area** and to adjacent properties and sites. Erosion of the assessed valuation of property in and outside of the **Redevelopment Project Area** could lead to a reduction of real estate tax revenue to all taxing districts.

2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.

The **Redevelopment Project Area** should be redeveloped primarily in a planned and cohesive manner providing sites for industrial, commercial, and residential development. The various land uses should be located and buffered to minimize conflicts between neighboring land use activities. It is expected that this redevelopment will correct some of the conflicts that occurred in the past. The intent of this **Redevelopment Plan** is also to enhance and support the existing, viable uses in the **Redevelopment Project Area** through providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The Redevelopment Plan and the **Redevelopment Project** conform to the **City's** Comprehensive Plan for the development of the municipality as a whole. The following are "Focus Areas" found in the Comprehensive Plan Adopted June 22, 2010 are specifically supported by the **Redevelopment Plan** and **redevelopment Project**.

Plan Focus Areas and Strategic Recommendations

Focus Area 2.2 – Quality, Sustainable Development
Focus Area 2.4 – Preserving Community Heritage
Focus Area 2.5 – Enhanced Community Character

Focus Area 3.2 – Enhancing the Street Environs
Focus Area 3.3 – Becoming a Walkable & Bikeable Community
Focus Area 4.1 – Rehabilitating Existing Housing Stock
Focus Area 4.2 – Defending Neighborhood Integrity in Existing Neighborhoods
Focus Area 4.4 – Designing Neighborhoods and Communities as Special Places

Focus Area 5.3 – Develop and Expand the Retail Sales Tax Base and Continue to Build on Carbondale as a Regional Center for Retail and Business
Focus Area 5.5 – Expand and Customize the Use of Economic Development Tools and Improve the Business Friendliness of the City
Focus Area 5.6 – Bolster Entrepreneurial Activity in the City

3. **According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the maximum date at not more than 23 years with the right to receive the 23rd year of the Incremental Property Tax in the 24th year.**

The **Redevelopment Project** is to be completed in 2035 on or before the anniversary date of the adoption of the ordinance adopting this **Redevelopment Plan** and **Redevelopment Project**. The **City** reserves the right under this **Redevelopment Plan** to receive the 23rd year of **Incremental Property Taxes** by December 31 of the 24th year, December 31, 2036.

4. **According to the Act, the municipality must find, in the case of an Industrial Park Conservation Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.**

The **Redevelopment Project Area** does not concern an **Industrial Park Conservation Area**.

5. **According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the adoption of this plan.**

Private developers will not assume the costs necessary to develop and redevelop the **Redevelopment Project Area** without assistance from the **City** as shown by the history of the **City's** attempts to redevelop the property. This is established in **Certification V.I.** and **Finding 1.** that is made part of this Finding by reference hereto.

Based on the lack of private investment without assistance and the documented problems and their associated costs for correction in the **Redevelopment Project Area**, the **City** finds that the **Redevelopment Project Area** would not reasonably be developed without the adoption of this **Redevelopment Plan and Redevelopment Project**.

6. **According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.**

The City of Carbondale certifies that incremental revenues will be exclusively utilized for the development of the **Redevelopment Project Area**, its appurtenances, or in a contiguous **Redevelopment Project Area** as allowed by the **Act**. Incremental Property Taxes will be used according to the budget and estimated **Redevelopment Project Area** set forth in this plan for the development of the **Redevelopment Project Area**.

7. **According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and**

certify if the above criteria are not met.

The City of Carbondale determines that this **Redevelopment Plan** will not result in displacement of residents from 10 or more inhabited residential units and, will not, therefore, prepare a Housing Impact Study. There are six inhabited residential units. There are a total of seven residential units.

- 8. According to the Act, the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.**

There are seven residential units. This is less than the 75 occupied units that require special notification and study. Likewise, there will be less than 10 occupied residential units displaced, as there are only 6 inhabited residential units (7 residential units total).

- 9. According to the Act, the municipality must incorporate the housing impact study if required.**

No Housing Impact Study is required.

- 10. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.**

A relocation plan is not required.

- 11. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.**

Should relocation of residents occur; the City will make efforts for relocation to occur near the **Redevelopment Project Area** according to the **Act**.

- 12. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.**

Housing provisions will not be triggered as there are less than 75 occupied residential units and only seven inhabited units. Therefore, there can only be less than ten occupied residential units removed.

- 13. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.**

The **Redevelopment Plan** does not include the development of **Vacant Land** (j) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

15. According to the Act the City must find 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.

The **City** finds that there exist conditions which cause the **Redevelopment Project Area** to be classified as **Blighted Area for Improved Land**. An analysis of the factors which cause the area to be determined a **Blighted Area for Improved Land** is found Attachment 4, Oakland-Sycamore Redevelopment Project Area #3 Eligibility Report, October 2012.

16. According to the Act the City must find that the Redevelopment Project Area is at least 1.5 acres.

The **City** finds that there are approximately 16.25 acres in the **Redevelopment Project Area**. This is in excess of the 1.5 acres required.

VII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This **Redevelopment Plan** may be amended pursuant to the **Act**.

TABLES

Table 1: TIF Base / Five-Year EAV History

PIN #	TOTAL EAV	TOTAL EAV	TOTAL EAV	TOTAL EAV	TOTAL EAV	TOTAL EAV
	2011	2010	2009	2008	2007	2006
15-16-355-019	17886	17762	16956	16176	14656	14093
15-17-478-040	27467	27276	26040	24843	22182	21329
15-17-480-005	0	0	0	0	0	0
15-17-480-006	0	0	0	0	0	0
15-17-480-007	43831	43526	41553	39642	39642	38117
15-17-481-022	31041	30825	29427	28074	24175	23245
15-17-481-024	0	0	0	0	0	0
15-21-101-001	23956	23789	22711	21667	21667	20833
15-21-101-002	14532	14431	13776	13143	15879	15268
15-21-101-003	22492	22336	21323	20343	17190	16529
15-21-101-004	18683	18553	17712	16898	15072	14492
15-21-101-005	20289	20147	19233	18349	17276	16611
15-21-101-006	33734	33499	31980	30509	25858	24863
15-21-101-007	23141	22980	21938	20929	18914	18186
15-21-101-008	23501	23338	22280	21255	21536	20707
15-21-104-001	22850	22691	20804	19848	18326	17621
15-21-104-021	0	0	0	0	0	0
15-21-104-024	0	0	0	0	0	0
15-21-104-026	0	0	0	0	0	0
15-21-110-001	0	0	0	0	0	0
15-21-110-002	0	0	0	0	0	0
15-21-110-003	0	0	0	0	0	0
15-21-110-004	0	0	0	0	0	0

Table 2: Projected EAV and Tax Increment in Redevelopment Project Area

Oakland-Sycamore Redevelopment Project #3							
		Base Value	\$ 323,403		Inflation Factor		2.00%
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment
1	2012	2013	2014	\$ 6,468	\$6,468	9.1900	\$ 594
2	2013	2014	2015	\$ 6,597	\$ 1,000,000 \$1,013,065	9.1900	\$ 93,101
3	2014	2015	2016	\$ 26,729	\$ 750,000 \$1,789,795	9.1900	\$ 164,482
4	2015	2016	2017	\$ 42,264	\$ 10,000 \$1,842,059	9.1900	\$ 169,285
5	2016	2017	2018	\$ 43,309	\$ 10,000 \$1,895,368	9.1900	\$ 174,184
6	2017	2018	2019	\$ 44,375	\$ 10,000 \$1,949,743	9.1900	\$ 179,181
7	2018	2019	2020	\$ 45,463	\$1,995,206	9.1900	\$ 183,359
8	2019	2020	2021	\$ 46,372	\$2,041,579	9.1900	\$ 187,621
9	2020	2021	2022	\$ 47,300	\$2,088,878	9.1900	\$ 191,968
10	2021	2022	2023	\$ 48,246	\$2,137,124	9.1900	\$ 196,402
11	2022	2023	2024	\$ 49,211	\$2,186,334	9.1900	\$ 200,924
12	2023	2024	2025	\$ 50,195	\$2,236,529	9.1900	\$ 205,537
13	2024	2025	2026	\$ 51,199	\$2,287,728	9.1900	\$ 210,242
14	2025	2026	2027	\$ 52,223	\$2,339,950	9.1900	\$ 215,041
15	2026	2027	2028	\$ 53,267	\$2,393,217	9.1900	\$ 219,937
16	2027	2028	2029	\$ 54,332	\$2,447,550	9.1900	\$ 224,930
17	2028	2029	2030	\$ 55,419	\$2,502,969	9.1900	\$ 230,023
18	2029	2030	2031	\$ 56,527	\$2,559,496	9.1900	\$ 235,218
19	2030	2031	2032	\$ 57,658	\$2,617,154	9.1900	\$ 240,516
20	2031	2032	2033	\$ 58,811	\$2,675,965	9.1900	\$ 245,921
21	2032	2033	2034	\$ 59,987	\$2,735,953	9.1900	\$ 251,434
22	2033	2034	2035	\$ 61,187	\$2,797,140	9.1900	\$ 257,057
23	2034	2035	2036	\$ 62,411	\$2,859,551	9.1900	\$ 262,793
			Totals	\$ 1,780,000			\$ 4,539,752

ATTACHMENTS

Attachment 1: Legal Description

Legal Description for City of Carbondale

Beginning at the northwest corner of Lot 9 in William C. Etherton's Subdivision the City of Carbondale, Jackson County, Illinois;

thence easterly along the North line of said Lot 9 to the northeast corner thereof;

thence easterly to the northwest corner of Lot 16 in said William C. Etherton's Subdivision;

thence easterly to the northeast corner of said Lot 16;

thence northerly along the east line of said Lot 16 to the southwest corner of Tax Parcel Number 15-17-481-018;

thence easterly along the south line of said Tax Parcel Number 15-17-481-018 to the southeast corner thereof;

thence easterly along the easterly projection of the South line of said Tax Parcel Number 15-17-481-018 to the East right of way line of Oakland Avenue;

thence southerly along the East right of way line of Oakland Avenue and its prolongations to a point lying 100 feet North of the southwest corner of Lot 133 in Oakland Heights Addition to the City of Carbondale, Jackson County, Illinois;

thence easterly along a line parallel with the North right of way line of Sycamore Street to the East line of Lot 134 in said Oakland Heights Addition;

thence southerly along the East line of said Lot 134 to the southeast corner thereof;

thence southeasterly to the northwest corner of Lot 812 in McGuire and Lauder's Addition to the City of Carbondale, Jackson County, Illinois;

thence southerly along the West lines of Lots 812 through 815 in said McGuire and Lauder's Addition to the southwest corner of said Lot 815;

thence westerly to the southeast corner of Lot 831 in said McGuire and Lauder's Addition;

thence westerly along the South line of said Lot 831 to the northeast corner of Tax Parcel Number 15-21-101-004;

thence southerly along the East line of Tax Parcel Numbers 15-21-101-004 and 15-21-101-005 to the southeast corner of said Tax Parcel Number 15-21-101-005;

thence westerly along the south line of said Tax Parcel Number 15-21-101-005 to the northeast corner of Tax Parcel Number 15-21-101-006;

thence southerly along the East line of said Tax Parcel Number 15-21-101-006 to the southeast corner thereof;

thence southerly to the northeast corner of Lot 826 in said McGuire and Lauder's Addition;

thence southerly along the East line of said Lot 826 and its southerly prolongation to the common line between said McGuire and Lauder's Addition and Carbondale Community High School Central Campus Subdivision (Second Plat);

thence easterly along said common line, also being the South line of a public alley and the North line of Lot 1A in Carbondale Community High School Central Campus Subdivision (Second Plat) to the northeast corner of said Lot 1A;

thence southerly along the East line of said Lot 1A to the southwest corner of Lot 1B in said Carbondale Community High School Central Campus Subdivision (Second Plat) to the southeast corner of said Lot 1B;

thence easterly along the North line of said Lot 1B to the northeast corner thereof;

thence easterly to the intersection of the South right of way line of Oak Street with the East right of way line of Springer Street;

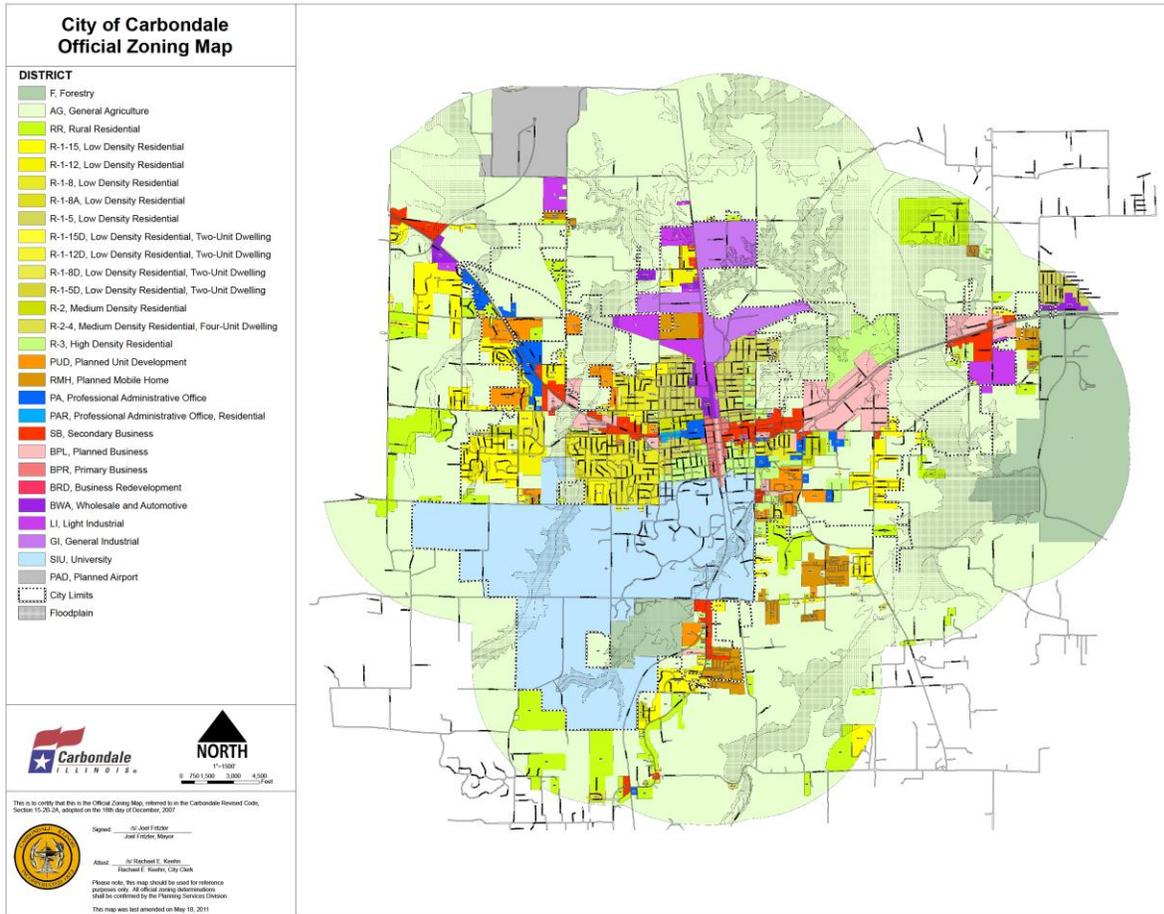
thence southerly along the East right of way line of Springer Street to its intersection with the easterly

prolongation of the south right of way line of High Street;
thence westerly along said easterly prolongation and the South right of way line of High Street to the West right of way line of Oakland Avenue;
thence northerly along the West right of way line of Oakland Avenue and its prolongations to the intersection with the South right of way line of Sycamore Street;
thence westerly along the South right of way line of Sycamore Street to its intersection with the southerly prolongation of the West right of way line of Helen Street;
thence northerly along said southerly prolongation and the West right of way line of Helen Street to the southeast corner of Lot 8 in William C. Etherton's Subdivision;
thence westerly along the South line of said Lot 8 to the southwest corner thereof;
thence northerly along the West line of said William C. Etherton's Subdivision to the point of beginning

Attachment 2: Redevelopment Project Area Map



Attachment 3: Zoning Map



**Attachment 4: City of Carbondale, Oakland-Sycamore Redevelopment Project Area #3,
Eligibility Report**