

DRAFT REPORT

East Village Growth Cell Tax Increment Financing District Redevelopment Plan and Program

City of Peoria, Illinois

March 3, 2011



**EAST VILLAGE GROWTH CELL
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROGRAM**

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(This plan is subject to review and may be revised after comment and public hearing)

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INTRODUCTION

The City of Peoria has a number of active planning initiatives designed to enhance the physical and economic climate of the community. One of these initiatives is focused on an area known as the East Village Growth Cell. This area includes OSF Saint Francis Medical Center and the surrounding East Bluff and Near Northside neighborhoods. The area is in need of some housing rehabilitation, infrastructure improvements and commercial redevelopment.

The Peoria Comprehensive Plan outlines a number of strategies that must be addressed for the plan to succeed (see illustration to the right). Creation of a TIF in this area can provide an important financial tool to promote reinvestment in this area while addressing many of the key focus areas of the Comprehensive Plan, including:



Comprehensive Plan Strategies

- **Reinvest in Neighborhoods** – The East Bluff and Near Northside neighborhoods are some of the City's oldest neighborhoods. Housing rehabilitation in these areas will be important to the area's long-term sustainability.
- **Support Sustainability** – Two key principals of sustainability is to focus on urban infill and redevelopment and reduce transportation costs. This locations proximity to key employers in and near the study area, combined with the reinvestment in an existing neighborhood, clearly support the concept of sustainability.
- **Invest in our Infrastructure** – As an older area of the community, much of the existing infrastructure is in need of significant rehabilitation and/or replacement. Appendix E details some of the key infrastructure needs of the area which can receive funding from this TIF.
- **Grow Employers & Jobs** – OSF Saint Francis Medical Center is one of the City's largest employers. Their new Milestone Building shows a major commitment to this neighborhood, as does their City approved Official Development Plan. The TIF will provide opportunities for the City to partner with OSF and other area employers to continue to reinvest in the East Village Growth Cell.

- **Improve District 150** – The new Glen Oak School, and the City’s focused efforts to enhance the Glen Oak Impact Zone, are both focused on improving local schools and keeping them as a focus of neighborhood life.
- **Reduce Crime** – Improved lighting and other reinvestment anticipated in the East Village Growth Cell can aid in the City’s efforts to reduce crime.
- **Keep Taxes and Fees Competitive** – By promoting reinvestment in the area, property values should increase, thus expanding the tax base and helping to keep rates competitive.

City officials have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the East Village Growth Cell, the City has implemented tax increment financing (TIF) as a financial tool to facilitate redevelopment. This decision was based in part on a recommendation contained in the Glen Oak Zone Action Plan, which identified TIF as a valuable tool for implementation of the City’s goals.

TIF can be used to make the area attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the City’s tax base, affect the safety of community residents, and hinder the City’s ability to promote a cohesive development of compatible land uses. In accordance with the Glen Oak Impact Zone Action Plan and the Comprehensive Plan of the City of Peoria public improvements may be constructed and incentives provided to encourage the type of private investment that will allow the City to achieve its goals for this area.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of all taxing districts with jurisdiction over the land within the project area (such as the County, school districts, etc.) can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the East Village Growth Cell Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include those parcels which would benefit by the proposed

Redevelopment Plan and Program. The term "Project Area" will refer to the entire redevelopment area. The Project Area is illustrated on the following page. The Project Area contains approximately 653 acres, and is generally south of McClure, east of Knoxville, North of Interstate 74, and west of a variable boundary formed by Wayne, Glen Oak, Ravine, and Glen Oak Park. The area contains a variety of existing uses as highlighted in Table 1 and Figure B. The East Village Growth Cell contains 2,047 principal structures on 2,532 parcels, and covers 133 blocks or parts thereof.

Table 1: Existing Land Use

	Area	Existing Use
1	Knoxville Corridor	Commercial, primarily retail and office uses
2	OSF Saint Francis Medical Center	Medical related uses, including hospital, office, and support facilities
3	Area north of OSF St. Francis (East Bluff)	Predominantly residential, with a variety of single family and multi-family units, several small commercial nodes, and the Glen Oak School and containing approximately 3,035 residential units.
4	Area between OSF St. Francis Medical Center and Adams Street (Near Northside)	Mixed use, with a variety of commercial, institutional, and higher density residential uses and containing approximately 197 residential units.

Commercial uses include a variety of office, small retail and service businesses, automobile-oriented uses, restaurants, and entertainment uses. A Kroger Grocery anchors a small shopping center at the northwest corner of Wisconsin and Arcadia. A small, Hispanic focused neighborhood shopping area is located along Wisconsin between Nebraska and Republic. Single family homes are scattered throughout the area, particularly in the northern portions of the district.

Institutional uses include the OSF Saint Francis Medical Center, the Cathedral of St. Mary of the Immaculate Conception, the Spalding Institute, Irving School, and Glen Oak School

Legal Description

The legal description of the Project Area is provided in Appendix D.

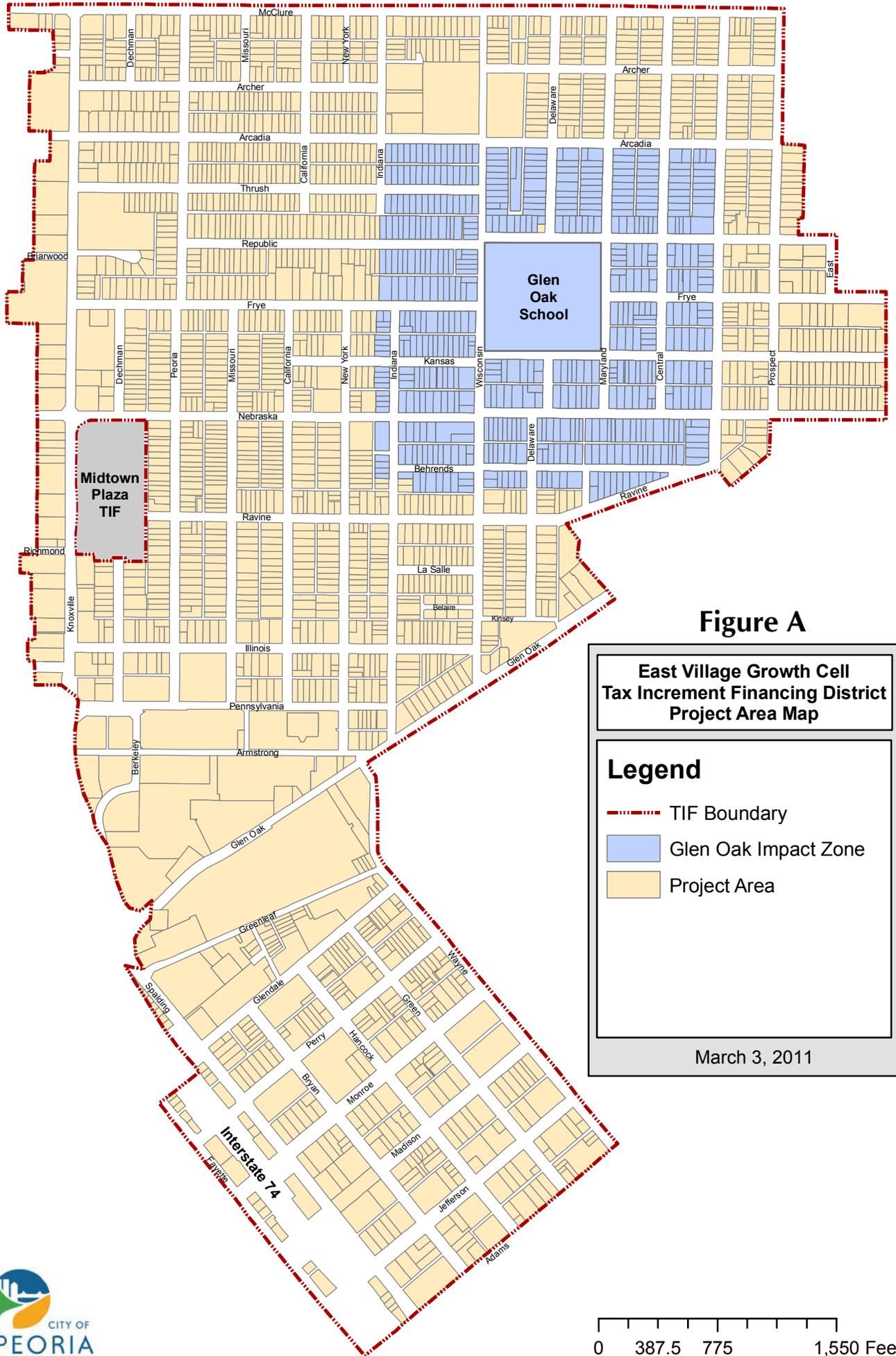


Figure A

**East Village Growth Cell
Tax Increment Financing District
Project Area Map**

Legend

- TIF Boundary
- Glen Oak Impact Zone
- Project Area

March 3, 2011

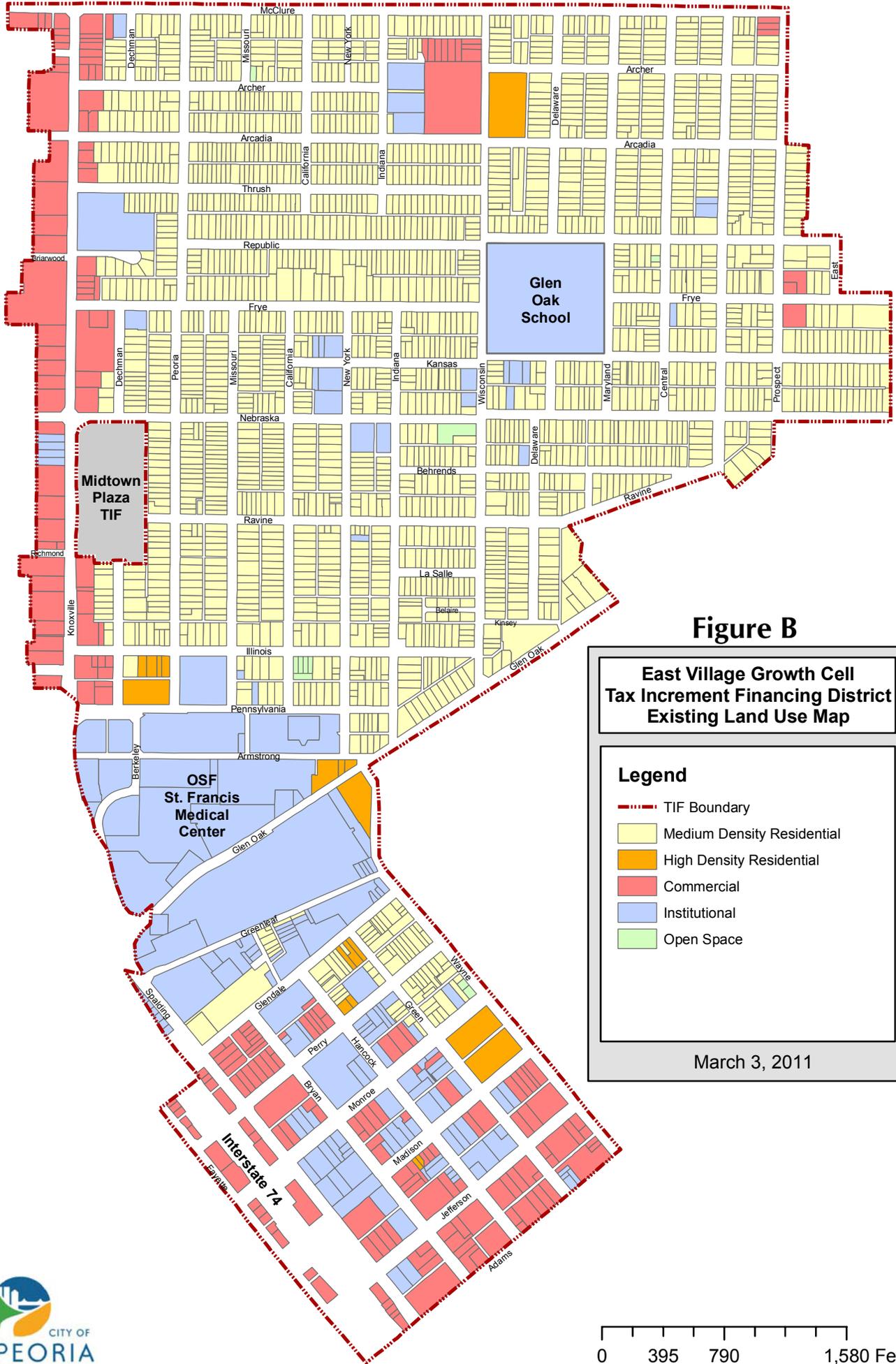


Figure B

**East Village Growth Cell
Tax Increment Financing District
Existing Land Use Map**

Legend

- TIF Boundary
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Open Space

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Summary of the Eligibility of the Proposed Original Project Area TIF District

During October, 2010, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These Eligibility Findings indicate that the proposed Project Area meets the statutory requirements of a blighted area, and is eligible for designation as a Tax Increment Finance Redevelopment Project Area.

As detailed in Appendix A of this Redevelopment Plan, the Project Area is eligible for designation as a **blighted area**, due to the predominance and extent of the following blighting factors:

1. Deterioration of buildings and site improvements
2. Code violations
3. Inadequate utilities
4. Excessive Vacancies
5. Lag in growth of equalized assessed value.

In addition, the following qualifying factors are clearly evident in the Project Area, although not to the extent as to be considered a major qualifying factor:

1. Age
2. Dilapidation
3. Obsolescence
4. Lack of Planning

The Project Area is also eligible as a **conservation area** based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration of buildings and site improvements, code violations, inadequate utilities, excessive vacancies, and decline in EAV (equalized assessed valuation).

REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Project Area is a large and complex undertaking that presents challenges and opportunities for the City. The success of this effort will depend upon cooperation between private investors and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the East Village Growth Cell. The adoption of this Redevelopment Area Plan and Program will make possible the implementation of the East Village Growth Cell planning program to stimulate redevelopment and rehabilitation in this area, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become attractive to private investment.

The Act describes the Redevelopment Plan as *“the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”*

The successful implementation of the Project Area Plan and Program requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- Eradicating blighting conditions and instituting conservation measures;
- Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- Improving existing public utilities within the area; and
- Enhancing the overall quality of the business environment in the City of Peoria.

Redevelopment Plan Goals and Objectives

The Glen Oak Impact Zone is contained within the East Village Growth Cell. The defined vision for the Glen Oak Zone is *“to provide a series of coordinated, focused strategies around a planned neighborhood school to create a safe, vibrant, attractive, and affordable neighborhood within an existing urban setting.”* The goal for the East Village Growth Cell is similar and constant with this vision.

The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those noted below.

Goal: To create a safe, vibrant, attractive, walkable and affordable neighborhood within an existing urban setting that provides convenient access to jobs, shopping, parks, schools, and churches.

Objectives:

- Improve the quality of life for homeowners and residents in the East Bluff and North Side Neighborhoods by assisting them with repairs and/or property improvements.
- Enhance the public improvements and infrastructure such as streets and utilities in the East Village Growth Cell to bring them up to modern standards and improve the safety and well-being of residents.
- Continue to work closely with OSF Saint Francis Medical Center to accommodate additional enhancements to their campus while ensuring continued compatibility with the surrounding neighborhood.
- Provide for new housing opportunities within walking distance to major employers such as OSF Saint Francis Medical Center and other nearby employers in downtown Peoria
- Better capitalize on the retail and commercial potential of the Knoxville Corridor, which has a traffic count of over 26,000 ADT
- Strengthen and revitalize the Wisconsin Avenue Business District
- Promote efforts to increase homeownership and curtail crime.
- Promote permanent job creation and employment within the medical complex and along Knoxville Avenue while providing construction jobs throughout the Project Area.

Future Land Use Plan

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong neighborhood immediately adjacent to downtown area which contributes to the health and vitality of the City of Peoria. The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are largely based upon the guidelines and development opportunities presented in the Glen Oak 2011 Action Plan and the Peoria Comprehensive Plan.

The intent of the Future Land Use Plan is to provide a long range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the study area. **The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment.** Rather, these sites are identified as a way of planning for their future redevelopment if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure C) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the appearance and value of the area. General land use descriptions are as follows:

Mixed Use

The Mixed Use land use is used to designate areas where a mix of compatible uses is allowed. This designation would generally align with the CN, CG, Form Districts, and Central Business District areas. While the primary use would be commercial in nature, some medium to high density residential uses may also be appropriate. Institutional uses, such as the Spaulding Institute, also are appropriate within areas designated for mixed use.

Medium Density Residential

The Medium Density Residential land use designation would include residential development generally between 11 and 15 dwelling units per acre consistent with the Comprehensive Plan. This category also includes appropriate institutional uses such as churches and schools.

High Density Residential

The High Density Residential land use designation would include residential development generally greater than 15 dwelling units per acre consistent with the Comprehensive Plan. This category also includes appropriate institutional uses such as churches and schools.

Institutional

The Institutional category includes the Glen Oak School/park property and the OSF Saint Francis Medical Campus and local churches. Some related uses, such as medical offices or student housing, may also occur in areas illustrated for institutional use.

Parking and open space uses associated with any of the above categories are permitted.

The Redevelopment Land Use Plan shall serve as a guideline for the Project Area, but is not meant to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the City's overall goals and objectives for the East Village Growth Cell. Therefore, this Redevelopment Plan is consistent with the Glen Oak Zone Action Plan and the City's Comprehensive Plan, and is intended to be the primary vehicle for implementing those plans.

Redevelopment Opportunities

A significant focus of this redevelopment plan is the rehabilitation and improvement of existing development within the East Village Growth Cell. However, some new redevelopment is also appropriate to enhance the tax base and aid in revitalization efforts. Key opportunities for redevelopment would include existing vacant lots or parcels with existing structures that are in dilapidated condition and in need of major repair. Numerous development and redevelopment opportunity sites have been identified in the Project Area (see Figure D, Redevelopment Opportunity Sites). These opportunities include, but are not limited to, the following:

1. Renovation of existing homes and commercial structures throughout the Project Area.
2. Redevelopment of vacant commercial lots and buildings along Knoxville Avenue
3. Revitalization of the Washington Avenue Business District, including improvements to existing structures, potential redevelopment, and additional streetscape enhancements.
4. Opportunities for additional retail and restaurant uses in proximity to the OSF Campus.
5. Creation of additional high density housing opportunities within walking distance of the OSF St. Francis Medical Center, including potential apartments, townhomes, and/or condominiums
6. Creation of expanded neighborhood retail and restaurant uses near new housing, potentially along Spaulding Avenue.
7. Continued improvements to the OSF St. Francis Medical Center consistent with their City-approved Official Development Plan, as amended from time to time
8. Redevelopment of the former National Guard Armory for mixed use
9. Creation of retail opportunities along Spaulding Avenue, such as restaurants and convenience stores, accessible by nearby housing and the OSF hospital campus

The City may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities undertaken by the public sector, which are identified in the Public Improvements section of this report.

Undertaking these redevelopment activities will generate increased tax revenues, create commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas.

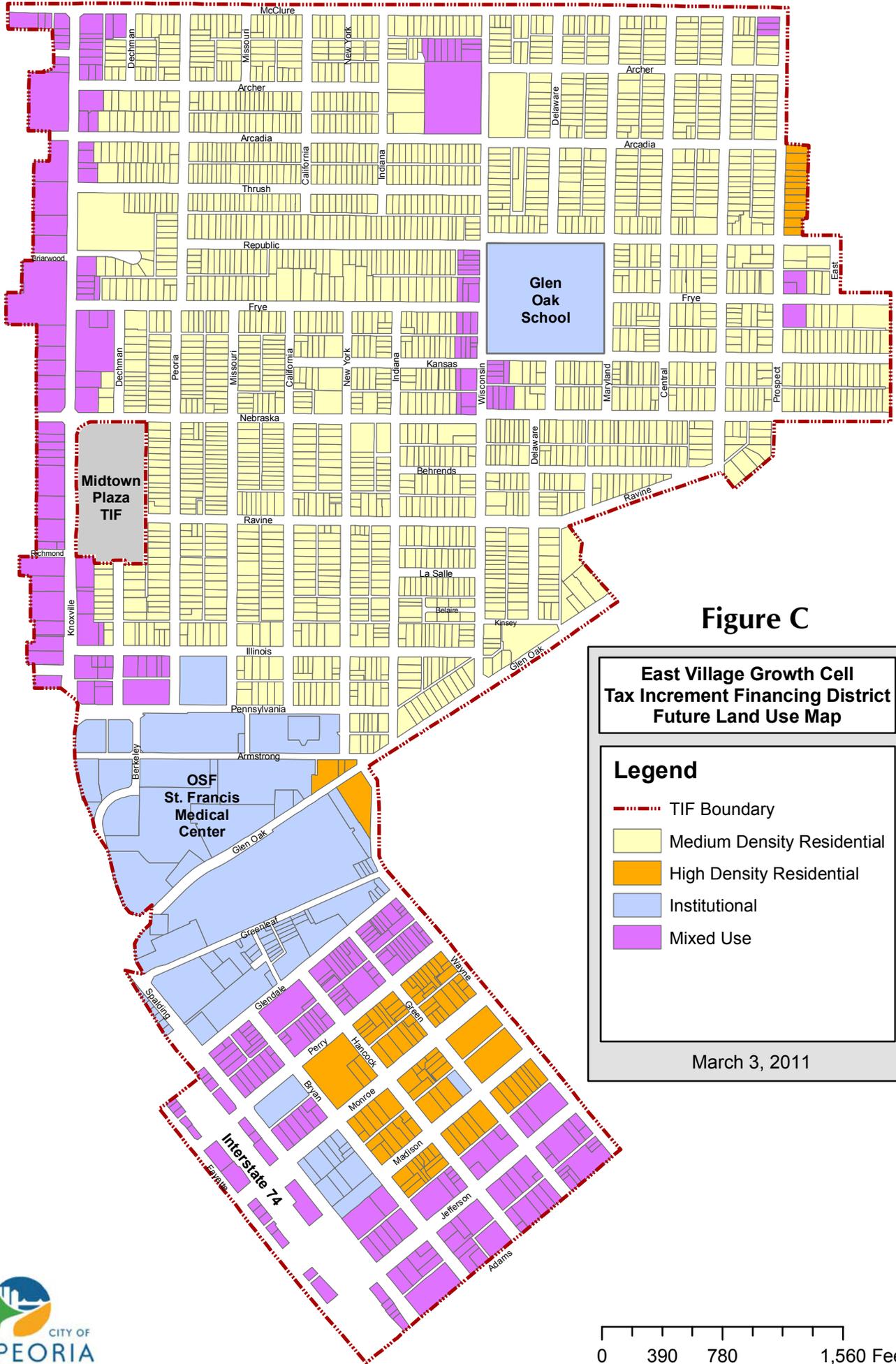


Figure C

**East Village Growth Cell
Tax Increment Financing District
Future Land Use Map**

Legend

- TIF Boundary
- Medium Density Residential
- High Density Residential
- Institutional
- Mixed Use

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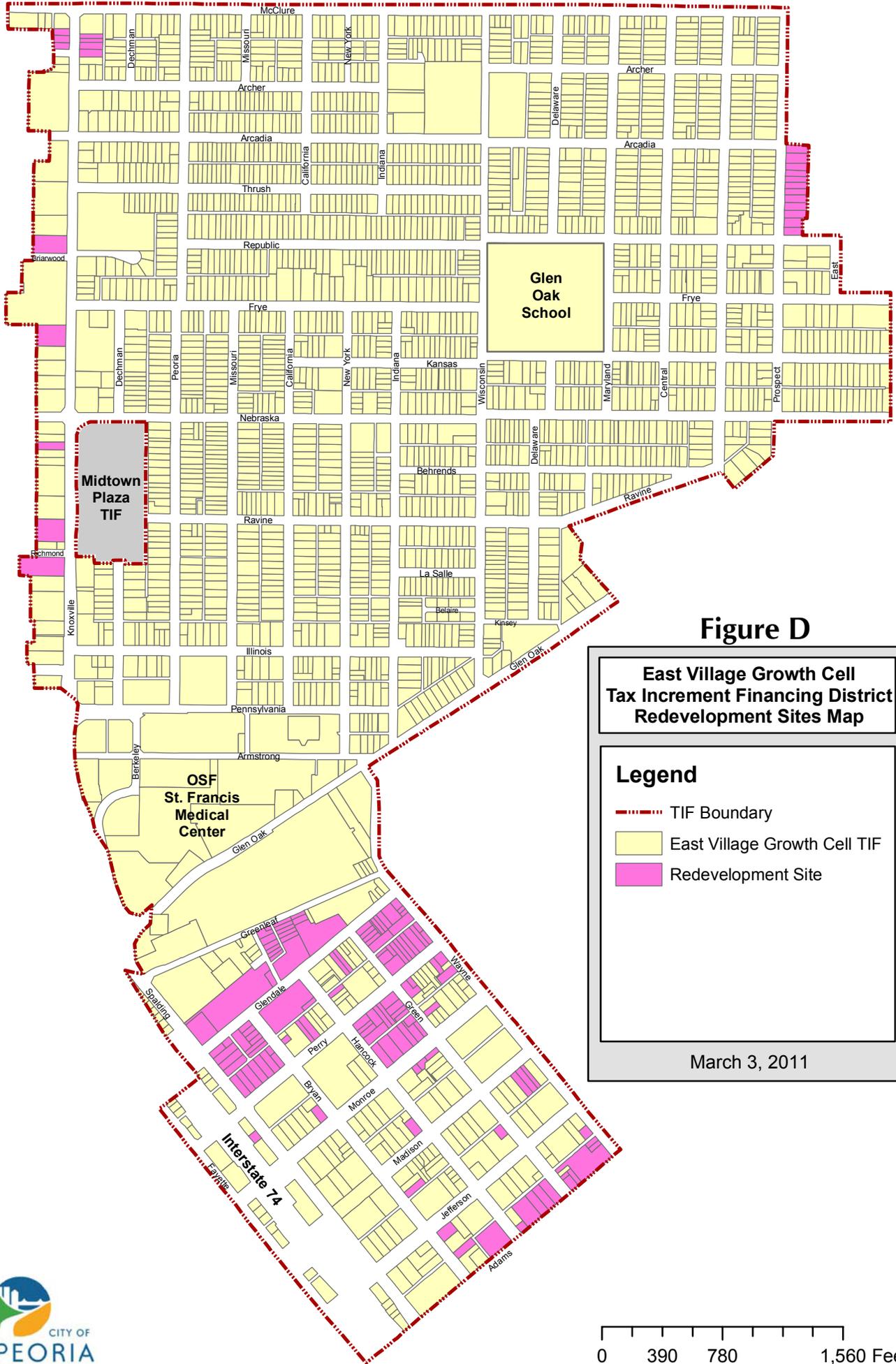


Figure D

**East Village Growth Cell
Tax Increment Financing District
Redevelopment Sites Map**

Legend

- TIF Boundary
- East Village Growth Cell TIF
- Redevelopment Site

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Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, such costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and 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;
- Costs of rehabilitation, reconstruction, 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;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of 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, as provided in the Act;
- 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 under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 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;

- To the extent the City by written agreement accepts and approves the same, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the City and/or private property owners to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the City may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the City to other public bodies or to private developers, in whole or in part. The City may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the City.

Public Improvements

The City of Peoria will continue to provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, the Greater Peoria Sanitary District, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- Development of or improvements to public open space.
- Construction of off-street parking facilities and structures.

- Improvement or burial of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities.
- Demolition and rehabilitation of obsolete structures.
- Beautification improvements, including streetscape, lighting, signage, and landscaping of public properties.
- Grants or loans to private property owners for eligible property improvements, including facade restoration or enhancements.
- Business relocation expenses.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Glen Oak Zone 2011 Action Plan and the City's Capital Improvement Plan. In addition, the City's Public Works Department completed a detailed inventory of infrastructure needs during October, 2010 within the East Village Growth Cell. This inventory and cost estimate is contained in Appendix E.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the City of Peoria, other governmental agencies, and individual developers, pursuant to an agreement between the parties. The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The City may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 2. These costs are based on 2010 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 2: Estimated Redevelopment Project Costs

Category	Cost
Property assembly including acquisition, site preparation and demolition, and environmental remediation	\$20,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$3,500,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$27,000,000
Construction or enhancement of public improvements (1)	\$38,000,000
Job training and retraining, welfare-to-work services	\$1,000,000
Relocation costs	\$2,000,000
Marketing, including marketing of potential investment properties to third parties	\$500,000
Developer Interest Costs	TBD (3)
Taxing District Capital Costs	\$3,000,000
Total Estimated Project Costs (2)	\$95,000,000

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, 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.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.
- (3) In addition, this table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the Project Area.
- Tax revenues resulting from the establishment of any Special Service Area or Business District within the Project Area.
- Interest earned on temporary investments.
- Gifts, grants, and contributions.
- Sale or lease of land proceeds.
- User fees.
- Municipal sales taxes.
- The City's general revenue fund.
- Transfer from a contiguous redevelopment project area created under the Act.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of City owned property, that the City determines are appropriate to allocate to the payment of redevelopment project costs.

The Project Area is contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issue to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

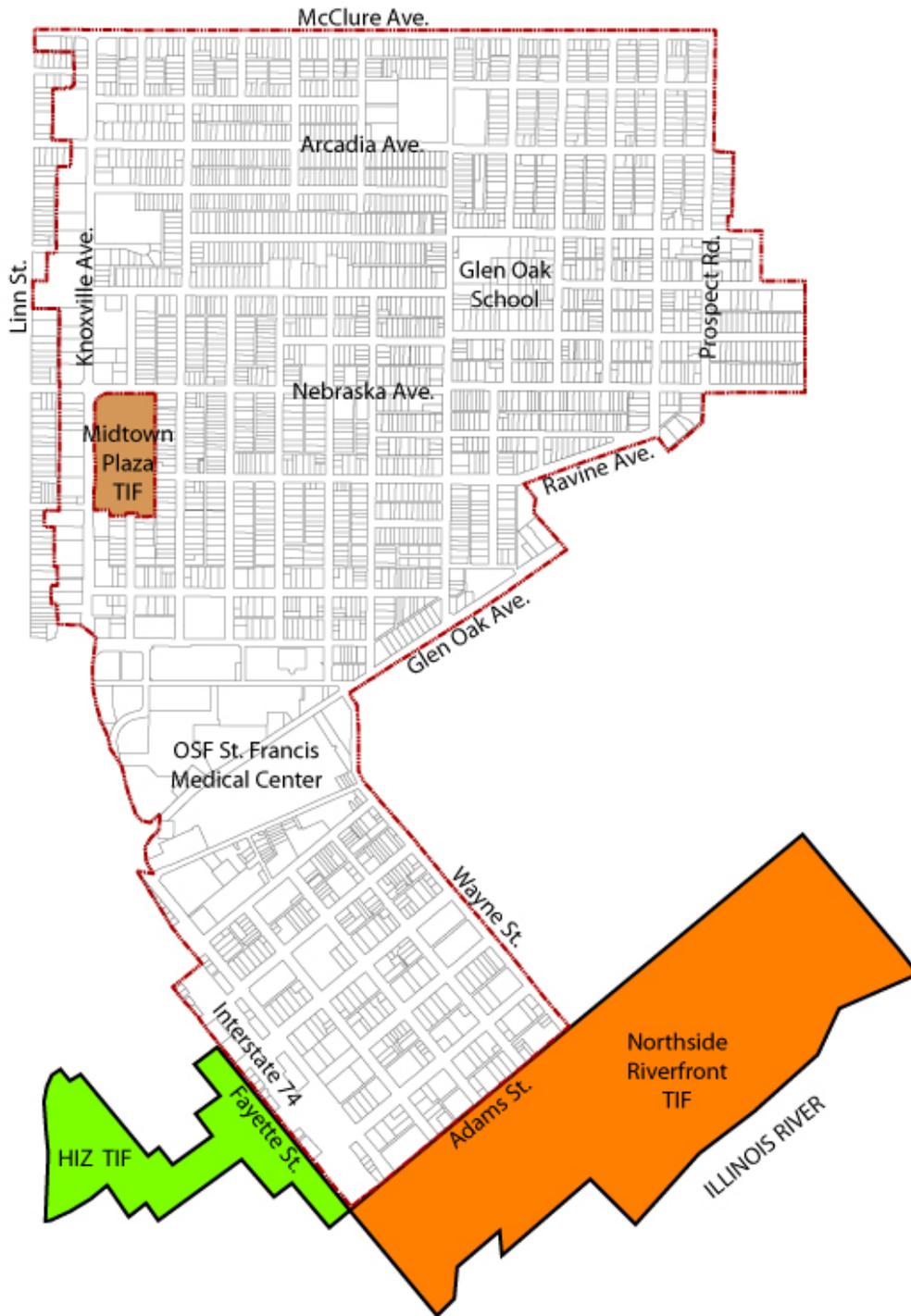


Figure E - Adjacent TIF Districts

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, **the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.**

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The City may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project,
- Taxes levied and collected on any or all property in the municipality.
- The full faith and credit of the municipality.
- A mortgage on part or all of a Redevelopment Project.
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Appendix C Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2009 equalized assessed valuation of the Project Area was **\$49,626,980**.

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of \$96 million. This represents a 93% increase in the total equalized assessed valuation. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report and consistent with the Future Land Use Plan, Figure C.

Affirmative Action and Fair Employment Practices

The City of Peoria will require each private developer entering into an agreement with the City, in connection with development in the Project Area, to utilize fair employment practices including an affirmative action program and prevailing wage where required by the Act.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of City-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

1. Peoria County
2. The Pleasure Driveway and Park District of Peoria
3. Peoria Township
4. Peoria Library District
5. Greater Peoria Sanitary District
6. City of Peoria
7. Greater Peoria Metropolitan Transit District
8. Peoria Unified School District #150
9. Illinois Central College District #514
10. Greater Peoria Regional Airport Authority

This Redevelopment Plan contemplates a mix of new residential, office, retail, and restaurant uses. However, given the relative scale of anticipated redevelopment projects in proportion to the above listed taxing bodies, the percentage impact is anticipated to be minimal. Any addition, as noted in the housing study, some existing residential units may be displaced, thus off-setting a portion of any potential increase in residential population.

Impact on Peoria County

Peoria County provides a variety of services, including the County Court system and health services. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by the County. Services provided to residents may be particularly affected, although it is likely that a considerable portion of new residents in the Project Area may relocate from other locations in the County. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

Impact on the Pleasure Driveway and Park District of Peoria

The Park District of Peoria maintains parks and programs for the benefit of residents of the City. Glen Oaks Park, a major community park, is located adjacent to the Project Area. The creation of new residential units may cause increased demand for the recreational programs and services provided by the Park District, and employees of non-residential enterprises may also take advantage of these opportunities. As permitted under the ACT, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Park District of Peoria which are made necessary by development as described in this Redevelopment Plan.

Impact on Peoria Township

Peoria Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by Peoria Township, although the impact is not anticipated to be significant. No program is set forth in this Redevelopment Plan.

Impact on Greater Peoria Sanitary District

The Greater Peoria Sanitary District treats wastewater for Peoria, Peoria Heights, Bartonville, West Peoria, Bellevue and adjacent unincorporated areas. The replacement of underutilized property with new development and redevelopment will cause increased demand for the services of the Greater Peoria Sanitary District. As identified in Appendix E, significant enhancements to existing Sanitary District lines are needed, and have been incorporated into the estimated project costs.

Impact on City of Peoria

The City of Peoria provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment will cause increased demand for the services and programs provided by the City. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the City which are made necessary by development as described in this Redevelopment Plan.

Impact on Peoria Unified School District #150

School District 150 provides educational services in Kindergarten through 12th grade for the residents of the City of Peoria. The creation of new residential units may increase the school aged population (although existing residential units in the Project Area may contain a small number of school aged children, who may leave the School District if such units are displaced). As permitted by the Act, a portion of Redevelopment Project Costs may be allocated toward capital and operating costs incurred by School District 150 which are made necessary by development as described in this Redevelopment Plan.

Impact on Illinois Central College District 514

Illinois Central College provides education and training services to residents in Peoria, Tazewell, Woodford and parts of Bureau, Logan, Marshall, Livingston, McLean, Stark and Mason Counties. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by Illinois Central College, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

Impact on the Greater Peoria Regional Airport Authority

As the name suggests, the Greater Peoria Regional Airport Authority operates the regional airport. The replacement of underutilized property with new development and redevelopment may cause a slight increase in demand for the services and programs provided by the Airport Authority. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the Peoria Comprehensive Plan, the East Village Growth Cell TIF Eligibility Report and this Redevelopment Plan and Program, the Mayor and City Council of Peoria, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The 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 adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the City finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the physical condition and the lag in growth in property values as follows:

- As described in the Eligibility Study, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. In particular, the Study Area Eligibility Study identifies a prevalence of deterioration both of buildings and surface improvements. Such deterioration is a direct consequence of a lack of investment in the Project Area. While each individual property may not be deteriorated, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.
- The total Equalized Assessed Value (EAV) of the Project Area has consistently lagged that of the balance of the City of Peoria between 2005-2009, as well as the CPI between 2006-2008. Relative to the immediate surroundings, the Project Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis.

Second, the City finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon:

- The Glen Oak School Neighborhood Impact Zone was created in 2008. While the City of Peoria has made significant investment in this area (approximately \$3.7 million in infrastructure improvements and programming through 2010), significant private re-investment is yet to occur. The primary impetus for preparation of this plan was the belief of the City that appropriate development and investment, consistent with the goals and objectives of the City, would not take place without specific planning attention to the area.
- Development that is consistent with the recommendations of the Area Action Plan is not anticipated to occur without financial and other incentives through Tax Increment Financing. For example, development of new housing for employees and students will require substantial activities, such as property assembly, that are not reasonably anticipated to be achieved without Tax Increment Financing.

Therefore, the City of Peoria finds that the Project Area is not subject to appropriate growth and development, and is not reasonably be anticipated to be developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

In addition to the Comprehensive Plan of the City of Peoria, the Glen Oaks Impact Zone Plan designates appropriate land uses and public improvements for the Project Area. This Redevelopment Plan conforms to and is based upon the recommendations of the Comprehensive Plan and the Glen Oak Impact Zone, including the goals and objectives therein as well as future land uses and redevelopment activities. In addition, a TIF district was recommended as an implementation tool for the revitalization objectives identified in the Action Plan, and so the adoption of Tax Increment Financing furthers the goals and objectives of that plan.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2034).

APPENDIX "A"

East Village Growth Cell
Tax Increment Financing District

Eligibility Findings



APPENDIX "A"

EAST VILLAGE GROWTH CELL TAX INCREMENT FINANCING DISTRICT

ELIGIBILITY FINDINGS

City of Peoria, Illinois



March 3, 2011

Prepared by:
Teska Associates, Inc.

DRAFT

INTRODUCTION

The Project Area, including the East Village Growth Cell and adjacent properties, is located just to the north and east of downtown Peoria. This area has been in decline for many years, and has a large number of vacant lots and deteriorated and/or dilapidated structures. The Project Area includes the Near Northside neighborhood bounded approximately by Interstate 74, Wayne Street and Adams Street, that is a traditional neighborhood that includes a portion of the Northside Historic District, which is a federally designated historic district with strong neighborhood support. The Project Area also includes a prime commercial corridor along Knoxville Avenue that is in need of rehabilitation, infrastructure improvements and commercial redevelopment. The Project Area boundary is shown on the Project Area Map located at the end of this report.



The City of Peoria has decided to evaluate the Project Area for potential designation as a Tax Increment Financing District (TIF). Through the creation of a TIF, the City is attempting to accomplish the goals of the Comprehensive Plan by “providing an environment that attracts and retains jobs” by focusing on public safety, education, economic development and infrastructure. The City currently has 8 active TIF districts, including the Central Business, Midtown, Northside Business, Northside Riverfront, Southtown, Stadium, Eagle View, Warehouse and Hospitality Impact Zone (HIZ) districts (the Campustown district was recently retired in 2009). The Midtown TIF is located completely within the boundary of the Project Area, the HIZ TIF is adjacent to the Project Area to the southwest along Fayette St., and the Northside Riverfront TIF is adjacent to the Project Area to the South along Adams St.



Tax increment financing is a mechanism by which public improvements and private incentives can be funded to achieve the desired planning objectives. Tax increment financing can be used to make the East Village Growth Cell area feasible for redevelopment by eliminating the conditions which inhibit private investment, weaken the City’s tax base, affect the safety of community residents, and hinder the City’s ability to promote a cohesive development of compatible land uses.

The report that follows is an assessment of the eligibility of the East Village Growth Cell Study Area.

TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), stipulates specific procedures, which must be adhered to in designating a Project Area and amendments thereto. A **Redevelopment Project Area** is defined as:

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ 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" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "**blighted area**" as:

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

(1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 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: (A) Dilapidation, (B) Obsolescence, (C) Deterioration, (D) Presence of structures below minimum code standards, (E) Illegal use of individual structures, (F) Extensive vacancies, (G) Lack of ventilation, light, or sanitary facilities, (H) Inadequate Utilities, (I) Excessive land coverage and overcrowding of structures and community facilities, (J) Deleterious land use or layout, (K) Environmental cleanup, (L) Lack of community planning, (M) Decline or minimal marginal increase in equalized assessed valuation..."

Section 5/11-74.4-3(b) defines a "**conservation area**" as:

"...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 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

Determination of eligibility of the East Village Growth Cell TIF Redevelopment Project Area for tax increment financing is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information provided by the City of Peoria against the eligibility criteria set forth in the Act.

This report summarizes the analyses and findings of the City's planning consultant, Teska Associates, Inc. Teska has prepared this report with the understanding that the City would rely on: (1) the findings

and conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

The East Village Growth Cell Project Area is eligible for designation as a “blighted area” based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration of buildings and site improvements, code violations, inadequate utilities, lack of community planning, and decline in EAV (equalized assessed valuation).**

Description of the Redevelopment Project Area

The Project Area includes 2,532 parcels on 133 blocks (see Boundary Map at the end of this report), containing approximately 2047 principal structures. The total area of the Project Area is approximately 653 acres (449 acres excluding street right-of-way).

Existing Conditions

The present condition and location of the Project Area inhibits redevelopment potential. This report elaborates further on the specific conditions, which have contributed to this decline.

Eligibility Findings as a Blighted Area

Teska Associates, Inc. conducted a field survey of every property in the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on September 29, September 30, October 1, and October 11, 2010.

In order to be designated as a blighted area, a combination of at least five of the blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area. The East Village Growth Cell TIF exhibits the following criteria to qualify under the Tax Increment Allocation Redevelopment Act:

Major Qualifying Factors (5 factors required for qualification):

1. *Deterioration of Buildings and Site Improvements* – approximately 59% of all buildings and 68% of all parcels exhibit deterioration.
2. *Code Violations* – significant instances of code violations were provided by the City, including housing and zoning violations (eligible) as well as environmental violations (ineligible). However, the field survey indicated many more potentially undocumented violations;
3. *Inadequate Utilities* – extensive infrastructure issues including streets, curbs, gutters, sewers, and other issues are prevalent;
4. *Lack of Community Planning* – the majority of the Project Area was developed prior the City’s first comprehensive plan, which was adopted in 1937; and
5. *Decline in EAV* – the Project Area has only declined in value for 1 of the past three years, but has increased at a slower rate than the City as a whole (2005, 2006, 2007, 2008 and 2009) and the CPI for all urban consumers (2006, 2007 and 2008).

Minor Qualifying Factors (significantly present in the Project Area but not to a sufficient extent as to be considered a major qualifying factor):

1. *Age* – a majority of structures (over 50%) over 35 years of age. (Age factor is only relevant for qualification as a conservation area);
2. *Dilapidation* – approximately 7% of structures exhibited obvious dilapidation, however many more structures exhibited serious deterioration that could potentially be classified as dilapidated if thoroughly inspected;
3. *Obsolescence* – this factor is present in isolated areas such as the commercial corridor along Knoxville Avenue and portions of the OSF Hospital campus, but it is not distributed throughout the entire Project Area;
4. *Excessive Vacancies* – commercial vacancies are prevalent along Knoxville Avenue, but residential vacancies are more difficult to document due to the prevalence of multi-family conversions of single-family homes throughout the area.

A more detailed description of each qualifying factor is provided on the following pages:

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on information provided by the City of Peoria, Peoria County Assessor's records and the observed style and construction methods of the structures, the majority of buildings within the Project Area are significantly older than 35 years (constructed pre-1975), and this age distribution is present throughout the Project Area. As documented by the City of Peoria, the majority of the Project Area was incorporated into the City through annexations in 1854 (near-north along the Illinois River), 1863 ("Lower" East Bluff), and 1902 ("Upper" East Bluff). A random sampling of date of construction information, utilizing the Peoria County GIS Mapping Application (<http://gis.peoriacounty.org/website/external/>), confirms this conclusion.

Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

The exterior field survey conducted by Teska Associates, Inc. found approximately 9% of the primary structures in the Project Area that displayed this type of obvious extreme physical state. Many other building showed signs of dilapidation but could not be verified without further structural analysis and documentation. There are, however, numerous examples of smaller accessory buildings (such as

sheds, garages, storage areas, etc.) scattered throughout the Project Area that could also be classified as dilapidated under this category.



Therefore, while clearly present within the Project Area, dilapidation is only a minor qualifying factor without detailed documentation on structural issues within the Project Area.

Obsolescence

An obsolete building or improvement is one which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub categories:

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height and space arrangement each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Instances of properties displaying characteristics of functional obsolescence are located in specific isolated pockets within the Project Area. Many of the buildings located on the OSF St. Francis Hospital campus were constructed for a specific purpose and are now outdated in design and layout for contemporary use, as documented in the OSF – St. Francis Facility Evaluation/Analysis. Also, the commercial corridor along Knoxville Road contains numerous outdated and obsolete commercial structures that are not suitable for contemporary commercial users today, displaying such characteristics as outdated design and layout, low ceilings, improper building orientation, etc. However, much of the Project Area is comprised of single-family homes which, while often in need of renovation or updating, are still appropriate for their intended purpose.

Functional Obsolescence is limited and not widespread throughout the entire Project Area, and is therefore considered a minor contributing factor to the designation of the Project Area as a blighted area.

Obsolete Site Improvements

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.



Significant deterioration of site improvements and infrastructure is present throughout the Project Area and is documented under the “deterioration” and “infrastructure” categories. Inadequate utility capacity and design, including streets, sidewalks, driveways, curbs/gutters, streetlights and sewers are documented by the City of Peoria Public Works Department and present throughout the Project Area.

Obsolescence of site improvements is present throughout the Project Area and is considered as a minor contributing factor to the designation of the Project Area as a blighted area.

Obsolete Platting

Obsolete platting would include parcels of limited or narrow size and configuration or 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. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete.

In reviewing the platting of the Project Area, numerous lots have been subdivided or combined with other lots, and existing buildings sit on multiple lots crossing multiple lot lines. These situations are prevalent along the Knoxville commercial corridor and the OSF St. Francis Hospital campus. In addition, the new Glen Oak School sits on multiple lots and street rights-of-way. Scattered examples of residential properties sitting on multiple lots or accessible only through an alley are also present.

However, as obsolete platting is limited and not widespread throughout the entire Project Area, it is considered only as a minor contributing factor to the designation of the Project Area as a blighted area.

Therefore, throughout the Project Area, obsolescence of site improvements is significantly present while obsolescence of structures and platting is only present to a lesser extent resulting in these characteristics to be a minor factor towards the designation of the Project Area as a blighted area.

Deterioration

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

Deterioration of Buildings

Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.



Deterioration of structures occurs, to one extent or another, on approximately 75% of all primary buildings, and is evenly displayed throughout the 133 blocks within the Project Area. Examples of problematic conditions within the Project Area include broken windows and doors, loose gutters, deteriorated brickwork/masonry, cracks in foundations, load bearing walls and columns, roofs in need of new shingles, deteriorating loading areas, etc.

This concentration of deterioration of buildings causes it to be a major contributing factor towards designation as a blighted area due to the impact on marketability and viability of properties in the Project Area.

Deterioration of Surface Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface. The condition of roadways, curbs and gutters are generally poor and in need of resurfacing. Major instances of deteriorated sidewalks and retaining walls were noted throughout the Project Area.

Additionally, a majority of the off-street paved parking areas throughout the Project Area exhibited many of the above listed elements of deterioration. Deterioration of Surface Improvements occurs throughout the Project Area, and is exhibited on approximately 86% of all parcels.

The concentration of deterioration causes it to be a major contributing factor towards designation as a blighted area due to the impact on marketability and viability of the Project Area.



Therefore, throughout the Project Area, there is significant deterioration of both buildings and surface improvements, causing these characteristics to be a major factor towards the designation of the Project Area as a blighted area.

Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

The exterior field survey conducted by Teska Associates, Inc. found that all of the uses in the Project Area were either legal or legally non-conforming uses. A review of the City's building permit files confirms this finding. There were a total of 37 zoning violations during 2005-2009, all of which have been resolved. There are no other known uses in violation of City, State or Federal regulations.

A detailed review of crime data was not conducted. However, a general scan of crime rates on the internet (including <http://spotcrime.com/il/peoria>, <http://peoriail.areaconnect.com/crime1.htm>, and <http://www.neighborhoodscout.com/il/peoria/crime/>) suggests that some illegal activities do occur within the Project Area. Data provided by the City regarding murders and firearm discharges within the

Project Area support this conclusion. However, although widespread, this activity is not considered to be present in a majority of the structures.

Therefore, although the Project Area is a high crime area, illegal use of individual structures does not significantly contribute to the designation of the Project Area as a blighted district.

Presence of Structures Below Minimum Code Standards

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

According to data provided by the City of Peoria, there were a total of 1,145 code violations issued to properties within the Project Area in the year 2009 (the most recent year that complete data was available). Of these violations, 1,037 (91%) were classified as environmental, pertaining to uncut grass, weeds, etc. These types of code violations are not applicable for qualification under this criteria. Of the 108 remaining code violations classified as housing related and therefore eligible under this criteria, 46 of these (43%) still remain active. Of the 708 code violations issued within the Project Area thus far in 2010, 601 of them (85%) have been classified as environmental and 107 (15%) as housing related. Of the eligible housing related violations, 81 (75%) still remain active.

Given the age of structures within the Project Area, it is considered likely that many other structures within the Project Area have components that are currently below minimum codes.

Therefore, presence of structures below minimum code standards is a major factor contributing to the designation of the Project Area as a blighted area.

Excessive Vacancies

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.



There are a number of vacant or partially vacant buildings scattered throughout the Project Area (approximately 8% estimated during the field study). Vacancies occur primarily in commercial areas, but residential vacancies are present to a lesser extent as well. Vacant lots throughout the Project Area indicate additional vacant structures that have been demolished in the past.

The United States Post Office has provided additional data relating to vacancy rates within the Project Area. The most recent data available (Q2 2010) indicates residential vacancy rates between 10.3% - 22.7%, and business vacancy rates between 18.7% - 32.6%.

However, although vacancies are present throughout the Project Area there are not enough such vacancies to qualify as excessive and therefore this factor is only a minor a contributing factor to the designation of the Project Area as a blighted area.

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

None of the primary structures in the Project Area are documented to display this characteristic and therefore this factor does not significantly contribute to blighting conditions within the Project Area as a whole.

Inadequate Utilities

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

While some streets in the Glen Oak Impact Zone have recently been improved, many other streets within the study area are in need of similar rehabilitation. In particular, curbs, sidewalks, and drainage

structures were identified throughout the area that are in need of replacement. Missouri Street, south of Pennsylvania is an existing brick street in significant need of replacement. A major combined stormwater/sewer line also runs through the OSF campus and needs to be relocated and separated. A more detailed summary of specific infrastructure issues has been prepared by the public works department, including the following cost estimates to repair infrastructure issues throughout the Project Area:

STREETS	\$5,812,466
SIDEWALKS	\$4,007,015
DRIVEWAYS	\$5,325,520
CURB & GUTTER	\$3,762,073
STREET LIGHTS	\$6,695,000
INLETS	\$2,500,000
COMB. SAN. & STORM	\$8,300,000
RAMPS	\$529,000
TREES	\$654,325
TOTAL	\$37,585,488

Given the presence of these infrastructure issues through out the study area, inadeduquate utilities are considered a major qualifying factor.



Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

The Project Area does contain isolated instances of excessive land coverage and overcrowding of structures primarily in non-residential areas. However, it is not generally distributed throughout the entire Project Area.

For this reason, excessive land coverage and overcrowding of structures is considered only a minor contributing factor to the designation of the Project Area as a blighted area.

Deleterious Land Use or Layout

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

The Project Area is primarily a residential area, but does contain a mix of scattered commercial and institutional uses, as well as a large OSF St. Francis Hospital campus, multiple schools and community facilities, and a commercial corridor along Knoxville Avenue. However, these uses are largely compatible with one another, and have existed side-by-side for many years.

Therefore, deleterious land use or layout does not make a significant contribution to classification of the Project Area as a blighted area.

Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the City's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding.

The City of Peoria established its first Comprehensive Plan in 1937. Prior to 1937, there was no long term planning for the City as a whole, or the Project Area in particular. According to City records, the majority of the Project Area was incorporated into the City through annexations in 1854 (near-north along the Illinois River), 1863 ("Lower" East Bluff), and 1902 ("Upper" East Bluff). The majority of the Project Area was therefore developed prior to the City adopting its first comprehensive plan.

The lack of long term planning in the Project Area has resulted in instances of obsolete platting resulting in parcels of inadequate size and shape to meet contemporary development standards, and incompatible or obsolete building and site design.

Therefore, lack of planning significantly contributes to the designation of the Project Area as a blighted area.

Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

Although the Project Area is primarily a residential area, there are scattered automotive and health care related uses throughout, as well as a major highway (I-74) bisecting the Project Area carrying heavy truck traffic. A number of small abandoned service stations were also identified within the Project Area. Although there may be environmental issues present within the Project Area, no sites are currently identified as in need of environmental remediation, and a search of the Illinois Environmental Protection Agency Site Remediation Program Database (<http://epadata.epa.state.il.us/land/srp/index.asp>) revealed no current remediation projects within the Project Area. While there are no known costs associated with a remediation project that will impede development within the Project Area, it is possible that will change over time and as redevelopment occurs.

However, as no known environmental issues are identified at this time, environmental remediation does not contribute to the designation of the Project Area as a blighted area.

Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Amendment Area has declined for 3 of the last 5 calendar years in which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 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 3 of the last 5 calendar years for which information is available.

	Project Area EAV	% Change	Total City EAV	% Change	CPI	% Change
2004	\$45,021,720	n/a	\$1,536,607,174	n/a	188.9	n/a
2005	\$46,086,020	+ 2.36%	\$1,616,801,731	+ 5.22%	195.3	+ 3.39%
2006	\$47,330,950	+ 2.70%	\$1,716,118,322	+ 6.14%	201.6	+ 3.23%
2007	\$48,110,772	+ 1.65%	\$1,847,028,461	+ 7.63%	207.342	+ 2.85%
2008	\$49,528,830	+ 2.95%	\$1,945,751,863	+ 5.34%	215.303	+ 3.84%
2009	\$49,626,980	+ 0.20%	\$1,983,654,984	+ 1.95%	214.937	- 0.17%

As shown in the table above, the Project Area EAV has not decreased in the past 5 years, although the increase has been minimal. However, the Project Area EAV has increased at an annual rate that is less than the annual increase in the total City of Peoria EAV for at least 3 of the past 5 years (2005, 2006, 2007, 2008 and 2009) and the CPI for all urban consumers for at least 3 of the past 5 years (2006, 2007 and 2008).

Therefore, decline in EAV as compared to the rate of increase of the total City and the rate of increase in the CPI contributes to the designation of the Project Area as a blighted area.

Conclusion

The Redevelopment Project Area as a whole qualifies as a blighted area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

- 1. Deterioration of Building and Site Improvements;**
- 2. Excessive Code Violations;**
- 3. Inadequate Utilities;**
- 4. Lack of Planning; and**
- 5. Decline in EAV.**

Each of these factors contributes significantly to the eligibility of the East Village Growth Cell TIF as a blighted area in order that redevelopment might occur.

APPENDIX "B"

East Village Growth Cell
Tax Increment Financing District

Housing Impact Study



APPENDIX "B"

**EAST VILLAGE GROWTH CELL
TAX INCREMENT FINANCING DISTRICT**

HOUSING IMPACT STUDY

City of Peoria, Illinois

Updated March 3, 2011

Prepared by:
Teska Associates, Inc.



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INTRODUCTION

As described in the East Village Growth Cell Redevelopment Plan and Eligibility Study, officials of the City of Peoria have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the East Village Growth Cell, the City has decided to utilize Tax Increment Financing (TIF) as one of several potential financial tools to facilitate redevelopment.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the Act) stipulates that a Housing Impact Study must be prepared when:

...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 no certification is made [that the redevelopment plan will not result in displacement of residents]... (Section 11-74.4-3(n)(5))

The East Village Growth Cell redevelopment project area contains an estimated 3,232 residential units, which clearly exceeds the 75 unit threshold and thus requires completion of a Housing Study. This estimate is based on field surveys, 2000 census data, and data provided by the City of Peoria. While no specific plans are currently in place, some of these units may be displaced in order to facilitate redevelopment opportunities. Therefore, the City of Peoria has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5).

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey, and 2000 census data review conducted as part of the eligibility analysis for the Project Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from the City of Peoria, and 2000 United States Census data.

PART I: HOUSING INVENTORY

The Act stipulates specific information that must be provided in a Housing Impact Study. According to 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 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Number of Residents

For purposes of this study, data has been gathered from the 2000 United States Census and is represented in Block Groups. A Block Group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100-percent data). The Block Group is the lowest level of geography for which the Census Bureau has tabulated sample, or long-form, data. In this study, we have relied on the 2000 United States Census because it is the best available information regarding the structures and residents of the East Village Growth Cell Area. The East Village Growth Cell Area contains all or some portions of the following ten (10) block groups:

- Census Tract 12, Block Group 1
- Census Tract 12, Block Group 2
- Census Tract 16, Block Group 1
- Census Tract 16, Block Group 2
- Census Tract 21, Block Group 1
- Census Tract 21, Block Group 2
- Census Tract 25, Block Group 1
- Census Tract 25, Block Group 2
- Census Tract 25, Block Group 3
- Census Tract 25, Block Group 4

These ten (10) block groups contain a total of 5,123 residential units. However, there are portions of the ten (10) block groups that are not located entirely in the East Village Growth Cell Area. Therefore the percentage of each block group that was located in the East Village Growth Cell Area was utilized as common multiplier to compile the total numbers (units, residents, etc) for the East Village Growth Cell Area. The number of residents, dwelling unit types, number of bedrooms, kitchen and plumbing facilities, economic composition and racial composition was calculated by percentage for each block group and totaled to determine the estimates for the East Village Growth Cell Area. This weighted average approach to distributing block group statistics to the Project Area was used throughout this Housing Study. Based on information from the 2000 United States Census, the estimated number of resident is shown in Table 1 below. Currently, an estimated 7,758 persons reside in the East Village Growth Cell Area.

Table 1: Estimated Number of Residents

Number of Residents within All 10 Block Groups	Number of Residents within East Village Growth Cell Area
12,392	7,758

Source: 2000 Census, US Bureau of the Census

Type of Residential Units

Table 2 describes the East Village Growth Cell Area residential units by type. As defined by the Census Bureau, single family is a structure that contains one attached or unattached units. A one unit attached structure is a unit that has one or more walls extending from the ground to the roof separating it from adjoining structures. A common example includes row homes or duplexes. Multi-family structures are those that contain 2 or more housing units.

Table 2: Dwelling Units by Type

Type	Number of Units by Type within All 10 Block Groups	Percentage of 10 Block Group Total	Number of Units within East Village Growth Cell Area	Percentage of East Village Growth Cell Area Total
Single Family	3,107	60.6%	2,064	63.9%
Multi-Family	2,016	39.4%	1,168	36.1%
Total	5,123	100%	3,232*	100.0%*

Source: 2000 Census, US Bureau of the Census

* Numbers may not add due to rounding

Number and Type of Bedrooms

Tables 3, 4, and 5 respectively, describe the distribution of the 3,232 residential units in the East Village Growth Cell Area by number of bedrooms, kitchen and plumbing facilities, and uninhabited units.

Table 3 shows the estimated number of bedrooms in the conventional residential units in the East Village Growth Cell Area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

Table 3: Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms	Number of Units within All 10 Block Groups	Number of Units within East Village Growth Cell Area	Percentage of East Village Growth Cell Area Total
0	160	92	2.8%
1	1,094	640	19.8%
2	1,789	1,105	34.2%
3	1,289	844	26.1%
4	605	452	14.0%
5 or more	186	99	3.1%
Total	5,123	3,232	100.0%*

Source: 2000 Census, US Bureau of the Census

* Numbers may not add due to rounding

Units with Kitchen and Plumbing Facilities

Table 4 shows the estimated number of conventional residential units in the East Village Growth Cell Area with kitchen facilities and with plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

Table 4: Estimated Number of Units with Kitchen and Plumbing Facilities

Facility	Number of Units within All Block Groups which have Facility	Number of Units within All Block Groups which do not have Facility	Number of Units within East Village Growth Cell Area which have Facility	Percentage of East Village Growth Cell Area Total	Number of Units within East Village Growth Cell Area which do not have Facility	Percentage of East Village Growth Cell Area Total
Kitchen	5,078	45	3,215	99.4%	17	0.6%
Plumbing	5,088	35	3,220	99.6%	12	0.4%

Source: 2000 Census, US Bureau of the Census

Inhabited Units

The occupancy status of the residential units in the Project Area must be determined not less than 45 days prior to the adoption of an ordinance or resolution fixing the time and place for public hearing. The City of Peoria adopted an ordinance fixing the time and place for public hearing on December 14, 2010, and the occupancy status of the residential units was determined on November 2, 2010. As of that date, as determined by a building-by-building field survey, an estimated 8% of units in the East Village Growth Cell Area were determined to be uninhabited. Therefore, 258 residential units in the Project Area are assumed to be inhabited, as shown in Table 5:

Table 5: Estimated Number of Inhabited Units

Type of Unit	Inhabited	Vacant	Total
Single Family Home	1,899	165	2,064
Units in Multiple Family Buildings	1,075	93	1,168
Total	2,974	258	3,232

Source: Teska Associates Field Survey – September 29 through October 1, 2010 and final determination data provided by the City

Racial and Ethnic Composition

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data. As noted, there are an estimated 7,758 residents in the East Village Growth Cell Area. Racial and ethnic composition is available from the 2000 United States Census. Table 6 identifies the residents of the ten (10) block groups by their racial and ethnic composition, and estimates the racial and ethnic composition of the estimated 7,758 residents of the East Village Growth Cell Area:

Table 6: Estimated Racial and Ethnic Composition of Residents

	2000 Census Number in All 10 Block Groups	2000 Census Percentage of Total in All 10 Block Groups	Estimated Number of Residents within East Village Growth Cell Area	Estimated Percentage of Residents within East Village Growth Cell Area
RACE				
White Only	6,147	49.6%	3,997	51.5%
Black or African American Only	5,162	41.6%	3,075	39.6%
American Indian and Alaskan Native Only	40	0.4%	33	0.4%
Asian Only	128	1%	86	1.1%
Native Hawaiian and Other Pacific Islander Only	16	0.1%	15	0.2%
Other Single Race	419	3.3%	249	3.2%
Two or More Races	480	3.9%	303	3.9%
Total	12,392	100.0%*	7,758	100.0%*
ETHNIC COMPOSITION				
Hispanic or Latino (Any Race)	683	5.5%	372	4.8%

Source: 2000 Census, US Bureau of the Census

* Numbers may not add due to rounding

Economic Composition

Based on the 2009 HUD Income Data, approximately 88% of the households within the study area qualify as very low, low, or moderate.

Table 7: Study Area Very Low, Low Income, and Moderate Household Income Level and Percentages based on 2009 HUD Median Household Income Data for Peoria Illinois.

	Household Size of 4¹	% of Study Area that Qualifies⁵
Adjusted Median Household Income Level to be Defined as Very Low Income ²	\$32,900	42.7%
Adjusted Median Household Income Level to be Defined as Low Income ³	\$52,650	21.1%
Adjusted Median Household Income Level to be Defined as Moderate Income ⁴	\$78,960	24.3%

1 Based on HUD's 2009 Median Family Income For Family of 4 in Peoria: \$65,800

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

3 Definition of Low Income Household as Defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

4 "Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

5: The percentages of the study area households that quality as very low, low, and moderate income were determined by totaling the total number of households in the study area who earn less than the defined very low, low, and moderate threshold then dividing such number by the total number of households in the study area. The percentages are based on the economic data of the 2005-2008 American Community Survey Census. The 2005-2008 American Community Survey Census data is the most accurate census data as of January 10, 2011.

PART II: RELOCATION PLANS

The Act specifies that the second part of a housing impact study must:

...identify 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 shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

Residential Units Which May be Displaced

The Redevelopment Plan indicates that no inhabited residential units are targeted for acquisition at this time. However, as provided by the East Village Growth Cell Redevelopment Plan, residential units may be displaced from the East Village Growth Cell Area in order to facilitate potential redevelopment opportunities. The most likely areas for redevelopment of existing residential units would be in an area bound by Greenleaf, Wayne, Monroe, and Spaulding. Based on Census data, there are approximately 118 residential units in this area, including units in buildings containing 8 or more residential units which would not be impacted. Some additional displacement might also occur along Pennsylvania Avenue or along Dechman Avenue south of Midtown Plaza. There are a total of 20 residential units in these areas, excluding units in existing apartment buildings containing 8 or more units which would not be impacted. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units will be done so within the intent of the East Village Growth Cell Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Availability of Replacement Housing

According to data in the 2000 United States Census, approximately 42.2% of housing units in the East Village Growth Cell Area are owner occupied. Conversely, approximately 49.8% of housing units in the East Village Growth Cell Area are renter occupied. The remaining 8% of units are vacant. Therefore, both for-sale and for-rent units are considered for potential replacement housing.

Table 8: Owner vs. Renter Occupancy

	Number	Percentage
Total Housing Units	3,232	100 %
Owner Occupied	1,365	42.2 %
Renter Occupied	1,609	49.8 %
Vacant	258	8.0 %

Source: 2000 Census, US Bureau of the Census

Real estate listings were examined in areas in proximity to the East Village Growth Cell Area (in particular, Bradley West, The Uplands, University East, Flora-Ellis, and the area bounded by University, Forrest Hill, Sheridan, and McClure). The median sales price for the 61603 area code (area code for the East Village Growth Cell Area) for September 2010 was \$52,500. Listings were obtained for homes with list prices approximately equivalent to the market values of homes which may be displaced (\$60,000 and below). The

location, type, and cost of a sample of possible replacement housing units in these areas are shown in Table 10 and 11. The information presented is based on classified advertisements from the *Peoria Star Journal*, *Trulia.com*, and *Apartments.com* during October and November 2010. If relocation for displaced residents of the East Village Growth Cell Area is required, there are similar priced single-family homes and rental units available in within the vicinity including the neighborhoods of Bradley West, The Uplands, University East, Flora-Ellis, and the area bounded by University, Forrest Hill, Sheridan, and McClure.

Table 9: Real Estate for Sale Near East Village Growth Cell Area Vicinity

Housing Type	Location	Price
3 Bedroom Single Family Home	Fredonia, Bradley West Neighborhood	\$59,900
3 Bedroom Single Family Home	W. Columbia Terrace, University East	\$34,900
4 Bedroom Single Family Home	N. Frick, University East	\$44,900
2 Bedroom Single Family Home	N. Frick, University East	\$22,500
4 Bedroom Single Family Home	N. Flora, Flora-Ellis	\$54,900
4 Bedroom Single Family Home	N. Ellis, Flora-Ellis	\$17,900
3 Bedroom Single Family Home	Mac Queen, Forest Hill	\$30,000
3 Bedroom Single Family Home	W. Loucks, Forest Hill	\$43,200
2 Bedroom Single Family Home	N. Avalon, Forest Hill	\$49,900

Source: *Peoria Star Journal*, *Trulia.com*, and *Apartments.com*

Table 10: Real Estate for Rent Near East Village Growth Cell Area Vicinity

Housing Type	Location	Rent
1 Bedroom	W. Moss, Peoria	\$530
1-3 Bedroom Apartments	Aspen Bluff, Peoria	\$425-625
1-2 Bedroom Apartments	Timberbrook Apartments, Peoria	\$430-\$525
1-3 Bedroom Apartments	Grove Apartments, Peoria	\$540-\$840
1-2 Bedroom Apartments	Prairie Lake Apartments, Peoria	\$695-\$945
1-3 Bedroom Apartments	Cedar Ridge Village, Peoria	\$350 and up
1-2 Bedroom Apartments	Blue Spruce Apartments, Peoria	\$410 and up
1-2 Bedroom Apartments	Corner Stone, Peoria	\$499-\$600

Source: *Peoria Star Journal*, *Trulia.com*, and *Apartments.com*

City's Plans for Relocation Assistance and Type and Extent of Relocation Assistance

The City of Peoria may provide relocation assistance to residents displaced by this Redevelopment Plan. Such assistance may include reimbursement for actual reasonable expenses for moving, including real estate transaction costs up to 8% of the value of the replacement housing unit.

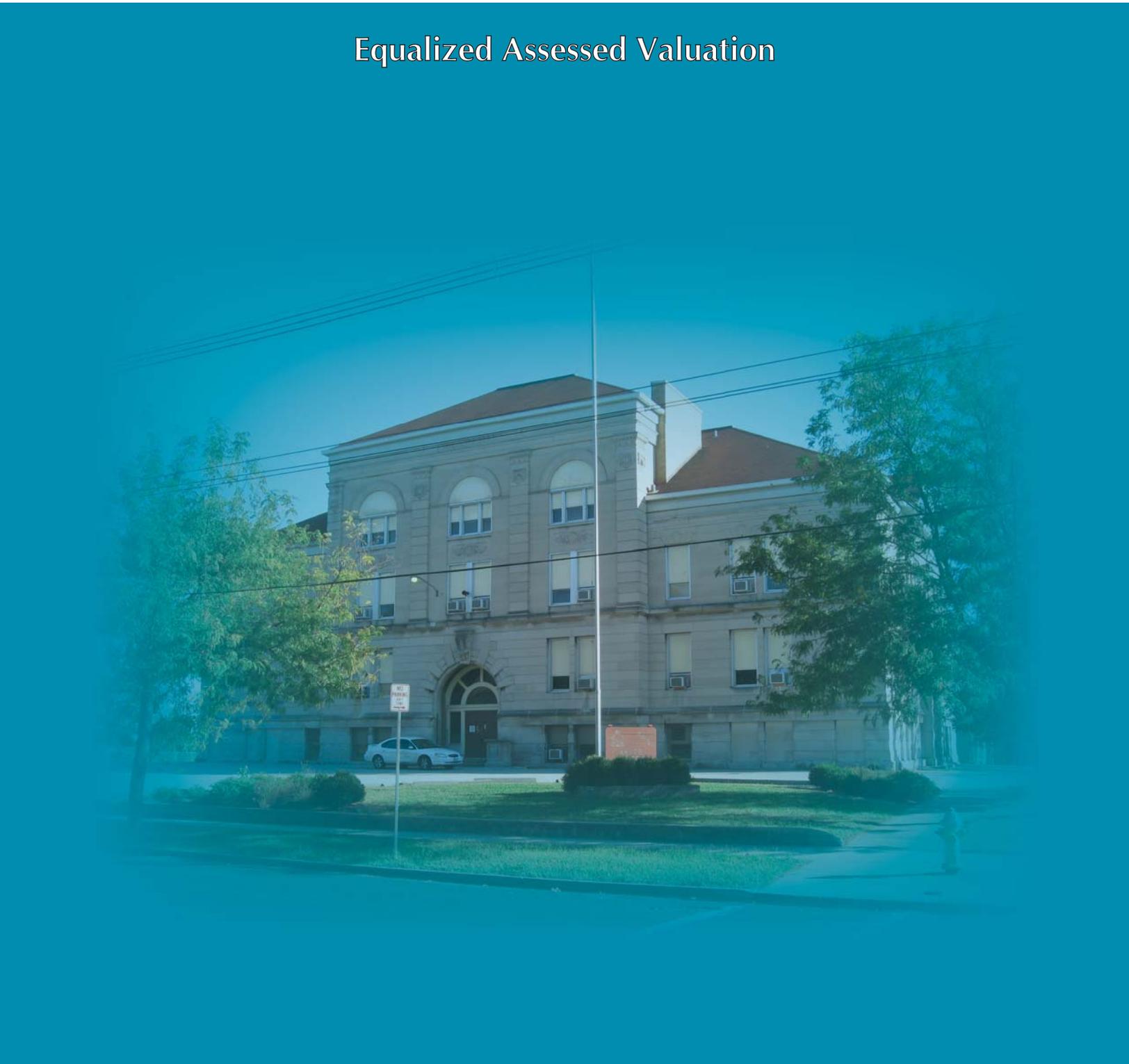
In addition, to the extent that any removal or displacement will affect households of low-income and very low-income persons, the City will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations there under, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes of this Housing Impact

Study, low-income households, very low-income households, and affordable housing shall have the meanings set forth in the Illinois Affordable Housing Act. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (i) "low-income household" 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 (“Section 8”); (ii) “very low-income household” 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 for the purposes of Section 8 of the United States Housing Act of 1937; and (iii) “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 "C"

Equalized Assessed Valuation



APPENDIX "C"
Equalized Assessed Valuation Table

1433328001	\$82,570	1433404012	\$18,910	1433407029	\$16,960	1433429006	\$15,390	1433451020	\$29,060	1433455001	\$0
1433328002	\$25,520	1433404013	\$16,550	1433407030	\$17,660	1433429007	\$22,400	1433451021	\$16,030	1433455002	\$18,200
1433328003	\$26,490	1433404014	\$25,520	1433408001	\$16,240	1433429008	\$23,100	1433451022	\$16,120	1433455003	\$20,300
1433328010	\$46,020	1433404015	\$28,910	1433408002	\$12,600	1433429009	\$19,610	1433451023	\$17,500	1433455004	\$20,650
1433328011	\$24,230	1433404016	\$17,160	1433408003	\$13,000	1433429010	\$17,150	1433451024	\$13,790	1433455005	\$21,000
1433328012	\$41,500	1433404017	\$19,610	1433408004	\$14,420	1433429011	\$16,800	1433451025	\$28,010	1433455006	\$2,790
1433328013	\$14,820	1433404018	\$18,900	1433408005	\$14,050	1433429012	\$14,700	1433451026	\$17,400	1433455007	\$18,540
1433329013	\$9,920	1433404019	\$18,900	1433408006	\$13,950	1433429013	\$13,340	1433451027	\$14,600	1433455008	\$19,600
1433329023	\$71,800	1433404020	\$17,160	1433408007	\$10,760	1433429014	\$15,920	1433451028	\$18,390	1433455009	\$16,810
1433329024	\$1,188,670	1433404021	\$20,310	1433408008	\$14,000	1433429015	\$15,750	1433451029	\$16,330	1433455010	\$19,590
1433332030	\$144,910	1433404022	\$16,810	1433408009	\$13,760	1433429016	\$17,550	1433451030	\$14,890	1433455011	\$21,010
1433332031	\$249,770	1433404023	\$15,750	1433408010	\$15,290	1433429017	\$19,260	1433451031	\$1,200	1433455012	\$17,150
1433332032	\$195,140	1433404024	\$15,050	1433408011	\$12,110	1433429018	\$13,570	1433451032	\$27,570	1433455013	\$16,090
1433332033	\$134,330	1433404025	\$24,040	1433408012	\$1,650	1433429019	\$14,420	1433451033	\$11,120	1433455014	\$24,150
1433378002	\$456,160	1433405005	\$26,250	1433408013	\$9,880	1433429020	\$13,010	1433451034	\$15,060	1433455015	\$18,910
1433378014	\$171,560	1433405006	\$18,050	1433408014	\$11,900	1433429021	\$15,390	1433451035	\$15,750	1433455016	\$16,810
1433378015	\$124,200	1433405007	\$17,210	1433408015	\$14,460	1433429022	\$16,100	1433451036	\$21,110	1433455017	\$18,060
1433378016	\$24,360	1433405008	\$13,720	1433408016	\$13,950	1433429023	\$13,650	1433451037	\$18,810	1433455018	\$11,740
1433378017	\$168,310	1433405009	\$14,870	1433408017	\$16,460	1433430001	\$23,110	1433451038	\$19,340	1433455019	\$14,310
1433378018	\$112,330	1433405010	\$13,290	1433408018	\$11,620	1433430004	\$14,710	1433451039	\$16,810	1433455020	\$12,740
1433378020	\$1,290	1433405011	\$14,260	1433408019	\$14,000	1433430005	\$15,020	1433451040	\$16,970	1433455021	\$12,540
1433401001	\$150,920	1433405012	\$12,940	1433408020	\$11,900	1433430006	\$11,900	1433451041	\$21,000	1433455022	\$11,390
1433401002	\$31,140	1433405013	\$16,110	1433408021	\$14,640	1433430007	\$18,040	1433451042	\$21,860	1433455023	\$12,500
1433401003	\$17,800	1433405014	\$15,740	1433408022	\$19,670	1433430008	\$19,270	1433451043	\$21,860	1433455024	\$8,130
1433401004	\$21,240	1433405015	\$37,230	1433408023	\$13,190	1433430009	\$22,770	1433451044	\$18,210	1433455025	\$11,830
1433401005	\$28,580	1433405017	\$0	1433408024	\$10,310	1433430010	\$14,900	1433451045	\$16,210	1433455026	\$16,800
1433401006	\$64,200	1433405018	\$15,850	1433408025	\$15,400	1433430011	\$16,070	1433451046	\$64,980	1433455027	\$17,080
1433401007	\$51,260	1433405019	\$25,200	1433408026	\$11,200	1433430012	\$21,010	1433452003	\$164,820	1433455028	\$17,670
1433401008	\$54,950	1433405020	\$19,410	1433408027	\$13,980	1433430013	\$21,700	1433452004	\$165,080	1433455029	\$17,920
1433401009	\$14,070	1433405021	\$25,910	1433408028	\$7,750	1433430014	\$26,170	1433452005	\$19,600	1433455030	\$15,750
1433401010	\$15,800	1433405022	\$25,820	1433408029	\$14,000	1433430015	\$9,790	1433452006	\$24,240	1433455031	\$14,710
1433401011	\$13,170	1433405023	\$21,300	1433408030	\$14,000	1433430016	\$17,160	1433452007	\$25,100	1433455032	\$12,970
1433401012	\$15,090	1433405024	\$19,600	1433408031	\$7,510	1433430017	\$22,760	1433452011	\$143,350	1433455033	\$14,710
1433401013	\$26,850	1433405025	\$16,150	1433408032	\$11,570	1433430018	\$20,570	1433452012	\$461,180	1433455034	\$13,650
1433401014	\$22,220	1433405026	\$22,220	1433408033	\$12,060	1433430019	\$2,400	1433453001	\$0	1433455035	\$12,960
1433401015	\$20,540	1433405028	\$128,650	1433408034	\$11,570	1433430020	\$12,610	1433453002	\$20,620	1433455036	\$11,620
1433401016	\$22,750	1433405029	\$47,440	1433408035	\$12,530	1433430021	\$1,960	1433453003	\$11,710	1433455037	\$12,940
1433401017	\$19,180	1433406001	\$17,500	1433408036	\$15,060	1433430022	\$2,580	1433453004	\$24,020	1433455038	\$18,000
1433401018	\$17,390	1433406002	\$15,400	1433408037	\$12,610	1433430023	\$2,710	1433453005	\$22,400	1433476001	\$19,490
1433402001	\$18,140	1433406003	\$17,240	1433408038	\$13,170	1433430024	\$2,710	1433453006	\$23,890	1433476002	\$17,510
1433402002	\$17,510	1433406004	\$13,660	1433408039	\$9,950	1433430025	\$2,660	1433453007	\$25,890	1433476003	\$18,220
1433402005	\$17,820	1433406005	\$13,560	1433408040	\$12,950	1433430026	\$2,710	1433453008	\$27,460	1433476004	\$12,930
1433402006	\$21,870	1433406006	\$7,170	1433408041	\$13,130	1433430027	\$2,740	1433453009	\$27,970	1433476005	\$14,520
1433402007	\$21,000	1433406007	\$15,760	1433408042	\$13,990	1433430028	\$2,470	1433453010	\$17,230	1433476006	\$9,800
1433402008	\$21,690	1433406008	\$16,340	1433426001	\$18,910	1433430029	\$2,470	1433453011	\$15,750	1433476007	\$9,210
1433402009	\$17,490	1433406009	\$11,260	1433426002	\$24,850	1433430030	\$2,990	1433453012	\$23,100	1433476008	\$10,510
1433402010	\$15,920	1433406010	\$13,130	1433426003	\$18,550	1433430031	\$21,700	1433453013	\$13,310	1433476009	\$11,210
1433402011	\$12,610	1433406011	\$13,130	1433426004	\$14,340	1433431001	\$0	1433453014	\$13,370	1433476010	\$13,320
1433402012	\$12,280	1433406012	\$13,170	1433426005	\$20,640	1433431003	\$18,170	1433453015	\$13,100	1433476011	\$11,580
1433402013	\$14,360	1433406013	\$17,210	1433426006	\$21,030	1433431004	\$0	1433453016	\$13,340	1433476012	\$19,970
1433402014	\$14,170	1433406014	\$14,710	1433426007	\$20,660	1433431005	\$972,480	1433453017	\$10,010	1433476013	\$8,550
1433402015	\$16,550	1433406015	\$19,250	1433426008	\$17,130	1433431006	\$0	1433453018	\$15,860	1433476014	\$12,450
1433402016	\$15,390	1433406016	\$20,290	1433426009	\$19,650	1433431007	\$0	1433453019	\$18,360	1433476015	\$12,670
1433402017	\$21,360	1433426010	\$16,810	1433426011	\$16,790	1433432001	\$19,250	1433453020	\$16,740	1433476016	\$11,430
1433402018	\$15,750	1433426011	\$3,000	1433426012	\$19,590	1433432002	\$14,700	1433453021	\$16,760	1433476017	\$14,000
1433402019	\$17,500	1433426012	\$23,800	1433426013	\$21,500	1433432003	\$15,750	1433453022	\$16,090	1433476018	\$9,180
1433402020	\$19,260	1433426014	\$21,570	1433426014	\$21,570	1433432004	\$7,820	1433453026	\$8,370	1433476019	\$14,940
1433402021	\$17,500	1433426015	\$25,350	1433426015	\$25,350	1433432005	\$16,100	1433453027	\$17,500	1433476020	\$14,590
1433402022	\$9,720	1433427001	\$21,070	1433427001	\$21,070	1433432006	\$17,600	1433453028	\$21,630	1433476021	\$20,260
1433402023	\$20,670	1433427002	\$14,360	1433427002	\$14,360	1433432007	\$19,950	1433453029	\$21,690	1433476022	\$14,250
1433402024	\$19,520	1433427003	\$11,920	1433427003	\$11,920	1433432008	\$18,550	1433453030	\$20,400	1433476023	\$18,350
1433402025	\$90	1433427004	\$22,750	1433427004	\$22,750	1433432009	\$14,340	1433453031	\$18,910	1433476024	\$13,570
1433403001	\$22,060	1433427005	\$18,200	1433427005	\$18,200	1433432010	\$14,700	1433453032	\$2,510	1433476025	\$15,390
1433403002	\$15,950	1433427006	\$11,520	1433427006	\$11,520	1433432011	\$14,340	1433454001	\$20,290	1433476026	\$13,650
1433403003	\$22,390	1433427007	\$16,810	1433427007	\$16,810	1433432012	\$17,480	1433454002	\$24,500	1433476027	\$13,370
1433403005	\$19,950	1433427008	\$18,230	1433427008	\$18,230	1433432013	\$17,480	1433454003	\$24,230	1433476028	\$12,700
1433403006	\$19,780	1433427009	\$18,550	1433427009	\$18,550	1433432014	\$17,570	1433454004	\$22,770	1433476029	\$12,390
1433403007	\$15,750	1433427010	\$17,150	1433427010	\$17,150	1433432015	\$18,990	1433454005	\$15,750	1433476030	\$17,170
1433403008	\$23,450	1433427011	\$19,190	1433427011	\$19,190	1433432016	\$23,790	1433454006	\$15,410	1433476031	\$15,040
1433403009	\$16,810	1433427012	\$21,580	1433427012	\$21,580	1433432017	\$12,600	1433454007	\$11,210	1433476034	\$12,600
1433403010	\$19,600	1433427013	\$21,770	1433427013	\$21,770	1433432018	\$15,750	1433454008	\$15,360	1433476035	\$13,510
1433403011	\$9,180	1433427014	\$21,490	1433427014	\$21,490	1433432019	\$15,050	1433454009	\$28,350	1433476036	\$14,340
1433403012	\$14,570	1433427015	\$17,150	1433427015	\$17,150	1433432020	\$18,900	1433454010	\$17,020	1433476037	\$15,430
1433403013	\$19,560	1433427016	\$17,800	1433427016	\$17,800	1433432021	\$13,650	1433454011	\$17,460	1433476038	\$14,700
1433403014	\$17,150	1433427017	\$1,240	1433427017	\$1,240	1433432022	\$14,700	1433454012	\$16,090	1433476039	\$11,900
1433403015	\$19,250	1433427018	\$30,580	1433427018	\$30,580	1433432023	\$19,610	1433454013	\$20,310	1433476040	\$15,350
1433403016	\$15,410	1433427019	\$42,320	1433427019	\$42,320	1433432024	\$14,700	143			

APPENDIX "C"
 Equalized Assessed Valuation Table

1433476065	\$18,190	1433477068	\$28,750	1433482005	\$9,100	1434305009	\$20,430	1434309022	\$24,300	1434329013	\$45,030
1433476066	\$21,010	1433477069	\$46,790	1433482006	\$10,160	1434305010	\$2,780	1434309023	\$18,820	1434329014	\$32,210
1433476067	\$23,460	1433477070	\$25,140	1433482007	\$10,850	1434305011	\$18,890	1434309024	\$11,200	1434329015	\$32,900
1433476068	\$25,560	1433477071	\$26,250	1433482008	\$11,770	1434306001	\$13,990	1434309025	\$24,880	1434329016	\$2,780
1433476069	\$24,850	1433477072	\$20,500	1433482009	\$19,240	1434306002	\$22,060	1434309026	\$15,640	1434329017	\$27,880
1433476070	\$22,760	1433477073	\$16,810	1433482010	\$16,000	1434306003	\$18,200	1434309027	\$17,850	1434329018	\$24,920
1433476071	\$21,370	1433477074	\$25,190	1433482011	\$9,790	1434306004	\$16,320	1434309028	\$15,150	1434329019	\$30,430
1433476072	\$22,060	1433477075	\$21,710	1433482012	\$19,950	1434306005	\$15,590	1434310001	\$15,300	1434330001	\$23,110
1433476073	\$21,350	1433477076	\$16,160	1433482013	\$15,950	1434306006	\$16,100	1434310002	\$14,700	1434330002	\$19,430
1433476074	\$22,400	1433477077	\$0	1433482014	\$17,340	1434306007	\$10,840	1434310003	\$17,600	1434330003	\$12,250
1433476075	\$21,800	1433477080	\$17,960	1433482015	\$15,550	1434306008	\$3,330	1434310004	\$18,200	1434330004	\$12,340
1433476076	\$18,540	1433477081	\$20,990	1433482016	\$16,410	1434306011	\$17,130	1434310005	\$20,790	1434330005	\$20,740
1433476077	\$10,040	1433477082	\$19,130	1433482017	\$14,320	1434306012	\$16,440	1434310006	\$17,950	1434330006	\$13,890
1433476078	\$13,640	1433477083	\$22,100	1433483001	\$11,940	1434306013	\$15,870	1434310007	\$22,920	1434330007	\$22,280
1433476079	\$10,240	1433477084	\$31,050	1433483002	\$2,280	1434306014	\$17,150	1434310008	\$15,050	1434330008	\$17,380
1433476080	\$19,250	1433477085	\$22,900	1433483003	\$16,770	1434306015	\$18,930	1434310009	\$19,660	1434330009	\$18,200
1433476081	\$21,000	1433477086	\$21,840	1433483004	\$13,310	1434306016	\$19,920	1434310010	\$17,230	1434330010	\$19,230
1433476082	\$17,160	1433477087	\$22,330	1433483005	\$11,190	1434306017	\$19,330	1434310011	\$14,770	1434330011	\$18,200
1433476083	\$18,190	1433477088	\$21,690	1433483006	\$16,230	1434306018	\$15,680	1434310012	\$20,300	1434330012	\$21,110
1433476084	\$13,670	1433477089	\$21,440	1433483007	\$13,990	1434306019	\$18,190	1434310013	\$16,290	1434330013	\$17,410
1433476085	\$16,460	1433477090	\$15,750	1433483009	\$12,940	1434306020	\$27,700	1434310014	\$24,510	1434330014	\$14,700
1433476086	\$15,420	1433477091	\$12,610	1433483010	\$15,630	1434306021	\$18,190	1434310015	\$17,370	1434330015	\$5,660
1433476087	\$19,950	1433477092	\$28,670	1433483011	\$13,870	1434306022	\$20,860	1434310016	\$17,970	1434330016	\$12,430
1433476088	\$18,220	1433477093	\$18,800	1433483015	\$19,560	1434306023	\$18,550	1434310017	\$17,520	1434330017	\$19,280
1433476089	\$16,810	1433478001	\$25,550	1433483016	\$15,440	1434306024	\$18,440	1434310018	\$20,110	1434330018	\$23,920
1433476090	\$11,590	1433478002	\$34,990	1433483017	\$14,410	1434307001	\$18,730	1434310019	\$12,260	1434330019	\$17,520
1433476091	\$13,320	1433478003	\$23,340	1433483018	\$7,400	1434307002	\$24,510	1434310020	\$18,250	1434330020	\$10,200
1433476092	\$19,270	1433478004	\$20,270	1433483019	\$14,860	1434307003	\$20,310	1434310021	\$19,250	1434330021	\$14,960
1433476093	\$12,590	1433478005	\$23,620	1433483020	\$17,510	1434307004	\$16,810	1434310022	\$22,130	1434330022	\$0
1433476094	\$14,080	1433478006	\$25,790	1433483021	\$14,040	1434307005	\$21,660	1434310023	\$10,390	1434330023	\$0
1433476095	\$12,100	1433478007	\$21,690	1433483022	\$17,910	1434307006	\$17,510	1434310024	\$17,160	1434330024	\$0
1433476096	\$13,580	1433478008	\$10,000	1433483023	\$11,890	1434307007	\$19,630	1434310025	\$15,410	1434330025	\$0
1433476097	\$15,550	1433478009	\$13,650	1433483027	\$27,000	1434307009	\$16,940	1434310026	\$14,750	1434331001	\$27,650
1433477001	\$0	1433478010	\$21,930	1433483032	\$0	1434307011	\$22,400	1434310027	\$13,530	1434331002	\$16,450
1433477002	\$14,270	1433478011	\$14,980	1433483033	\$0	1434307012	\$23,590	1434310028	\$13,310	1434331003	\$15,050
1433477003	\$13,450	1433478012	\$12,870	1433483034	\$170	1434307013	\$22,390	1434326001	\$19,640	1434331004	\$15,890
1433477004	\$11,700	1433478013	\$0	1433483034	\$15,750	1434307014	\$21,000	1434326002	\$12,470	1434331005	\$16,770
1433477005	\$11,770	1433478014	\$0	1434301001	\$17,950	1434307015	\$21,770	1434326003	\$22,400	1434331006	\$18,250
1433477006	\$15,110	1433478015	\$0	1434301002	\$18,900	1434307016	\$20,090	1434326004	\$22,010	1434331007	\$17,510
1433477007	\$12,250	1433479001	\$20,660	1434301003	\$17,410	1434307017	\$21,260	1434326005	\$11,260	1434331008	\$17,450
1433477008	\$15,410	1434301004	\$24,500	1434301004	\$17,690	1434307018	\$22,030	1434326006	\$25,740	1434331009	\$15,730
1433477009	\$13,990	1434301005	\$21,010	1434301005	\$27,930	1434307019	\$21,000	1434326007	\$15,740	1434331010	\$22,700
1433477010	\$15,050	1434301006	\$20,310	1434301006	\$21,020	1434307020	\$10,020	1434326008	\$18,540	1434331011	\$15,260
1433477011	\$17,850	1434301007	\$17,850	1434301007	\$17,850	1434307021	\$12,400	1434326009	\$17,850	1434331012	\$12,360
1433477012	\$19,250	1434301008	\$19,240	1434301008	\$22,240	1434307022	\$17,660	1434326010	\$13,190	1434331013	\$23,670
1433477013	\$18,200	1434301009	\$23,690	1434301009	\$23,690	1434308001	\$14,180	1434326011	\$26,850	1434331014	\$16,800
1433477014	\$18,960	1434301010	\$19,150	1434301010	\$19,150	1434308002	\$16,680	1434326012	\$25,200	1434331015	\$13,890
1433477015	\$18,560	1434301011	\$14,680	1434301011	\$14,680	1434308003	\$17,490	1434326013	\$18,530	1434331016	\$25,820
1433477016	\$8,750	1434301012	\$13,300	1434301012	\$13,300	1434308004	\$17,500	1434326014	\$19,290	1434331017	\$25,090
1433477017	\$5,240	1434301013	\$18,880	1434301013	\$18,880	1434308005	\$18,200	1434326015	\$22,400	1434331018	\$21,550
1433477018	\$16,800	1433479012	\$19,730	1434301014	\$17,800	1434308006	\$16,650	1434326016	\$20,360	1434331019	\$24,910
1433477019	\$4,770	1433479013	\$9,720	1434301015	\$17,500	1434308007	\$13,990	1434326017	\$19,550	1434331020	\$28,710
1433477020	\$17,400	1433479014	\$13,140	1434301016	\$18,940	1434308008	\$19,590	1434327001	\$18,410	1434331021	\$13,640
1433477021	\$14,010	1433479015	\$13,720	1434301017	\$7,760	1434308009	\$16,830	1434327002	\$18,200	1434331022	\$16,760
1433477022	\$18,780	1433479016	\$14,270	1434301018	\$19,310	1434308010	\$19,560	1434327003	\$21,340	1434331023	\$12,970
1433477023	\$14,350	1433480001	\$18,550	1434301019	\$17,540	1434308011	\$3,810	1434327004	\$20,650	1434331024	\$14,790
1433477024	\$22,060	1433480002	\$17,850	1434301020	\$17,840	1434308012	\$17,850	1434327005	\$15,400	1434331025	\$12,610
1433477025	\$22,050	1433480003	\$13,390	1434301021	\$17,690	1434308014	\$18,820	1434327006	\$18,780	1434331026	\$33,300
1433477026	\$21,710	1433480004	\$18,220	1434301022	\$18,380	1434308017	\$18,900	1434327007	\$22,420	1434331027	\$27,780
1433477027	\$18,910	1433480005	\$19,590	1434302001	\$19,740	1434308018	\$15,020	1434327008	\$46,260	1434331028	\$19,930
1433477028	\$17,160	1433480006	\$18,020	1434302002	\$17,580	1434308019	\$13,180	1434327009	\$27,080	1434332001	\$0
1433477029	\$17,850	1433480009	\$21,010	1434302003	\$17,340	1434308020	\$6,600	1434327010	\$22,670	1434332002	\$21,020
1433477030	\$5,100	1433480010	\$18,200	1434302004	\$18,090	1434308021	\$16,970	1434327011	\$26,580	1434332005	\$18,810
1433477031	\$16,850	1433480011	\$20,250	1434302005	\$19,450	1434308022	\$15,960	1434327012	\$33,590	1434332006	\$18,820
1433477032	\$8,030	1433480012	\$20,660	1434302006	\$20,310	1434308023	\$22,750	1434327013	\$26,600	1434332007	\$0
1433477033	\$17,080	1433480013	\$19,610	1434302007	\$21,540	1434308024	\$18,740	1434327014	\$32,040	1434332008	\$0
1433477034	\$16,800	1433480014	\$24,310	1434302008	\$17,350	1434308025	\$22,400	1434328001	\$24,760	1434332009	\$0
1433477035	\$15,420	1433480015	\$10,880	1434302009	\$16,450	1434308026	\$19,770	1434328002	\$17,200	1434332010	\$24,110
1433477036	\$15,050	1433480016	\$13,370	1434302010	\$16,110	1434308027	\$13,990	1434328003	\$20,240	1434332011	\$0
1433477037	\$20,650	1433480017	\$13,960	1434302011	\$23,800	1434308028	\$14,870	1434328004	\$20,740	1434332012	\$0
1433477038	\$20,650	1433480018	\$15,050	1434302012	\$18,200	1434308029	\$17,650	1434328005	\$16,460	1434332016	\$0
1433477039	\$19,250	1433480019	\$16,060	1434302013	\$18,360	1434308030	\$24,190	1434328006	\$25,200	1434332017	\$0
1433477040	\$18,540	1433480020	\$14,360	1434302014	\$19,260	1434308031	\$2,750	1434328007	\$26,080	1434351001	\$0
1433477041	\$13,930	1433480021	\$14,090	1434302015	\$19,330	1434308032	\$22,390	1434328008	\$11,900	1434351002	\$0
1433477042	\$18,190	1433480022	\$13,650	1434302016	\$18,210	1434308033	\$22,330	1434328009	\$13,150	1434351006	\$0
1433477043	\$19,260	1433480023	\$13,310	1434303001	\$14,910	1434308034	\$20,720	1434328010	\$11,990	1434351007	\$1,090
1433477044	\$15,440	1433480024	\$12,190	1434303002	\$12,610	1434308035	\$19,190	1434328011	\$13,690	1434351008	\$0
1433477045	\$14,350										

APPENDIX "C"
Equalized Assessed Valuation Table

1434353009	\$18,210	1434359012	\$12,170	1434384012	\$18,570	1803104039	\$12,010	1803356001	\$55,510	1804204005	\$10,490
1434353010	\$16,050	1434359013	\$18,170	1434384013	\$28,010	1803104040	\$13,610	1803356002	\$61,960	1804204006	\$10,110
1434353011	\$4,590	1434359014	\$15,720	1434384014	\$16,110	1803104041	\$9,670	1803356003	\$59,620	1804204007	\$11,030
1434353012	\$12,960	1434359015	\$15,760	1434384015	\$20,570	1803104042	\$12,250	1803356004	\$68,950	1804204008	\$15,120
1434353013	\$14,770	1434359016	\$13,670	1803101001	\$11,920	1803104043	\$13,290	1803356005	\$2,010	1804204009	\$13,490
1434353014	\$24,370	1434359017	\$8,790	1803101002	\$17,760	1803104044	\$13,170	1803356006	\$2,990	1804204010	\$9,490
1434353015	\$14,810	1434359018	\$4,590	1803101003	\$14,020	1803104045	\$9,990	1803356007	\$24,000	1804204011	\$8,400
1434353016	\$13,860	1434359019	\$5,610	1803101004	\$15,410	1803104046	\$10,160	1803356008	\$80,430	1804204012	\$9,240
1434353017	\$18,200	1434359020	\$1,050	1803101005	\$2,950	1803104047	\$10,630	1803356009	\$5,320	1804204013	\$9,110
1434353018	\$15,260	1434359021	\$230	1803101006	\$13,370	1803104048	\$9,450	1803356010	\$5,320	1804204014	\$8,830
1434354001	\$0	1434359022	\$10,170	1803101007	\$2,950	1803104049	\$26,300	1803356011	\$5,320	1804204015	\$7,350
1434354002	\$0	1434359023	\$8,420	1803101008	\$2,950	1803104050	\$16,450	1803357001	\$3,150	1804204016	\$10,350
1434354003	\$0	1434376001	\$15,750	1803101009	\$15,890	1803104051	\$3,260	1803357002	\$136,120	1804204017	\$10,940
1434354004	\$38,370	1434376002	\$18,890	1803101010	\$0	1803104052	\$10,320	1803357003	\$1,870	1804204018	\$8,540
1434354005	\$1,340	1434376003	\$19,270	1803101011	\$9,180	1803104053	\$16,060	1803357004	\$3,530	1804204019	\$2,190
1434354006	\$3,120	1434376004	\$19,100	1803101012	\$11,670	1803104054	\$21,470	1803357005	\$2,330	1804204020	\$8,460
1434354007	\$0	1434376005	\$19,220	1803101013	\$2,920	1803104055	\$620	1803357007	\$0	1804204021	\$8,740
1434354010	\$0	1434376008	\$15,910	1803101014	\$2,920	1803105001	\$11,170	1803357008	\$0	1804204022	\$10,850
1434354011	\$15,650	1434376009	\$16,550	1803101015	\$2,920	1803105002	\$14,000	1803357009	\$1,740	1804204023	\$2,190
1434354012	\$0	1434376010	\$19,320	1803101016	\$3,360	1803105003	\$11,220	1803357010	\$16,520	1804204024	\$9,100
1434354013	\$0	1434376012	\$17,200	1803102001	\$19,140	1803105004	\$14,490	1803357011	\$1,630	1804204025	\$2,190
1434354014	\$0	1434376013	\$19,960	1803102002	\$17,910	1803105005	\$2,780	1803357012	\$0	1804204026	\$12,250
1434354015	\$0	1434376014	\$17,840	1803102003	\$22,400	1803105006	\$18,380	1803357013	\$0	1804204027	\$13,160
1434354016	\$9,580	1434376015	\$21,710	1803102004	\$22,140	1803105007	\$13,300	1803357024	\$37,470	1804204028	\$16,700
1434354017	\$11,490	1434376016	\$22,980	1803102005	\$14,500	1803105008	\$11,260	1804128026	\$93,110	1804204029	\$2,230
1434355001	\$0	1434376017	\$26,690	1803102006	\$13,410	1803105009	\$14,510	1804128027	\$0	1804204030	\$2,020
1434355002	\$0	1434376018	\$23,700	1803102007	\$12,430	1803105010	\$10,590	1804128028	\$0	1804204031	\$2,120
1434355003	\$0	1434376019	\$170	1803102008	\$12,180	1803105011	\$9,540	1804128029	\$0	1804204032	\$14,010
1434355004	\$0	1434376020	\$14,570	1803102009	\$2,740	1803105012	\$22,530	1804128030	\$0	1804204033	\$2,340
1434355005	\$0	1434377001	\$13,300	1803102010	\$19,800	1803105013	\$19,260	1804128031	\$87,250	1804206007	\$38,440
1434355006	\$10,740	1434377002	\$14,230	1803102011	\$2,970	1803105014	\$22,410	1804128032	\$125,220	1804206008	\$13,940
1434355007	\$7,220	1434377004	\$16,280	1803102012	\$11,340	1803106001	\$10,870	1804128033	\$66,510	1804206009	\$13,900
1434355008	\$0	1434377005	\$11,750	1803102013	\$12,590	1803106002	\$11,970	1804128034	\$15,330	1804206010	\$15,520
1434355010	\$16,930	1434377006	\$18,920	1803103001	\$28,150	1803106003	\$11,440	1804128035	\$7,960	1804206011	\$11,940
1434355011	\$24,160	1434377008	\$17,520	1803103004	\$12,020	1803106004	\$11,900	1804178029	\$84,590	1804207012	\$15,720
1434355012	\$2,680	1434377009	\$23,890	1803103005	\$11,250	1803106005	\$11,380	1804178030	\$260,040	1804207013	\$17,220
1434355013	\$0	1434377010	\$21,780	1803103006	\$11,930	1803106006	\$13,940	1804178031	\$71,950	1804207014	\$20,290
1434355014	\$0	1434377011	\$11,200	1803103007	\$12,650	1803106007	\$11,070	1804178032	\$0	1804207015	\$17,480
1434355015	\$12,820	1434377013	\$18,710	1803103008	\$10,910	1803106008	\$22,090	1804178033	\$102,230	1804207016	\$14,190
1434355016	\$0	1434377014	\$16,810	1803103009	\$10,350	1803106009	\$9,790	1804178039	\$0	1804207017	\$18,170
1434355017	\$240	1803103010	\$14,230	1803103011	\$11,800	1803106010	\$9,800	1804178043	\$110,810	1804207018	\$16,810
1434355018	\$0	1803103012	\$16,080	1803103013	\$1,110	1803106011	\$10,330	1804178044	\$154,350	1804207019	\$14,900
1434356001	\$16,260	1803103014	\$16,080	1803103015	\$1,110	1803106012	\$9,090	1804178045	\$130	1804207020	\$9,450
1434356002	\$16,360	1803103016	\$13,300	1803103017	\$1,110	1803107001	\$15,090	1804178047	\$140	1804207021	\$172,170
1434356003	\$14,720	1803103018	\$18,420	1803103019	\$13,870	1803107002	\$18,000	1804202017	\$23,210	1804207022	\$10,840
1434356004	\$15,140	1803103020	\$12,600	1803103021	\$15,870	1803107003	\$15,360	1804202020	\$0	1804207023	\$1,650
1434356005	\$14,250	1803103022	\$9,740	1803103023	\$2,120	1803107004	\$21,300	1804202021	\$11,210	1804207026	\$12,610
1434356006	\$11,680	1803103024	\$1,180	1803103025	\$1,130	1803107005	\$17,500	1804202022	\$7,330	1804207029	\$169,440
1434356007	\$13,480	1803103026	\$20,310	1803103027	\$15,330	1803107006	\$17,990	1804202023	\$7,690	1804207030	\$64,980
1434356008	\$12,410	1803103028	\$12,130	1803103029	\$19,250	1803107007	\$14,480	1804202024	\$22,410	1804208002	\$22,380
1434356009	\$26,600	1803103029	\$19,250	1803103030	\$15,500	1803107008	\$12,810	1804202025	\$17,320	1804208003	\$20,310
1434356010	\$16,800	1803103031	\$20,910	1803103032	\$2,120	1803107009	\$12,250	1804202026	\$15,520	1804208006	\$12,250
1434356011	\$20,730	1803103033	\$1,180	1803103034	\$1,180	1803107010	\$9,810	1804202027	\$19,590	1804208007	\$24,120
1434356012	\$18,320	1803103035	\$1,130	1803103036	\$20,830	1803107011	\$17,500	1804202028	\$17,130	1804208008	\$190
1434356013	\$13,310	1803103037	\$15,330	1803103038	\$12,130	1803107012	\$20,290	1804202029	\$12,310	1804208009	\$18,020
1434356014	\$8,670	1803103039	\$12,130	1803103040	\$14,460	1803107013	\$22,390	1804202030	\$26,220	1804208010	\$11,280
1434356015	\$9,700	1803103041	\$14,460	1803103042	\$8,730	1803107014	\$8,800	1804202031	\$13,310	1804208011	\$18,240
1434356016	\$10,760	1803103043	\$19,250	1803103044	\$20,470	1803107015	\$5,640	1804202032	\$0	1804208012	\$10,510
1434356017	\$10,530	1803103045	\$20,900	1803103046	\$17,680	1803107016	\$14,260	1804203001	\$12,090	1804208013	\$13,650
1434356018	\$8,090	1803103047	\$23,060	1803103048	\$14,690	1803107017	\$115,420	1804203002	\$11,870	1804208014	\$13,200
1434357001	\$1,550	1803103049	\$17,160	1803103050	\$16,690	1803107018	\$3,540	1804203003	\$10,850	1804208015	\$12,030
1434357002	\$26,570	1803104001	\$11,100	1803104002	\$2,950	1803107019	\$19,260	1804203004	\$13,740	1804208016	\$7,440
1434357003	\$25,490	1803104003	\$12,200	1803104004	\$14,190	1803126002	\$23,800	1804203005	\$13,930	1804208017	\$11,180
1434357004	\$24,250	1803104005	\$10,390	1803104006	\$12,580	1803126003	\$12,470	1804203006	\$17,510	1804208018	\$10,000
1434357005	\$0	1803104007	\$10,670	1803104008	\$200	1803126004	\$22,390	1804203007	\$12,550	1804208019	\$7,380
1434357006	\$0	1803104009	\$14,020	1803104010	\$15,940	1803126005	\$14,950	1804203008	\$10,190	1804208020	\$12,590
1434357007	\$0	1803104011	\$17,650	1803104011	\$17,510	1803126006	\$30,090	1804203009	\$8,990	1804208021	\$11,200
1434357008	\$25,840	1803104012	\$12,520	1803104012	\$12,250	1803126007	\$24,570	1804203010	\$12,270	1804208022	\$12,600
1434357009	\$16,950	1803104013	\$15,750	1803104013	\$15,750	1803126008	\$27,990	1804203011	\$15,040	1804208023	\$1,640
1434357010	\$0	1803104014	\$18,130	1803104014	\$18,130	1803126009	\$36,740	1804203012	\$10,400	1804208024	\$12,600
1434357011	\$20,780	1803104015	\$17,650	1803104015	\$17,650	1803126010	\$80,300	1804203013	\$16,340	1804208025	\$11,020
1434357012	\$41,280	1803104016	\$16,180	1803104016	\$16,180	1803126011	\$76,690	1804203014	\$8,810	1804208026	\$14,000
1434357013	\$22,010	1803104017	\$17,510	1803104017	\$17,510	1803126012	\$40,310	1804203015	\$15,050	1804209001	\$16,800
1434357014	\$6,940	1803104018	\$16,670	1803104018	\$16,670	1803151003	\$13,310	1804203016	\$16,790	1804209002	\$12,830
1434357015	\$0	1803104019	\$22,600	1803104019	\$22,600	1803151004	\$10,510	1804203017	\$10,270	1804209003	\$11,910
1434357016	\$22,630	1803104020	\$10,480	1803104020	\$10,480	1803151005	\$14,040	1804203018	\$11,330	1804209004	\$12,240
1434357017	\$31,830	1803104021	\$11,260	1803104021	\$11,260	1803151006	\$3,060	1804203019	\$17,150	1804209005	\$15,570
1434357018	\$24,620	1803104022	\$14,310	1803104022	\$14,310	1803151007	\$32,550	1804203020	\$9,350	1804209006	\$17,460
1434358001	\$20,240</										

APPENDIX "C"
Equalized Assessed Valuation Table

1804209029	\$18,200	1804228014	\$15,750	1804231039	\$13,460	1804258013	\$0	1804405010	\$0	1804436007	\$0
1804209030	\$25,190	1804228015	\$2,900	1804231040	\$16,390	1804258014	\$0	1804406005	\$0	1804436008	\$0
1804209031	\$14,040	1804228016	\$13,160	1804231041	\$14,700	1804258016	\$93,370	1804406006	\$0	1804436009	\$9,430
1804209032	\$13,680	1804228017	\$13,320	1804232001	\$19,240	1804259002	\$0	1804406009	\$0	1804436010	\$10,230
1804209033	\$16,390	1804228018	\$13,100	1804232002	\$17,510	1804260018	\$0	1804406011	\$0	1804436011	\$10,400
1804209034	\$13,880	1804228019	\$16,580	1804232003	\$18,920	1804260020	\$0	1804406013	\$0	1804436012	\$5,030
1804209035	\$2,410	1804228020	\$11,520	1804232004	\$16,860	1804260021	\$0	1804406021	\$640	1804436013	\$0
1804209036	\$19,500	1804228021	\$12,310	1804232005	\$14,710	1804276001	\$0	1804406022	\$0	1804436014	\$1,080
1804210001	\$1,920	1804228023	\$29,390	1804232006	\$15,400	1804276002	\$0	1804406026	\$0	1804436019	\$1,260
1804210002	\$13,300	1804228024	\$0	1804232007	\$15,270	1804276003	\$0	1804406026	\$0	1804436020	\$12,230
1804210003	\$1,920	1804229001	\$5,000	1804232008	\$17,280	1804276004	\$10	1804406028	\$138,160	1804436021	\$36,840
1804210004	\$16,470	1804229002	\$19,130	1804232009	\$17,010	1804276005	\$10	1804406029	\$615,240	1804436022	\$44,790
1804210005	\$8,790	1804229003	\$16,630	1804232010	\$16,450	1804276006	\$22,310	1804426013	\$0	1804437002	\$0
1804210008	\$16,100	1804229004	\$16,540	1804232011	\$12,220	1804276007	\$16,320	1804426014	\$0	1804437003	\$7,080
1804210009	\$13,020	1804229005	\$15,700	1804232012	\$2,150	1804276008	\$9,840	1804426015	\$0	1804437004	\$11,350
1804210010	\$2,530	1804229006	\$12,150	1804232013	\$14,700	1804276009	\$10,840	1804426016	\$0	1804437005	\$8,740
1804210011	\$19,570	1804229007	\$14,040	1804232014	\$1,690	1804276010	\$1,370	1804428002	\$8,380	1804437006	\$10,580
1804210012	\$21,020	1804229008	\$17,470	1804232015	\$13,990	1804276011	\$9,830	1804428004	\$9,810	1804437007	\$0
1804210013	\$21,280	1804229009	\$16,580	1804232016	\$2,330	1804276012	\$360	1804428005	\$10,120	1804437008	\$8,590
1804210014	\$17,510	1804229010	\$15,410	1804232017	\$16,920	1804276013	\$14,810	1804428006	\$600	1804437009	\$0
1804210015	\$15,250	1804229011	\$13,350	1804232018	\$17,510	1804276014	\$14,020	1804428007	\$11,440	1804437010	\$0
1804210016	\$8,340	1804229012	\$9,250	1804232019	\$15,600	1804276015	\$10,040	1804428008	\$0	1804437011	\$2,190
1804210017	\$17,260	1804229013	\$19,010	1804232020	\$13,060	1804276016	\$12,750	1804428009	\$10,140	1804437012	\$11,290
1804210018	\$6,540	1804229014	\$12,020	1804232021	\$13,650	1804276017	\$15,750	1804428010	\$0	1804437013	\$2,610
1804210019	\$11,420	1804229015	\$2,340	1804232022	\$14,340	1804277003	\$380	1804428011	\$0	1804437016	\$280
1804210020	\$16,460	1804229016	\$14,700	1804232023	\$13,820	1804277004	\$360	1804428012	\$0	1804437018	\$7,260
1804210021	\$17,850	1804229017	\$16,390	1804233001	\$16,100	1804277005	\$16,810	1804428013	\$0	1804437019	\$6,620
1804210022	\$17,160	1804229018	\$14,500	1804233002	\$14,710	1804277006	\$14,700	1804428014	\$0	1804437020	\$13,350
1804210023	\$17,200	1804229019	\$8,190	1804233003	\$14,350	1804277007	\$12,590	1804428015	\$9,800	1804437021	\$12,310
1804210024	\$2,280	1804233004	\$2,100	1804233004	\$9,800	1804277008	\$1,980	1804429001	\$6,860	1804437022	\$11,610
1804210025	\$15,050	1804229021	\$16,840	1804233005	\$11,250	1804277009	\$12,830	1804429002	\$0	1804437023	\$13,340
1804210026	\$21,130	1804229022	\$2,000	1804233006	\$12,890	1804277010	\$1,570	1804429005	\$0	1804437024	\$0
1804210027	\$36,690	1804229023	\$11,280	1804233007	\$15,390	1804277011	\$12,730	1804429023	\$0	1804437025	\$0
1804210028	\$30,800	1804230001	\$18,210	1804233008	\$13,180	1804277012	\$11,960	1804429025	\$0	1804437026	\$12,040
1804210029	\$21,490	1804230002	\$16,210	1804233009	\$8,820	1804277013	\$1,790	1804429026	\$0	1804437027	\$7,460
1804210030	\$25,380	1804230003	\$18,790	1804233010	\$10,640	1804277014	\$15,990	1804429027	\$0	1804437028	\$0
1804210031	\$26,850	1804230004	\$16,800	1804233011	\$14,990	1804277015	\$12,600	1804429029	\$0	1804437029	\$0
1804210032	\$13,950	1804230005	\$14,150	1804233012	\$11,550	1804277016	\$13,550	1804431009	\$790	1804437030	\$9,650
1804226001	\$12,940	1804230006	\$14,870	1804233013	\$12,160	1804277017	\$15,550	1804431012	\$6,160	1804437031	\$1,560
1804226002	\$15,830	1804230007	\$16,430	1804233014	\$13,630	1804277019	\$13,460	1804431013	\$0	1804455001	\$19,430
1804226003	\$16,580	1804230008	\$12,250	1804233015	\$10,860	1804277020	\$1,810	1804431017	\$0	1804455002	\$26,250
1804226004	\$10,920	1804230009	\$6,920	1804233016	\$13,380	1804278001	\$13,650	1804431018	\$1,100	1804455003	\$4,800
1804226005	\$10,330	1804230010	\$16,670	1804233017	\$14,050	1804278002	\$14,130	1804431019	\$970	1804455004	\$5,720
1804226006	\$21,020	1804230011	\$17,370	1804233018	\$12,150	1804278003	\$17,360	1804431020	\$930	1804455005	\$6,180
1804226007	\$19,940	1804230012	\$23,350	1804234001	\$10,910	1804278004	\$25,210	1804431021	\$17,300	1804456001	\$28,500
1804226008	\$15,750	1804230013	\$13,650	1804234002	\$12,950	1804278007	\$14,520	1804431022	\$16,860	1804456002	\$13,080
1804226009	\$13,870	1804230014	\$1,370	1804234003	\$15,570	1804278008	\$12,120	1804431023	\$0	1804456003	\$13,720
1804226010	\$12,590	1804230015	\$1,370	1804234004	\$11,030	1804278009	\$8,340	1804431024	\$0	1804456006	\$45,590
1804226011	\$10,490	1804230016	\$14,700	1804234005	\$14,010	1804278010	\$12,790	1804432003	\$10,070	1804456007	\$15,490
1804226012	\$6,680	1804230017	\$11,910	1804234006	\$11,210	1804278011	\$11,740	1804432004	\$10,830	1804457002	\$10,160
1804226013	\$14,350	1804230018	\$11,840	1804234007	\$11,520	1804278012	\$11,960	1804432005	\$810	1804457003	\$13,990
1804226014	\$18,470	1804230019	\$17,350	1804234008	\$12,170	1804278013	\$1,600	1804432006	\$12,940	1804457004	\$21,750
1804226015	\$14,290	1804230020	\$14,600	1804234009	\$14,630	1804278016	\$24,620	1804432007	\$11,080	1804457005	\$0
1804226016	\$15,280	1804230021	\$13,130	1804234010	\$14,580	1804278017	\$37,230	1804432009	\$11,150	1804457006	\$1,250
1804226017	\$21,160	1804230022	\$12,330	1804234011	\$20,980	1804278018	\$25,300	1804432010	\$0	1804457007	\$10,230
1804226018	\$13,520	1804230023	\$12,930	1804234012	\$20,170	1804278019	\$22,090	1804432011	\$7,940	1804457008	\$10,850
1804226019	\$11,860	1804230024	\$12,790	1804234013	\$13,610	1804278020	\$21,000	1804432012	\$820	1804457009	\$11,610
1804226020	\$14,550	1804230025	\$16,800	1804234014	\$17,130	1804278021	\$21,000	1804432013	\$9,050	1804457010	\$680
1804226021	\$23,020	1804230026	\$19,400	1804234015	\$11,220	1804278022	\$1,820	1804432014	\$33,480	1804457011	\$14,690
1804226022	\$14,360	1804230027	\$14,160	1804234016	\$11,560	1804278023	\$20,310	1804432015	\$35,050	1804457012	\$840
1804226023	\$4,000	1804230028	\$13,310	1804234017	\$17,000	1804278025	\$26,600	1804432016	\$41,450	1804457013	\$0
1804226024	\$330	1804230029	\$18,900	1804234018	\$16,160	1804278026	\$1,580	1804432017	\$10,490	1804457014	\$0
1804226025	\$22,810	1804230030	\$13,370	1804234019	\$18,210	1804278027	\$31,750	1804432018	\$0	1804457015	\$0
1804226026	\$2,230	1804230031	\$14,010	1804234020	\$12,910	1804278028	\$31,080	1804432019	\$8,300	1804457016	\$1,470
1804226027	\$2,320	1804230032	\$15,400	1804234021	\$12,070	1804279022	\$0	1804432020	\$230	1804457017	\$1,470
1804226028	\$1,740	1804230033	\$15,000	1804234022	\$15,050	1804280001	\$16,200	1804432021	\$7,280	1804457018	\$0
1804226029	\$1,570	1804231001	\$10,140	1804234023	\$1,960	1804280002	\$9,940	1804432022	\$17,680	1804457019	\$640
1804227004	\$14,270	1804231002	\$6,710	1804251001	\$66,540	1804280003	\$12,940	1804432023	\$340	1804457020	\$0
1804227005	\$12,480	1804231003	\$10,150	1804251002	\$1,650	1804280004	\$10,620	1804433001	\$1,290	1804460001	\$176,240
1804227006	\$12,400	1804231004	\$1,260	1804251003	\$17,700	1804280005	\$11,550	1804433002	\$7,690	1804460002	\$0
1804227007	\$2,440	1804231005	\$1,910	1804251004	\$6,590	1804280007	\$17,850	1804433003	\$7,390	1804461001	\$42,430
1804227008	\$11,180	1804231006	\$14,080	1804251005	\$18,770	1804280008	\$18,900	1804433004	\$820	1804461002	\$7,470
1804227009	\$10,710	1804231007	\$12,120	1804251006	\$10,210	1804280009	\$1,630	1804433005	\$12,620	1804461003	\$22,180
1804227010	\$14,450	1804231008	\$10,650	1804251007	\$77,230	1804280010	\$17,850	1804433006	\$4,990	1804462001	\$0
1804227011	\$10,200	1804231009	\$13,060	1804251008	\$51,910	1804280011	\$14,190	1804433009	\$15,560	1804462002	\$0
1804227012	\$11,500	1804231010	\$12,630	1804252006	\$2,190	1804280012	\$230	1804433010	\$0	1804462003	\$0
1804227013	\$16,750	1804231011	\$13,840	1804252007	\$2,400	1804280013	\$13,380	1804433011	\$8,350	1804462004	\$90,040
1804227019	\$13,280	1804231012	\$11,490	1804252008	\$523,090	1804281019	\$153,300	1804433012	\$8,420	1804462005	\$36,280
1804227020	\$12,480	1804231013	\$15,780	1804252012	\$2,280	1804281020	\$23,810	1804433013	\$8,800	1804462007	\$22,910
1804227021	\$1,820	1804231014	\$12,0								

APPENDIX "C"
 Equalized Assessed Valuation Table

1804480002	\$33,840	1434378001	\$32,530
1804480003	\$37,930	1434378002	\$33,950
1804480004	\$0	1434378003	\$50,680
1804480005	\$0	1434378004	\$0
1804480006	\$1,200	1434378005	\$22,740
1804480007	\$1,250	1434378006	\$23,870
1804480008	\$63,060	1434378007	\$18,570
1804480009	\$0	1434378008	\$18,630
1804480010	\$0	1434378009	\$4,980
1804480011	\$0	1434382001	\$87,840
1804480012	\$0	1434382002	\$16,330
1804480013	\$9,080	1434382003	\$22,440
1804480014	\$0	1434382004	\$26,780
1804481001	\$0	1434382005	\$18,150
1804481002	\$0	1434382006	\$32,210
1804481003	\$13,490	1434382007	\$33,600
1804481004	\$0	1434382008	\$31,480
1804481005	\$0	1434382009	\$29,970
1804481006	\$0	1434382010	\$26,940
1804481007	\$7,090	1434382011	\$21,450
1804481008	\$0	1434382012	\$25,600
1804481009	\$0	1434382013	\$27,270
1804481010	\$0	1434382014	\$34,050
1804481011	\$0	1434382015	\$25,850
1804481012	\$0	1434382016	\$24,150
1804481013	\$0	1434382017	\$25,890
1804482003	\$46,730	1434382018	\$24,180
1804482004	\$0	1434382019	\$25,940
1804482005	\$0	1434382020	\$27,970
1804482006	\$0	1434382021	\$26,990
1804482007	\$0	1434382022	\$25,790
1804483001	\$66,370	1434385003	\$20,890
1804483002	\$3,030	1434385004	\$19,080
1804483003	\$2,990	1434385005	\$21,260
1804483004	\$21,070	1434385006	\$28,000
1804483006	\$4,480	1434385007	\$34,300
1804483007	\$13,760	1434385008	\$22,460
1804483008	\$820	1434385009	\$30,660
1804483009	\$16,060	1434385010	\$29,070
1804483010	\$0	1434385011	\$24,490
1804483011	\$0	1434385012	\$27,140
1804483016	\$5,980	1434385013	\$26,820
1804483017	\$0	1434385014	\$25,350
1804483018	\$0	1434385015	\$28,370
1804483019	\$0	1434385016	\$36,440
1804483020	\$2,830	1434385019	\$32,300
1804483021	\$96,190	1434385020	\$31,500
1804483022	\$120	1434385021	\$23,340
1804483023	\$0	1434385022	\$29,740
1804484001	\$0	1434385023	\$27,440
1804484002	\$0	1434385024	\$30,200
1804484003	\$0	1434385025	\$29,920
1804485001	\$27,170	1434385026	\$32,890
1804485002	\$82,300	1434385027	\$33,600
1804485003	\$146,410	1434385028	\$33,300
1809226001	\$41,170	1434385029	\$33,600
1809228001	\$257,530	1434385030	\$18,090
1809228002	\$0	1434385031	\$18,090
1809229001	\$10,590	1434385032	\$20,860
1809229002	\$107,150	1434385033	\$19,700
1809229003	\$0	1434385034	\$32,650
1809232001	\$6,130	1434385035	\$26,450
1809232002	\$1,690		
1809232004	\$0		
1809232005	\$1,160	TOTAL	\$49,626,980
1809232006	\$0		
1809233001	\$265,910		
1809233002	\$11,620		
1809233006	\$0		
1809233007	\$0		
1809233012	\$0		
1809233012	\$0		
1809234003	\$4,380		
1809234008	\$13,660		
1809234009	\$27,500		
1810101003	\$22,250		

APPENDIX “D”

Legal Description



APPENDIX “D”

East Village Growth Cell – Peoria, Illinois Tax Increment Financing District Legal Description

Part of Sections 33 and 34 in Township 9 North, Range 8 East of the Fourth Principal Meridian, and part of Sections 3, 4, 9 and 10 in Township 8 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois, more particularly described as follows:

Beginning at the intersection of the east right of way line of Linn Street and the north right of way line of McClure Avenue; thence east along said north right of way line of McClure Avenue to the intersection of said north right of way line and the east right of way line of Prospect Road; thence south along said east right of way line of Prospect Road to the northwest corner of Parcel 14-34-332-001 as described in Doc. No. 06-13108, said Parcel being a part of Lot 1 in the Subdivision of the Southwest Quarter of said Section 34 as shown on a plat recorded in Plat Book B, Page 71; thence east along the north line of said Parcel to the northeast corner of said Parcel; thence south along the east line of said Parcel and continuing south along the east lines of the following nine (9) Parcels, said Parcels also being a part of said Lot 1: Parcel 14-34-332-016 as described in Doc. No. 06-14615, Parcel 14-34-332-017 as described in Doc. No. 06-14410, Parcel 14-34-332-004 as described in Doc. No. 87-13131, Parcel 14-34-332-005 as described in Doc. No. 04-12303, Parcel 14-34-332-006 as described in Doc. No. 74-04531, Parcel 14-34-332-007 as described in Doc. No. 06-13109, Parcel 14-34-332-008 as described in Doc. No. 06-14776, Parcel 14-34-332-009 as described in Doc. No. 06-14956 and Parcel 14-34-332-010 as described in Doc. No. 96-14676 to the north line of Block 28 in McGinnity’s Addition as shown on a plat recorded in Plat Book G, Page 87; thence west along said north line to the northeast corner of Parcel 14-34-332-011 as described in Doc. No. 06-14411, said Parcel also being a part of said Block 28; thence south along the east line of said Parcel and continuing south along the east line of Parcel 14-34-332-012 as described in said Doc. No. 06-14411, said Parcel also being a part of said Block 28, to the north right of way line of Republic Street; thence east along said north right of way line of Republic Street to the intersection of said north right of way line and the east right of way line of East Street; thence south along said east right of way line of East Street to the intersection of said east right of way line and the north right of way line of Frye Avenue; thence east along said north right of way line of Frye Avenue to the intersection of said north right of way line and the extension of the east line of York Street, now vacated North Springdale Avenue, as shown on a plat of Darst and Comstock’s Subdivision recorded in Plat Book H, Page 84; thence south along said extension and said east line to the intersection of said extension and the south right of way line of Nebraska Avenue; thence west along said south right of way line of Nebraska Avenue to the intersection of said south right of way line and the west right of way line of Prospect Street; thence south along said west right of way line of Prospect Street to the intersection of said west right of way line and the northwesterly right of way line of Glen Oak Avenue; thence southwesterly along said northwesterly right of way line of Glen Oak Avenue to the

intersection of said northwesterly right of way line and the northeasterly right of way line of Short Street; thence northwesterly along said northeasterly right of way line of Short Street to the intersection of said northeasterly right of way line and the east right of way line of Atlantic Street; thence easterly to the intersection of the southwesterly right of way line of said Short Street and the southerly right of way line of Ravine Avenue; thence southwesterly along said southerly right of way line of Ravine Avenue to the intersection of said southerly right of way line and the easterly line of Lot 33 in Subdivision of Lot Number Twelve of William A. Hall's Subdivision as shown on a plat recorded in Plat Book B, Page 29, said intersection also being the most northerly corner of Parcel 18-03-107-014 as described in Doc. No. 77-02581; thence southeasterly along the easterly line of said Parcel 123.4 feet; thence southwesterly continuing along said easterly line 115.5 feet; thence southeasterly continuing along said easterly line 40 feet to the northeasterly corner of Parcel 18-03-107-018 as described in Doc. No. 08-13418; thence southeasterly along the easterly line of said Parcel to the southeasterly corner of said Parcel; thence southeasterly to the intersection of the southerly right of way line of said Glen Oak Avenue and the easterly right of way line of Spring Street; thence southwesterly along said southerly right of way line of Glen Oak Avenue to the intersection of said southerly right of way line and the easterly right of way line of Wayne Street; thence southeasterly along said easterly right of way line of Wayne Street to the intersection of said easterly right of way line and the northerly right of way line of Adams Street; thence southwesterly along said northerly right of way line of Adams Street to the intersection of said northerly right of way line and the westerly right of way line of Fayette Street; thence northwesterly along said westerly right of way line of Fayette Street to the intersection of said westerly right of way line and the extension of the northerly line of Parcel 18-04-455-001 as described in Doc. No. 02-53665; thence northeasterly along said extension and along said northerly line of Parcel to the intersection of said extension and the easterly right of way line of newly constructed F.A.I. Rte. 74 as shown on I.D.O.T. Right of Way Plat, Doc. No. 04-11387; thence northwesterly along said easterly right of way line of F.A.I. Rte. 74 to the most westerly corner of Parcel 18-04-456-001 as described in Doc. No. 07-41544; thence continuing northwesterly along said easterly right of way line of F.A.I. Rte. 74 a distance of 810 feet, more or less, to the intersection of said easterly right of way line of F.A.I. Rte. 74 and the westerly right of way line of Spalding Avenue; thence southeasterly to the intersection of the easterly right of way line of said Spalding Avenue and the northerly right of way line of Green Leaf Street; thence northeasterly along said easterly right of way line of Spalding Avenue as shown on I.D.O.T. Right of Way Plat, designated as Parcel 415P193 Tract One, to the intersection of said easterly right of way line and said southerly right of way line of Glen Oak Avenue; thence northeasterly along said southerly right of way line of Glen Oak Avenue to the intersection of said southerly right of way line and the extension across said Glen Oak Avenue of the easterly right of way line of Berkeley Avenue as shown on I.D.O.T. Right of Way Plat, Doc. No. 07-38989; thence north along said extension to said easterly right of way line of Berkeley Avenue; thence along said easterly right of way line of Berkeley Avenue to the intersection of said right of way line and the existing easterly right of way line of Berkeley Avenue as shown on said I.D.O.T. Right of Way Plat; thence northwesterly 130 feet, more or less, to the intersection of the westerly right of way line of said Berkeley Avenue and the easterly right of way line of

Knoxville Avenue (N.B.); thence continuing along said easterly right of way line of Knoxville Avenue (N.B.) to the intersection of said easterly right of way line and the south right of way line of Pennsylvania Avenue, said intersection being 36.66 feet right of baseline Sta. 1+648.448 as shown on I.D.O.T. Right of Way Plat, Doc. No. 07-38991; thence northerly across said Pennsylvania Avenue to a point on said easterly right of way line of Knoxville Avenue (N.B.), said point being 59.96 feet right of baseline Sta. 1+709.256 as shown on I.D.O.T. Right of Way Plat, Doc. No. 03-15271; thence northwesterly 120 feet, more or less, to the intersection of the westerly right of way line of said Knoxville Avenue as shown on I.D.O.T. Right of Way Plat, Doc. No. 05-14502 and the south line of Parcel 18-04-178-039 as described in Doc. No. 05-33690; thence west along said south line of Parcel to the southwest corner of said Parcel; thence north along the west line of said Parcel to the intersection of said west line and the southerly right of way line as shown on I.D.O.T. Right of Way Plat, Doc. No. 02-24483; thence west along said southerly right of way line to the westerly right of way line as shown on said I.D.O.T. Right of Way Plat; thence north along said westerly right of way line to a point on the south line of Parcel 18-04-178-044 as described in Doc. No. 07-19850; thence west along said south line of Parcel to the southwest corner of said Parcel; thence north along the west line of said Parcel to the northwest corner of said Parcel; thence northerly along the westerly line of Parcel 18-04-178-033 as described in Doc. No. 02-36383; thence north along the east line of Parcel 18-04-178-011 as described in Doc. No. 00-19871 and along the west line of Parcel 18-04-178-031 as described in Doc. No. 97-14554 to a point on the south line of Parcel 18-04-178-030 as described in Doc. No. 03-45233; thence west along the south line of said Parcel to the southwest corner of said Parcel; thence north along the west line of said Parcel and along the west line of Parcel 18-04-178-029 as described in Doc. No. 04-40785 to the south line of Parcel 18-04-178-043 as described in Doc. No. 2010-010061, said Parcel 18-04-178-043 now known as Parcels 18-04-178-051 and -052; thence west along the south line of said Parcels to the southwest corner of said Parcel 18-04-178-051; thence north along the west line of said Parcel to the south right of way line of Richmond Avenue; thence east along said south right of way line of Richmond Avenue to the intersection of said south right of way line and the extension of the west line of Parcel 18-04-128-034 as described in Doc. No. 85-20893; thence north along said extension and said west line of Parcel and continuing north along the west line of Parcel 18-04-128-033 as described in Doc. Nos. 69-02795, 69-02793 and 69-02790 to the northwest corner of said Parcel; thence north along the west lines of Lots 1 through 12 in Block 1 of Bunn's Subdivision as shown on a plat recorded in Plat Book A, Page 225 to the northwest corner of said Lot 1; thence north across Nebraska Avenue to the southwest corner of Lot 5 in Downing's Subdivision as shown on a plat recorded in Plat Book L, Page 3, said corner also being a point on the east line of an Alley in said Subdivision; thence north along said east line of Alley to the south line of Parcel 14-33-378-002 as described in Doc. No. 98-47408; thence west along said south line of Parcel to the east right of way line of Linn Street; thence north along said east right of way line of Linn Street to the southwest corner of Parcel 14-33-378-019 as described in Doc. No. 2010-011245; thence east along the south line of said Parcel to the southeast corner of said Parcel; thence north along the east line of said Parcel to the south right of way line of Republic Street; thence east along said south right of way line of Republic Street to the intersection of said south right of way line and the extension of

the east line of an Alley running north and south through Block 1 of Dickson and Kinney's Addition as shown on a plat recorded in Plat Book F, Page 25; thence north along said extension and along said east line of Alley to a point on the north line of said Dickson and Kinney's Addition, said point also being the southwest corner of Parcel 14-33-332-031 as described in Doc. No. 71-11726; thence north along the westerly line of said Parcel 132 feet to the south line of Parcel 14-33-332-004 as described in Doc. No. 2010-021634; thence east along said south line and continuing east along the south lines of Parcel 14-33-332-005 as described in Doc. No. 08-13243 and Parcel 14-33-332-006 as described in Doc. No. 95-31302 to the southeast corner of said Parcel 14-33-332-006; thence north along the east line of said Parcel and continuing north along the extension of said east line across Arcadia Avenue to the intersection of said extension and the north right of way line of said Arcadia Avenue; thence west along said north right of way line of Arcadia Avenue to the southwest corner of Parcel 14-33-329-024 as described in Doc. No. 78-08271, said Parcel being the East 260 feet of Lots A, B, C and D in Giles Place Subdivision as shown on a plat recorded in Plat Book F, Page 4; thence north along the west line of said Parcel to the south line of Jackson Corners Place Subdivision as shown on a plat recorded in Plat Book I, Page 1; thence east along said south line of Jackson Corners Place Subdivision 100 feet, more or less, to the southwest corner of Parcel 14-33-329-023 as described in Doc. No. 02-13110; thence north along the most easterly line of said Parcel 8 feet; thence easterly continuing along said Parcel 34 feet; thence northeasterly continuing along said Parcel 37 feet, more or less, to a point on the east line of an Alley running north and south through Block 1 and Block 2 in said Jackson Corners Place Subdivision; thence north along said east line of Alley to the intersection of said east line and the extension of the north line of an Alley running east and west through said Block 1; thence west along said extension and said north line of Alley to the intersection of said north line and the east right of way line of Linn Street; thence north along said east right of way line of Linn Street to the Point of Beginning.

EXCEPTING THEREFROM: Midtown Subdivision as shown on a plat recorded in Plat Book 9, Page 89.

APPENDIX "E"

Infrastructure Needs



EAST VILLAGE GROWTH CELL STUDY

SUMMARY

STREETS	\$5,812,466
SIDEWALKS	\$4,007,105
DRIVEWAYS	\$5,325,520
CURB & GUTTER	\$3,762,073
STREET LIGHTS	\$6,695,000
INLETS	\$2,500,000
COMB. SAN. & STORM	\$8,300,000
RAMPS	\$529,000
TREES	\$654,325
Total	\$37,585,488

STREET
Appendix E - Infrastructure Needs

STREET	CLASS	FROM	TO	LENGTH (FT.)	WIDTH (FT.)	SURFACE TYPE	% DO	COST
ADAMS	Principle Arterial	SPALDING	HANCOCK	825	50	ST	20.00%	\$82,500.00
ADAMS	Principle Arterial	HANCOCK	WAYNE	846	50	ST	20.00%	\$84,600.00
ARCADIA	Local Road	PROSPECT	WISCONSIN	1880	30	BRK	40.00%	\$225,600.00
ARCADIA	Local Road	WISCONSIN	KNOXVILLE	2630	30	ST	20.00%	\$157,800.00
ARCADIA	Local Road	KNOXVILLE	LINN	455	30	ST	20.00%	\$27,300.00
ARCHER	Local Road	PROSPECT	WISCONSIN	1890	30	ST	20.00%	\$113,400.00
ARCHER	Local Road	INDIANA	DEAD END	260	20	ST	20.00%	\$10,400.00
ARCHER	Local Road	INDIANA	PEORIA	1255	24	ST	20.00%	\$60,240.00
ARCHER	Local Road	PEORIA	KNOXVILLE	680	30	ST	20.00%	\$40,800.00
ARMSTRONG	Local Road	GLEN OAK	BERKLEY	1500	25	ST	20.00%	\$75,000.00
ARMSTRONG	Local Road	BERKLEY	KNOXVILLE	371	30	ST	0.00%	\$0.00
ATLANTIC	Local Road	GLEN OAK	BEHREND S	180	30	ST	20.00%	\$10,800.00
ATLANTIC	Local Road	BEHREND S	NEBRASKA	325	30	ST	20.00%	\$19,500.00
ATLANTIC	Local Road	NEBRASKA	MCCLURE	2590	30	BRK	60.00%	\$466,200.00
BEHREND S	Local Road	ATLANTIC	WISCONSIN	1510	30	AC	20.00%	\$8,682.50
BEHREND S	Local Road	WISCONSIN	INDIANA	525	30	AC	20.00%	\$3,018.75
BEL AIRE CT.	Local Road	WISCONSIN	ALLEY	340	22	AC	20.00%	\$1,433.67
BERKLEY	Local Road	GLEN OAK	ARMSTRONG	1365	44	PCC	20.00%	\$73,406.67
BERKLEY	Local Road	ARMSTRONG	PENNSYLVANIA	275	30	ST	20.00%	\$16,500.00
BRIARWOOD CT.	Local Road	TURN AROUND	KNOXVILLE	405	24	ST	20.00%	\$19,440.00
BRYAN	Local Road	ADAMS	JEFFERSON	400	32	ST	20.00%	\$25,600.00
BRYAN	Local Road	JEFFERSON	GLENDALE	1785	30	ST	20.00%	\$107,100.00
BRYAN	Local Road	GLENDALE	ST. MARKS	219	30	PCC	20.00%	\$8,030.00
CALIFORNIA	Local Road	PENNSYLVANIA	NEBRASKA	1865	30	ST	20.00%	\$111,900.00
CALIFORNIA	Local Road	NEBRASKA	FRYE	705	30	ST	20.00%	\$42,300.00
CALIFORNIA	Local Road	S. DEAD END	MCCLURE	1300	30	AC	20.00%	\$7,475.00
CENTRAL	Local Road	NEBRASKA	REPUBLIC	1115	30	AC	20.00%	\$6,411.25
CENTRAL	Local Road	REPUBLIC	MCCLURE	1440	30	BRK	20.00%	\$86,400.00
CROSS	Local Road	GLENDALE	GREENLEAF	320	24	ST	20.00%	\$15,360.00
DECHMAN	Local Road	PENNSYLVANIA	NEBRASKA	1860	30	ST	20.00%	\$111,600.00
DECHMAN	Local Road	NEBRASKA	FRYE	700	30	AC	20.00%	\$4,025.00
DECHMAN	Local Road	ARCHER	MCCLURE	470	30	ST	20.00%	\$28,200.00
DELAWARE	Local Road	KINSEY	NEBRASKA	1325	30	ST	20.00%	\$79,500.00
DELAWARE	Local Road	NEBRASKA	REPUBLIC	1115	28	AC	20.00%	\$5,983.83
DELAWARE	Local Road	REPUBLIC	MCCLURE	1440	30	BRK	20.00%	\$86,400.00
FAYETTE	Local Road	JEFFERSON	GLENDALE	1815	56	AC	20.00%	\$19,481.00
FOWLER	Local Road	GLENDALE	GREENLEAF	390	24	ST	20.00%	\$18,720.00
FRYE	Local Road	PROSPECT	WISCONSIN	1860	40	AC	20.00%	\$14,260.00
FRYE	Local Road	WISCONSIN	KNOXVILLE	2630	30	AC	20.00%	\$15,122.50
GLEN OAK	Minor Arterial	PROSPECT	ATLANTIC	366	36	AC	0.00%	\$0.00
GLEN OAK	Minor Arterial	SPRING	WAYNE	1907	35	AC	0.00%	\$0.00
GLEN OAK	Local Road	WAYNE	SPALDING	1962	33	AC	20.00%	\$12,409.65
GLENDALE	Local Road	SPALDING	WAYNE	1630	30	ST	20.00%	\$97,800.00
GREEN	Local Road	ADAMS	GLENDALE	2225	30	ST	20.00%	\$133,500.00
GREENLEAF	Local Road	SPALDING	WAYNE	1685	22	ST	20.00%	\$74,140.00
HANCOCK	Local Road	ADAMS	GLENDALE	2235	30	ST	20.00%	\$134,100.00
ILLINOIS	Local Road	WISCONSIN	KNOXVILLE	2620	30	ST	20.00%	\$157,200.00
INDIANA	Local Road	GLEN OAK	RAVINE	1420	36	ST	20.00%	\$102,240.00
INDIANA	Local Road	RAVINE	NEBRASKA	635	30	ST	20.00%	\$38,100.00
INDIANA	Local Road	NEBRASKA	FRYE	695	30	ST	20.00%	\$41,700.00
INDIANA	Local Road	S. DEAD END	MCCLURE	1305	30	ST	20.00%	\$78,300.00
JEFFERSON	Principle Arterial	FAYETTE	SPALDING	375	64	AC	20.00%	\$4,600.00
JEFFERSON	Principle Arterial	SPALDING	GREEN	1235	56	ST	20.00%	\$138,320.00
JEFFERSON	Principle Arterial	GREEN	WAYNE	425	55	ST	20.00%	\$46,750.00
KANSAS	Local Road	PROSPECT	WISCONSIN	1865	30	BRK	40.00%	\$223,800.00
KANSAS	Local Road	WISCONSIN	CALIFORNIA	1220	30	ST	20.00%	\$73,200.00
KINSEY	Local Road	GLEN OAK	WISCONSIN	580	21	AC	20.00%	\$2,334.50
KNOXVILLE	Principle Arterial	PENNSYLVANIA	ILLINOIS	380	56	AC	20.00%	\$4,078.67
KNOXVILLE	Principle Arterial	ILLINOIS	NEBRASKA	1480	56	AC	20.00%	\$15,885.33
KNOXVILLE	Principle Arterial	NEBRASKA	MCCLURE	2610	56	AC	20.00%	\$28,014.00
LASALLE	Local Road	WISCONSIN	INDIANA	525	30	ST	20.00%	\$31,500.00

STREET
Appendix E - Infrastructure Needs

STREET	CLASS	FROM	TO	LENGTH (FT.)	WIDTH (FT.)	SURFACE TYPE	% DO	COST
LINN	Local Road	DEAD END	RICHMOND	1000	30	ST	20.00%	\$60,000.00
LINN	Local Road	RICHMOND	NEBRASKA	860	30	AC	20.00%	\$4,945.00
LINN	Local Road	NEBRASKA	MCCLURE	2630	30	ST	20.00%	\$157,800.00
MADISON	Local Road	FAYETTE	SPALDING	380	56	AC	20.00%	\$4,078.67
MADISON	Local Road	BRYAN	WAYNE	1257	35	AC	20.00%	\$8,432.38
MARYLAND	Local Road	RAVINE	BEHREND	270	18	ST	20.00%	\$9,720.00
MARYLAND	Local Road	BEHREND	NEBRASKA	325	14	ST	20.00%	\$9,100.00
MARYLAND	Local Road	NEBRASKA	FRYE	730	27	AC	0.00%	\$0.00
MARYLAND	Local Road	FRYE	MCCLURE	1820	30	BRK	20.00%	\$109,200.00
MCCLURE	Minor Arterial	PROSPECT	WISCONSIN	1910	38	ST	20.00%	\$145,160.00
MCCLURE	Minor Arterial	WISCONSIN	DECHMAN	2275	38	ST	20.00%	\$172,900.00
MCCLURE	Minor Arterial	DECHMAN	KNOXVILLE	305	44	AC	20.00%	\$2,572.17
MCCLURE	Minor Arterial	KNOXVILLE	LINN	410	52	AC	20.00%	\$4,086.33
MISSOURI	Local Road	ARMSTRONG	PENNSYLVANIA	280	20	BRK	20.00%	\$11,200.00
MISSOURI	Local Road	PENNSYLVANIA	NEBRASKA	1865	30	ST	20.00%	\$111,900.00
MISSOURI	Local Road	NEBRASKA	FRYE	690	30	ST	20.00%	\$41,400.00
MISSOURI	Local Road	ARCHER	MCCLURE	470	30	AC	20.00%	\$2,702.50
MONROE	Collector	SPALDING	WAYNE	1672	50	AC	20.00%	\$16,023.33
MONROE	Collector	FAYETTE	SPALDING	380	50	AC	20.00%	\$3,641.67
NEBRASKA	Local Road	PROSPECT	WISCONSIN	1865	30	ST	20.00%	\$111,900.00
NEBRASKA	Minor Arterial	WISCONSIN	KNOXVILLE	2630	30	AC	20.00%	\$15,122.50
NEBRASKA	Minor Arterial	KNOXVILLE	LINN	453	32	ST	20.00%	\$28,992.00
NEW YORK	Local Road	ARMSTRONG	NEBRASKA	2175	30	ST	20.00%	\$130,500.00
NEW YORK	Local Road	NEBRASKA	FRYE	700	30	ST	20.00%	\$42,000.00
NEW YORK	Local Road	ARCHER	MCCLURE	470	20	AC	20.00%	\$1,801.67
PENNSYLVANIA	Minor Arterial	INDIANA	PEORIA	1375	30	ST	20.00%	\$82,500.00
PENNSYLVANIA	Minor Arterial	PEORIA	KNOXVILLE	635	36	AC	0.00%	\$0.00
PEORIA	Local Road	PENNSYLVANIA	NEBRASKA	1865	30	AC	20.00%	\$10,723.75
PEORIA	Local Road	NEBRASKA	MCCLURE	2630	30	AC	20.00%	\$15,122.50
PERRY	Local Road	SPALDING	WAYNE	1651	34	AC	20.00%	\$10,759.02
PERRY	Principle Arterial	FAYETTE	SPALDING	380	54	AC	20.00%	\$3,933.00
PROSPECT	Minor Arterial	MCCLURE	NEBRASKA	2605	57	AC	20.00%	\$28,459.63
PROSPECT	Minor Arterial	NEBRASKA	GLEN OAK	240	57	AC	20.00%	\$2,622.00
RAVINE	Local Road	BEHREND	DELAWARE	1080	20	ST	20.00%	\$43,200.00
RAVINE	Local Road	DELAWARE	WISCONSIN	320	30	ST	20.00%	\$19,200.00
RAVINE	Local Road	WISCONSIN	DEAD END ALLEY	2160	34	ST	20.00%	\$146,880.00
REPUBLIC	Local Road	PROSPECT	WISCONSIN	1865	30	AC	20.00%	\$10,723.75
REPUBLIC	Local Road	WISCONSIN	PEORIA	1930	30	AC	20.00%	\$11,097.50
REPUBLIC	Local Road	KNOXVILLE	LINN	452	30	AC	20.00%	\$2,599.00
RICHMOND	Local Road	KNOXVILLE	LINN	455	24	ST	20.00%	\$21,840.00
SPALDING	Local Road	ADAMS	JEFFERSON	410	36	PCC	0.00%	\$0.00
SPALDING	Local Road	JEFFERSON	PERRY	1370	36	PCC	0.00%	\$0.00
SPALDING	Local Road	PERRY	ST. MARKS	715	48	PCC	0.00%	\$0.00
SPALDING	Local Road	ST. MARKS	GLEN OAK	600	60	PCC	0.00%	\$0.00
ST. MARK	Local Road	SPALDING	CUL DE SAC	377	30	AC	20.00%	\$2,167.75
THRUSH	Local Road	WISCONSIN	INDIANA	665	30	AC	20.00%	\$3,823.75
THRUSH	Local Road	INDIANA	PEORIA	1265	30	AC	20.00%	\$7,273.75
THRUSH	Local Road	PEORIA	KNOXVILLE	675	30	ST	20.00%	\$40,500.00
WAYNE	Minor Arterial	ADAMS	JEFFERSON	400	30	ST	20.00%	\$24,000.00
WAYNE	Minor Arterial	JEFFERSON	GLENDALE	1775	30	ST	20.00%	\$106,500.00
WAYNE	Minor Arterial	GLENDALE	GLEN OAK	860	38	ST	20.00%	\$65,360.00
WISCONSIN	Minor Arterial	GLEN OAK	RAVINE	1045	30	ST	20.00%	\$62,700.00
WISCONSIN	Minor Arterial	RAVINE	NEBRASKA	670	36	ST	20.00%	\$48,240.00
WISCONSIN	Minor Arterial	NEBRASKA	FRYE	795	45	ST	0.00%	\$0.00
WISCONSIN	Minor Arterial	FRYE	MCCLURE	1810	30	ST	20.00%	\$108,600.00
							Total =	\$5,812,465.92

SIDEWALK
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	WIDTH(FT.)	%DO	COST
ADAMS	SPALDING	HANCOCK	825	5	20%	11,550.00
ADAMS	HANCOCK	WAYNE	846	5	30%	17,766.00
ARCADIA	PROSPECT	WISCONSIN	1880	5	75%	98,700.00
ARCADIA	WISCONSIN	KNOXVILLE	2630	5	30%	55,230.00
ARCADIA	KNOXVILLE	LINN	455	5	50%	15,925.00
ARCHER	PROSPECT	WISCONSIN	1890	5	100%	132,300.00
ARCHER	INDIANA	DEAD END	260	5	50%	9,100.00
ARCHER	INDIANA	PEORIA	1255	5	50%	43,925.00
ARCHER	PEORIA	KNOXVILLE	680	5	50%	23,800.00
ARMSTRONG	GLEN OAK	BERKLEY	1500	5	10%	10,500.00
ARMSTRONG	BERKLEY	KNOXVILLE	371	5	0%	0.00
ATLANTIC	GLEN OAK	BEHREND	180	5	20%	2,520.00
ATLANTIC	BEHREND	NEBRASKA	325	5	50%	11,375.00
ATLANTIC	NEBRASKA	MCCLURE	2590	5	50%	90,650.00
BEHREND	ATLANTIC	WISCONSIN	1510	5	75%	79,275.00
BEHREND	WISCONSIN	INDIANA	525	5	30%	11,025.00
BEL AIRE CT.	WISCONSIN	ALLEY	340	5	0%	0.00
BERKLEY	GLEN OAK	ARMSTRONG	1365	5	50%	47,775.00
BERKLEY	ARMSTRONG	PENNSYLVANIA	275	5	50%	9,625.00
BRIARWOOD CT.	TURN AROUND	KNOXVILLE	405	5	50%	14,175.00
BRYAN	ADAMS	JEFFERSON	400	5	50%	14,000.00
BRYAN	JEFFERSON	GLENDALE	1785	5	50%	62,475.00
BRYAN	GLENDALE	ST. MARKS	219	5	50%	7,665.00
CALIFORNIA	PENNSYLVANIA	NEBRASKA	1865	5	30%	39,165.00
CALIFORNIA	NEBRASKA	FRYE	705	5	50%	24,675.00
CALIFORNIA	S. DEAD END	MCCLURE	1300	5	80%	72,800.00
CENTRAL	NEBRASKA	REPUBLIC	1115	5	20%	15,610.00
CENTRAL	REPUBLIC	MCCLURE	1440	5	30%	30,240.00
CROSS	GLENDALE	GREENLEAF	320	5	50%	11,200.00
DECHMAN	PENNSYLVANIA	NEBRASKA	1860	5	50%	65,100.00
DECHMAN	NEBRASKA	FRYE	700	5	50%	24,500.00
DECHMAN	ARCHER	MCCLURE	470	5	50%	16,450.00
DELAWARE	KINSEY	NEBRASKA	1325	5	40%	37,100.00
DELAWARE	NEBRASKA	REPUBLIC	1115	5	0%	0.00
DELAWARE	REPUBLIC	MCCLURE	1440	5	30%	30,240.00
FAYETTE	JEFFERSON	GLENDALE	1815	5	50%	63,525.00
FOWLER	GLENDALE	GREENLEAF	390	5	50%	13,650.00
FRYE	PROSPECT	WISCONSIN	1860	5	50%	65,100.00
FRYE	WISCONSIN	KNOXVILLE	2630	5	50%	92,050.00
GLEN OAK	PROSPECT	ATLANTIC	366	5	0%	0.00
GLEN OAK	SPRING	WAYNE	1907	5	0%	0.00
GLEN OAK	WAYNE	SPALDING	1962	5	20%	27,468.00
GLENDALE	SPALDING	WAYNE	1630	5	50%	57,050.00
GREEN	ADAMS	GLENDALE	2225	5	50%	77,875.00
GREENLEAF	SPALDING	WAYNE	1685	5	50%	58,975.00
HANCOCK	ADAMS	GLENDALE	2235	5	50%	78,225.00
ILLINOIS	WISCONSIN	KNOXVILLE	2620	5	25%	45,850.00
INDIANA	GLEN OAK	RAVINE	1420	5	30%	29,820.00
INDIANA	RAVINE	NEBRASKA	635	5	30%	13,335.00
INDIANA	NEBRASKA	FRYE	695	5	30%	14,595.00
INDIANA	S. DEAD END	MCCLURE	1305	5	100%	91,350.00
JEFFERSON	FAYETTE	SPALDING	375	5	50%	13,125.00
JEFFERSON	SPALDING	GREEN	1235	5	50%	43,225.00
JEFFERSON	GREEN	WAYNE	425	5	50%	14,875.00
KANSAS	PROSPECT	WISCONSIN	1865	5	40%	52,220.00
KANSAS	WISCONSIN	CALIFORNIA	1220	5	50%	42,700.00
KINSEY	GLEN OAK	WISCONSIN	580	5	50%	20,300.00
KNOXVILLE	PENNSYLVANIA	ILLINOIS	380	5	50%	13,300.00
KNOXVILLE	ILLINOIS	NEBRASKA	1480	5	50%	51,800.00

SIDEWALK
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	WIDTH(FT.)	%DO	COST
KNOXVILLE	NEBRASKA	MCCLURE	2610	5	50%	91,350.00
LASALLE	WISCONSIN	INDIANA	525	5	20%	7,350.00
LINN	DEAD END	RICHMOND	1000	5	50%	35,000.00
LINN	RICHMOND	NEBRASKA	860	5	50%	30,100.00
LINN	NEBRASKA	MCCLURE	2630	5	50%	92,050.00
MADISON	FAYETTE	SPALDING	380	5	50%	13,300.00
MADISON	BRYAN	WAYNE	1257	5	50%	43,995.00
MARYLAND	RAVINE	BEHREND	270	5	100%	18,900.00
MARYLAND	BEHREND	NEBRASKA	325	5	100%	22,750.00
MARYLAND	NEBRASKA	FRYE	730	5	0%	0.00
MARYLAND	FRYE	MCCLURE	1820	5	50%	63,700.00
MCCLURE	PROSPECT	WISCONSIN	1910	5	50%	66,850.00
MCCLURE	WISCONSIN	DECHMAN	2275	5	50%	79,625.00
MCCLURE	DECHMAN	KNOXVILLE	305	5	50%	10,675.00
MCCLURE	KNOXVILLE	LINN	410	5	25%	7,175.00
MISSOURI	ARMSTRONG	PENNSYLVANIA	280	5	50%	9,800.00
MISSOURI	PENNSYLVANIA	NEBRASKA	1865	5	40%	52,220.00
MISSOURI	NEBRASKA	FRYE	690	5	50%	24,150.00
MISSOURI	ARCHER	MCCLURE	470	5	75%	24,675.00
MONROE	SPALDING	WAYNE	1672	5	50%	58,520.00
MONROE	FAYETTE	SPALDING	380	5	50%	13,300.00
NEBRASKA	PROSPECT	WISCONSIN	1865	5	20%	26,110.00
NEBRASKA	WISCONSIN	KNOXVILLE	2630	5	50%	92,050.00
NEBRASKA	KNOXVILLE	LINN	453	5	25%	7,927.50
NEW YORK	ARMSTRONG	NEBRASKA	2175	5	30%	45,675.00
NEW YORK	NEBRASKA	FRYE	700	5	50%	24,500.00
NEW YORK	ARCHER	MCCLURE	470	5	50%	16,450.00
PENNSYLVANIA	INDIANA	PEORIA	1375	5	50%	48,125.00
PENNSYLVANIA	PEORIA	KNOXVILLE	635	5	0%	0.00
PEORIA	PENNSYLVANIA	NEBRASKA	1865	5	30%	39,165.00
PEORIA	NEBRASKA	MCCLURE	2630	5	50%	92,050.00
PERRY	SPALDING	WAYNE	1651	5	50%	57,785.00
PERRY	FAYETTE	SPALDING	380	5	50%	13,300.00
PROSPECT	MCCLURE	NEBRASKA	2605	5	60%	109,410.00
PROSPECT	NEBRASKA	GLEN OAK	240	5	20%	3,360.00
RAVINE	BEHREND	DELAWARE	1080	5	100%	75,600.00
RAVINE	DELAWARE	WISCONSIN	320	5	100%	22,400.00
RAVINE	WISCONSIN	DEAD END ALLEY	2160	5	25%	37,800.00
REPUBLIC	PROSPECT	WISCONSIN	1865	5	40%	52,220.00
REPUBLIC	WISCONSIN	PEORIA	1930	5	60%	81,060.00
REPUBLIC	KNOXVILLE	LINN	452	5	50%	15,820.00
RICHMOND	KNOXVILLE	LINN	455	5	50%	15,925.00
SPALDING	ADAMS	JEFFERSON	410	5	0%	0.00
SPALDING	JEFFERSON	PERRY	1370	5	0%	0.00
SPALDING	PERRY	ST. MARKS	715	5	0%	0.00
SPALDING	ST. MARKS	GLEN OAK	600	5	0%	0.00
ST. MARK	SPALDING	CUL DE SAC	377	5	20%	5,278.00
THRUSH	WISCONSIN	INDIANA	665	5	40%	18,620.00
THRUSH	INDIANA	PEORIA	1265	5	75%	66,412.50
THRUSH	PEORIA	KNOXVILLE	675	5	75%	35,437.50
WAYNE	ADAMS	JEFFERSON	400	5	20%	5,600.00
WAYNE	JEFFERSON	GLENDALE	1775	5	30%	37,275.00
WAYNE	GLENDALE	GLEN OAK	860	5	30%	18,060.00
WISCONSIN	GLEN OAK	RAVINE	1045	5	30%	21,945.00
WISCONSIN	RAVINE	NEBRASKA	670	5	30%	14,070.00
WISCONSIN	NEBRASKA	FRYE	795	5	0%	0.00
WISCONSIN	FRYE	MCCLURE	1810	5	20%	25,340.00
Total						4,007,104.50

DRIVEWAY
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	# OF DRIVEWAYS	COST
ADAMS	SPALDING	HANCOCK	825	22	\$33,000.00
ADAMS	HANCOCK	WAYNE	846	23	\$33,840.00
ARCADIA	PROSPECT	WISCONSIN	1880	50	\$75,200.00
ARCADIA	WISCONSIN	KNOXVILLE	2630	70	\$105,200.00
ARCADIA	KNOXVILLE	LINN	455	12	\$18,200.00
ARCHER	PROSPECT	WISCONSIN	1890	50	\$75,600.00
ARCHER	INDIANA	DEAD END	260	7	\$10,400.00
ARCHER	INDIANA	PEORIA	1255	33	\$50,200.00
ARCHER	PEORIA	KNOXVILLE	680	18	\$27,200.00
ARMSTRONG	GLEN OAK	BERKLEY	1500	40	\$60,000.00
ARMSTRONG	BERKLEY	KNOXVILLE	371	10	\$14,840.00
ATLANTIC	GLEN OAK	BEHREND'S	180	5	\$7,200.00
ATLANTIC	BEHREND'S	NEBRASKA	325	9	\$13,000.00
ATLANTIC	NEBRASKA	MCCLURE	2590	69	\$103,600.00
BEHREND'S	ATLANTIC	WISCONSIN	1510	40	\$60,400.00
BEHREND'S	WISCONSIN	INDIANA	525	14	\$21,000.00
BEL AIRE CT.	WISCONSIN	ALLEY	340	9	\$13,600.00
BERKLEY	GLEN OAK	ARMSTRONG	1365	36	\$54,600.00
BERKLEY	ARMSTRONG	PENNSYLVANIA	275	7	\$11,000.00
BRIARWOOD CT.	TURN AROUND	KNOXVILLE	405	11	\$16,200.00
BRYAN	ADAMS	JEFFERSON	400	11	\$16,000.00
BRYAN	JEFFERSON	GLENDALE	1785	48	\$71,400.00
BRYAN	GLENDALE	ST. MARKS	219	6	\$8,760.00
CALIFORNIA	PENNSYLVANIA	NEBRASKA	1865	50	\$74,600.00
CALIFORNIA	NEBRASKA	FRYE	705	19	\$28,200.00
CALIFORNIA	S. DEAD END	MCCLURE	1300	35	\$52,000.00
CENTRAL	NEBRASKA	REPUBLIC	1115	30	\$44,600.00
CENTRAL	REPUBLIC	MCCLURE	1440	38	\$57,600.00
CROSS	GLENDALE	GREENLEAF	320	9	\$12,800.00
DECHMAN	PENNSYLVANIA	NEBRASKA	1860	50	\$74,400.00
DECHMAN	NEBRASKA	FRYE	700	19	\$28,000.00
DECHMAN	ARCHER	MCCLURE	470	13	\$18,800.00
DELAWARE	KINSEY	NEBRASKA	1325	35	\$53,000.00
DELAWARE	NEBRASKA	REPUBLIC	1115	30	\$44,600.00
DELAWARE	REPUBLIC	MCCLURE	1440	38	\$57,600.00
FAYETTE	JEFFERSON	GLENDALE	1815	48	\$72,600.00
FOWLER	GLENDALE	GREENLEAF	390	10	\$15,600.00
FRYE	PROSPECT	WISCONSIN	1860	50	\$74,400.00
FRYE	WISCONSIN	KNOXVILLE	2630	70	\$105,200.00
GLEN OAK	PROSPECT	ATLANTIC	366	10	\$14,640.00
GLEN OAK	SPRING	WAYNE	1907	51	\$76,280.00
GLEN OAK	WAYNE	SPALDING	1962	52	\$78,480.00
GLENDALE	SPALDING	WAYNE	1630	43	\$65,200.00
GREEN	ADAMS	GLENDALE	2225	59	\$89,000.00
GREENLEAF	SPALDING	WAYNE	1685	45	\$67,400.00
HANCOCK	ADAMS	GLENDALE	2235	60	\$89,400.00
ILLINOIS	WISCONSIN	KNOXVILLE	2620	70	\$104,800.00
INDIANA	GLEN OAK	RAVINE	1420	38	\$56,800.00
INDIANA	RAVINE	NEBRASKA	635	17	\$25,400.00
INDIANA	NEBRASKA	FRYE	695	19	\$27,800.00
INDIANA	S. DEAD END	MCCLURE	1305	35	\$52,200.00
JEFFERSON	FAYETTE	SPALDING	375	10	\$15,000.00
JEFFERSON	SPALDING	GREEN	1235	33	\$49,400.00
JEFFERSON	GREEN	WAYNE	425	11	\$17,000.00
KANSAS	PROSPECT	WISCONSIN	1865	50	\$74,600.00
KANSAS	WISCONSIN	CALIFORNIA	1220	33	\$48,800.00
KINSEY	GLEN OAK	WISCONSIN	580	15	\$23,200.00
KNOXVILLE	PENNSYLVANIA	ILLINOIS	380	10	\$15,200.00
KNOXVILLE	ILLINOIS	NEBRASKA	1480	39	\$59,200.00

DRIVEWAY
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	# OF DRIVEWAYS	COST
KNOXVILLE	NEBRASKA	MCCLURE	2610	70	\$104,400.00
LASALLE	WISCONSIN	INDIANA	525	14	\$21,000.00
LINN	DEAD END	RICHMOND	1000	27	\$40,000.00
LINN	RICHMOND	NEBRASKA	860	23	\$34,400.00
LINN	NEBRASKA	MCCLURE	2630	70	\$105,200.00
MADISON	FAYETTE	SPALDING	380	10	\$15,200.00
MADISON	BRYAN	WAYNE	1257	34	\$50,280.00
MARYLAND	RAVINE	BEHREND	270	7	\$10,800.00
MARYLAND	BEHREND	NEBRASKA	325	9	\$13,000.00
MARYLAND	NEBRASKA	FRYE	730	19	\$29,200.00
MARYLAND	FRYE	MCCLURE	1820	49	\$72,800.00
MCCLURE	PROSPECT	WISCONSIN	1910	51	\$76,400.00
MCCLURE	WISCONSIN	DECHMAN	2275	61	\$91,000.00
MCCLURE	DECHMAN	KNOXVILLE	305	8	\$12,200.00
MCCLURE	KNOXVILLE	LINN	410	11	\$16,400.00
MISSOURI	ARMSTRONG	PENNSYLVANIA	280	7	\$11,200.00
MISSOURI	PENNSYLVANIA	NEBRASKA	1865	50	\$74,600.00
MISSOURI	NEBRASKA	FRYE	690	18	\$27,600.00
MISSOURI	ARCHER	MCCLURE	470	13	\$18,800.00
MONROE	SPALDING	WAYNE	1672	45	\$66,880.00
MONROE	FAYETTE	SPALDING	380	10	\$15,200.00
NEBRASKA	PROSPECT	WISCONSIN	1865	50	\$74,600.00
NEBRASKA	WISCONSIN	KNOXVILLE	2630	70	\$105,200.00
NEBRASKA	KNOXVILLE	LINN	453	12	\$18,120.00
NEW YORK	ARMSTRONG	NEBRASKA	2175	58	\$87,000.00
NEW YORK	NEBRASKA	FRYE	700	19	\$28,000.00
NEW YORK	ARCHER	MCCLURE	470	13	\$18,800.00
PENNSYLVANIA	INDIANA	PEORIA	1375	37	\$55,000.00
PENNSYLVANIA	PEORIA	KNOXVILLE	635	17	\$25,400.00
PEORIA	PENNSYLVANIA	NEBRASKA	1865	50	\$74,600.00
PEORIA	NEBRASKA	MCCLURE	2630	70	\$105,200.00
PERRY	SPALDING	WAYNE	1651	44	\$66,040.00
PERRY	FAYETTE	SPALDING	380	10	\$15,200.00
PROSPECT	MCCLURE	NEBRASKA	2605	69	\$104,200.00
PROSPECT	NEBRASKA	GLEN OAK	240	6	\$9,600.00
RAVINE	BEHREND	DELAWARE	1080	29	\$43,200.00
RAVINE	DELAWARE	WISCONSIN	320	9	\$12,800.00
RAVINE	WISCONSIN	DEAD END ALLEY	2160	58	\$86,400.00
REPUBLIC	PROSPECT	WISCONSIN	1865	50	\$74,600.00
REPUBLIC	WISCONSIN	PEORIA	1930	51	\$77,200.00
REPUBLIC	KNOXVILLE	LINN	452	12	\$18,080.00
RICHMOND	KNOXVILLE	LINN	455	12	\$18,200.00
SPALDING	ADAMS	JEFFERSON	410	11	\$16,400.00
SPALDING	JEFFERSON	PERRY	1370	37	\$54,800.00
SPALDING	PERRY	ST. MARKS	715	19	\$28,600.00
SPALDING	ST. MARKS	GLEN OAK	600	16	\$24,000.00
ST. MARK	SPALDING	CUL DE SAC	377	10	\$15,080.00
THRUSH	WISCONSIN	INDIANA	665	18	\$26,600.00
THRUSH	INDIANA	PEORIA	1265	34	\$50,600.00
THRUSH	PEORIA	KNOXVILLE	675	18	\$27,000.00
WAYNE	ADAMS	JEFFERSON	400	11	\$16,000.00
WAYNE	JEFFERSON	GLENDALE	1775	47	\$71,000.00
WAYNE	GLENDALE	GLEN OAK	860	23	\$34,400.00
WISCONSIN	GLEN OAK	RAVINE	1045	28	\$41,800.00
WISCONSIN	RAVINE	NEBRASKA	670	18	\$26,800.00
WISCONSIN	NEBRASKA	FRYE	795	21	\$31,800.00
WISCONSIN	FRYE	MCCLURE	1810	48	\$72,400.00
Total					\$5,325,520.00

CURB & GUTTER
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	% DO	COST
ADAMS	SPALDING	HANCOCK	825	20%	\$7,260.00
ADAMS	HANCOCK	WAYNE	846	30%	\$11,167.20
ARCADIA	PROSPECT	WISCONSIN	1880	100%	\$82,720.00
ARCADIA	WISCONSIN	KNOXVILLE	2630	100%	\$115,720.00
ARCADIA	KNOXVILLE	LINN	455	100%	\$20,020.00
ARCHER	PROSPECT	WISCONSIN	1890	100%	\$83,160.00
ARCHER	INDIANA	DEAD END	260	75%	\$8,580.00
ARCHER	INDIANA	PEORIA	1255	75%	\$41,415.00
ARCHER	PEORIA	KNOXVILLE	680	75%	\$22,440.00
ARMSTRONG	GLEN OAK	BERKLEY	1500	10%	\$6,600.00
ARMSTRONG	BERKLEY	KNOXVILLE	371	0%	\$0.00
ATLANTIC	GLEN OAK	BEHREND'S	180	100%	\$7,920.00
ATLANTIC	BEHREND'S	NEBRASKA	325	50%	\$7,150.00
ATLANTIC	NEBRASKA	MCCLURE	2590	50%	\$56,980.00
BEHREND'S	ATLANTIC	WISCONSIN	1510	100%	\$66,440.00
BEHREND'S	WISCONSIN	INDIANA	525	75%	\$17,325.00
BEL AIRE CT.	WISCONSIN	ALLEY	340	0%	\$0.00
BERKLEY	GLEN OAK	ARMSTRONG	1365	50%	\$30,030.00
BERKLEY	ARMSTRONG	PENNSYLVANIA	275	50%	\$6,050.00
BRIARWOOD CT.	TURN AROUND	KNOXVILLE	405	50%	\$8,910.00
BRYAN	ADAMS	JEFFERSON	400	50%	\$8,800.00
BRYAN	JEFFERSON	GLENDALE	1785	50%	\$39,270.00
BRYAN	GLENDALE	ST. MARKS	219	50%	\$4,818.00
CALIFORNIA	PENNSYLVANIA	NEBRASKA	1865	100%	\$82,060.00
CALIFORNIA	NEBRASKA	FRYE	705	100%	\$31,020.00
CALIFORNIA	S. DEAD END	MCCLURE	1300	80%	\$45,760.00
CENTRAL	NEBRASKA	REPUBLIC	1115	100%	\$49,060.00
CENTRAL	REPUBLIC	MCCLURE	1440	100%	\$63,360.00
CROSS	GLENDALE	GREENLEAF	320	50%	\$7,040.00
DECHMAN	PENNSYLVANIA	NEBRASKA	1860	50%	\$40,920.00
DECHMAN	NEBRASKA	FRYE	700	50%	\$15,400.00
DECHMAN	ARCHER	MCCLURE	470	50%	\$10,340.00
DELAWARE	KINSEY	NEBRASKA	1325	40%	\$23,320.00
DELAWARE	NEBRASKA	REPUBLIC	1115	100%	\$49,060.00
DELAWARE	REPUBLIC	MCCLURE	1440	100%	\$63,360.00
FAYETTE	JEFFERSON	GLENDALE	1815	50%	\$39,930.00
FOWLER	GLENDALE	GREENLEAF	390	50%	\$8,580.00
FRYE	PROSPECT	WISCONSIN	1860	100%	\$81,840.00
FRYE	WISCONSIN	KNOXVILLE	2630	100%	\$115,720.00
GLEN OAK	PROSPECT	ATLANTIC	366	0%	\$0.00
GLEN OAK	SPRING	WAYNE	1907	0%	\$0.00
GLEN OAK	WAYNE	SPALDING	1962	20%	\$17,265.60
GLENDALE	SPALDING	WAYNE	1630	50%	\$35,860.00
GREEN	ADAMS	GLENDALE	2225	50%	\$48,950.00
GREENLEAF	SPALDING	WAYNE	1685	50%	\$37,070.00
HANCOCK	ADAMS	GLENDALE	2235	50%	\$49,170.00
ILLINOIS	WISCONSIN	KNOXVILLE	2620	10%	\$11,528.00
INDIANA	GLEN OAK	RAVINE	1420	100%	\$62,480.00
INDIANA	RAVINE	NEBRASKA	635	100%	\$27,940.00
INDIANA	NEBRASKA	FRYE	695	100%	\$30,580.00
INDIANA	S. DEAD END	MCCLURE	1305	100%	\$57,420.00
JEFFERSON	FAYETTE	SPALDING	375	50%	\$8,250.00
JEFFERSON	SPALDING	GREEN	1235	50%	\$27,170.00
JEFFERSON	GREEN	WAYNE	425	50%	\$9,350.00
KANSAS	PROSPECT	WISCONSIN	1865	60%	\$49,236.00
KANSAS	WISCONSIN	CALIFORNIA	1220	100%	\$53,680.00
KINSEY	GLEN OAK	WISCONSIN	580	50%	\$12,760.00
KNOXVILLE	PENNSYLVANIA	ILLINOIS	380	50%	\$8,360.00
KNOXVILLE	ILLINOIS	NEBRASKA	1480	50%	\$32,560.00

CURB & GUTTER
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH(FT.)	% DO	COST
KNOXVILLE	NEBRASKA	MCCLURE	2610	50%	\$57,420.00
LASALLE	WISCONSIN	INDIANA	525	100%	\$23,100.00
LINN	DEAD END	RICHMOND	1000	50%	\$22,000.00
LINN	RICHMOND	NEBRASKA	860	50%	\$18,920.00
LINN	NEBRASKA	MCCLURE	2630	50%	\$57,860.00
MADISON	FAYETTE	SPALDING	380	50%	\$8,360.00
MADISON	BRYAN	WAYNE	1257	50%	\$27,654.00
MARYLAND	RAVINE	BEHREND	270	100%	\$11,880.00
MARYLAND	BEHREND	NEBRASKA	325	100%	\$14,300.00
MARYLAND	NEBRASKA	FRYE	730	0%	\$0.00
MARYLAND	FRYE	MCCLURE	1820	75%	\$60,060.00
MCCLURE	PROSPECT	WISCONSIN	1910	95%	\$79,838.00
MCCLURE	WISCONSIN	DECHMAN	2275	100%	\$100,100.00
MCCLURE	DECHMAN	KNOXVILLE	305	50%	\$6,710.00
MCCLURE	KNOXVILLE	LINN	410	25%	\$4,510.00
MISSOURI	ARMSTRONG	PENNSYLVANIA	280	50%	\$6,160.00
MISSOURI	PENNSYLVANIA	NEBRASKA	1865	100%	\$82,060.00
MISSOURI	NEBRASKA	FRYE	690	100%	\$30,360.00
MISSOURI	ARCHER	MCCLURE	470	75%	\$15,510.00
MONROE	SPALDING	WAYNE	1672	50%	\$36,784.00
MONROE	FAYETTE	SPALDING	380	50%	\$8,360.00
NEBRASKA	PROSPECT	WISCONSIN	1865	20%	\$16,412.00
NEBRASKA	WISCONSIN	KNOXVILLE	2630	100%	\$115,720.00
NEBRASKA	KNOXVILLE	LINN	453	100%	\$19,932.00
NEW YORK	ARMSTRONG	NEBRASKA	2175	95%	\$90,915.00
NEW YORK	NEBRASKA	FRYE	700	50%	\$15,400.00
NEW YORK	ARCHER	MCCLURE	470	50%	\$10,340.00
PENNSYLVANIA	INDIANA	PEORIA	1375	60%	\$36,300.00
PENNSYLVANIA	PEORIA	KNOXVILLE	635	0%	\$0.00
PEORIA	PENNSYLVANIA	NEBRASKA	1865	95%	\$77,957.00
PEORIA	NEBRASKA	MCCLURE	2630	100%	\$115,720.00
PERRY	SPALDING	WAYNE	1651	80%	\$58,115.20
PERRY	FAYETTE	SPALDING	380	50%	\$8,360.00
PROSPECT	MCCLURE	NEBRASKA	2605	60%	\$68,772.00
PROSPECT	NEBRASKA	GLEN OAK	240	20%	\$2,112.00
RAVINE	BEHREND	DELAWARE	1080	100%	\$47,520.00
RAVINE	DELAWARE	WISCONSIN	320	100%	\$14,080.00
RAVINE	WISCONSIN	DEAD END ALLEY	2160	100%	\$95,040.00
REPUBLIC	PROSPECT	WISCONSIN	1865	50%	\$41,030.00
REPUBLIC	WISCONSIN	PEORIA	1930	100%	\$84,920.00
REPUBLIC	KNOXVILLE	LINN	452	75%	\$14,916.00
RICHMOND	KNOXVILLE	LINN	455	50%	\$10,010.00
SPALDING	ADAMS	JEFFERSON	410	0%	\$0.00
SPALDING	JEFFERSON	PERRY	1370	0%	\$0.00
SPALDING	PERRY	ST. MARKS	715	0%	\$0.00
SPALDING	ST. MARKS	GLEN OAK	600	0%	\$0.00
ST. MARK	SPALDING	CUL DE SAC	377	20%	\$3,317.60
THRUSH	WISCONSIN	INDIANA	665	100%	\$29,260.00
THRUSH	INDIANA	PEORIA	1265	100%	\$55,660.00
THRUSH	PEORIA	KNOXVILLE	675	75%	\$22,275.00
WAYNE	ADAMS	JEFFERSON	400	20%	\$3,520.00
WAYNE	JEFFERSON	GLENDALE	1775	30%	\$23,430.00
WAYNE	GLENDALE	GLEN OAK	860	30%	\$11,352.00
WISCONSIN	GLEN OAK	RAVINE	1045	30%	\$13,794.00
WISCONSIN	RAVINE	NEBRASKA	670	30%	\$8,844.00
WISCONSIN	NEBRASKA	FRYE	795	0%	\$0.00
WISCONSIN	FRYE	MCCLURE	1810	20%	\$15,928.00
Total					\$3,762,072.60



STREET LIGHT
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH	# OF POLES	COST
ADAMS	SPALDING	HANCOCK	825	8	\$40,000.00
ADAMS	HANCOCK	WAYNE	846	8	\$40,000.00
ARCADIA	PROSPECT	WISCONSIN	1880	19	\$95,000.00
ARCADIA	WISCONSIN	KNOXVILLE	2630	26	\$130,000.00
ARCADIA	KNOXVILLE	LINN	455	5	\$25,000.00
ARCHER	PROSPECT	WISCONSIN	1890	19	\$95,000.00
ARCHER	INDIANA	DEAD END	260	3	\$15,000.00
ARCHER	INDIANA	PEORIA	1255	13	\$65,000.00
ARCHER	PEORIA	KNOXVILLE	680	7	\$35,000.00
ARMSTRONG	GLEN OAK	BERKLEY	1500	15	\$75,000.00
ARMSTRONG	BERKLEY	KNOXVILLE	371	4	\$20,000.00
ATLANTIC	GLEN OAK	BEHREND'S	180	2	\$10,000.00
ATLANTIC	BEHREND'S	NEBRASKA	325	3	\$15,000.00
ATLANTIC	NEBRASKA	MCCLURE	2590	26	\$130,000.00
BEHREND'S	ATLANTIC	WISCONSIN	1510	15	\$75,000.00
BEHREND'S	WISCONSIN	INDIANA	525	5	\$25,000.00
BEL AIRE CT.	WISCONSIN	ALLEY	340	3	\$15,000.00
BERKLEY	GLEN OAK	ARMSTRONG	1365	14	\$70,000.00
BERKLEY	ARMSTRONG	PENNSYLVANIA	275	3	\$15,000.00
BRIARWOOD CT.	TURN AROUND	KNOXVILLE	405	4	\$20,000.00
BRYAN	ADAMS	JEFFERSON	400	4	\$20,000.00
BRYAN	JEFFERSON	GLENDALE	1785	18	\$90,000.00
BRYAN	GLENDALE	ST. MARKS	219	2	\$10,000.00
CALIFORNIA	PENNSYLVANIA	NEBRASKA	1865	19	\$95,000.00
CALIFORNIA	NEBRASKA	FRYE	705	7	\$35,000.00
CALIFORNIA	S. DEAD END	MCCLURE	1300	13	\$65,000.00
CENTRAL	NEBRASKA	REPUBLIC	1115	11	\$55,000.00
CENTRAL	REPUBLIC	MCCLURE	1440	14	\$70,000.00
CROSS	GLENDALE	GREENLEAF	320	3	\$15,000.00
DECHMAN	PENNSYLVANIA	NEBRASKA	1860	19	\$95,000.00
DECHMAN	NEBRASKA	FRYE	700	7	\$35,000.00
DECHMAN	ARCHER	MCCLURE	470	5	\$25,000.00
DELAWARE	KINSEY	NEBRASKA	1325	13	\$65,000.00
DELAWARE	NEBRASKA	REPUBLIC	1115	11	\$55,000.00
DELAWARE	REPUBLIC	MCCLURE	1440	14	\$70,000.00
FAYETTE	JEFFERSON	GLENDALE	1815	18	\$90,000.00
FOWLER	GLENDALE	GREENLEAF	390	4	\$20,000.00
FRYE	PROSPECT	WISCONSIN	1860	19	\$95,000.00
FRYE	WISCONSIN	KNOXVILLE	2630	26	\$130,000.00
GLEN OAK	PROSPECT	ATLANTIC	366	4	\$20,000.00
GLEN OAK	SPRING	WAYNE	1907	19	\$95,000.00
GLEN OAK	WAYNE	SPALDING	1962	20	\$100,000.00
GLENDALE	SPALDING	WAYNE	1630	16	\$80,000.00
GREEN	ADAMS	GLENDALE	2225	22	\$110,000.00
GREENLEAF	SPALDING	WAYNE	1685	17	\$85,000.00
HANCOCK	ADAMS	GLENDALE	2235	22	\$110,000.00
ILLINOIS	WISCONSIN	KNOXVILLE	2620	26	\$130,000.00
INDIANA	GLEN OAK	RAVINE	1420	14	\$70,000.00
INDIANA	RAVINE	NEBRASKA	635	6	\$30,000.00
INDIANA	NEBRASKA	FRYE	695	7	\$35,000.00
INDIANA	S. DEAD END	MCCLURE	1305	13	\$65,000.00
JEFFERSON	FAYETTE	SPALDING	375	4	\$20,000.00
JEFFERSON	SPALDING	GREEN	1235	12	\$60,000.00
JEFFERSON	GREEN	WAYNE	425	4	\$20,000.00
KANSAS	PROSPECT	WISCONSIN	1865	19	\$95,000.00
KANSAS	WISCONSIN	CALIFORNIA	1220	12	\$60,000.00
KINSEY	GLEN OAK	WISCONSIN	580	6	\$30,000.00
KNOXVILLE	PENNSYLVANIA	ILLINOIS	380	4	\$20,000.00
KNOXVILLE	ILLINOIS	NEBRASKA	1480	15	\$75,000.00

STREET LIGHT
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH	# OF POLES	COST
KNOXVILLE	NEBRASKA	MCCLURE	2610	26	\$130,000.00
LASALLE	WISCONSIN	INDIANA	525	5	\$25,000.00
LINN	DEAD END	RICHMOND	1000	10	\$50,000.00
LINN	RICHMOND	NEBRASKA	860	9	\$45,000.00
LINN	NEBRASKA	MCCLURE	2630	26	\$130,000.00
MADISON	FAYETTE	SPALDING	380	4	\$20,000.00
MADISON	BRYAN	WAYNE	1257	13	\$65,000.00
MARYLAND	RAVINE	BEHREND	270	3	\$15,000.00
MARYLAND	BEHREND	NEBRASKA	325	3	\$15,000.00
MARYLAND	NEBRASKA	FRYE	730	7	\$35,000.00
MARYLAND	FRYE	MCCLURE	1820	18	\$90,000.00
MCCLURE	PROSPECT	WISCONSIN	1910	19	\$95,000.00
MCCLURE	WISCONSIN	DECHMAN	2275	23	\$115,000.00
MCCLURE	DECHMAN	KNOXVILLE	305	3	\$15,000.00
MCCLURE	KNOXVILLE	LINN	410	4	\$20,000.00
MISSOURI	ARMSTRONG	PENNSYLVANIA	280	3	\$15,000.00
MISSOURI	PENNSYLVANIA	NEBRASKA	1865	19	\$95,000.00
MISSOURI	NEBRASKA	FRYE	690	7	\$35,000.00
MISSOURI	ARCHER	MCCLURE	470	5	\$25,000.00
MONROE	SPALDING	WAYNE	1672	17	\$85,000.00
MONROE	FAYETTE	SPALDING	380	4	\$20,000.00
NEBRASKA	PROSPECT	WISCONSIN	1865	19	\$95,000.00
NEBRASKA	WISCONSIN	KNOXVILLE	2630	26	\$130,000.00
NEBRASKA	KNOXVILLE	LINN	453	5	\$25,000.00
NEW YORK	ARMSTRONG	NEBRASKA	2175	22	\$110,000.00
NEW YORK	NEBRASKA	FRYE	700	7	\$35,000.00
NEW YORK	ARCHER	MCCLURE	470	5	\$25,000.00
PENNSYLVANIA	INDIANA	PEORIA	1375	14	\$70,000.00
PENNSYLVANIA	PEORIA	KNOXVILLE	635	6	\$30,000.00
PEORIA	PENNSYLVANIA	NEBRASKA	1865	19	\$95,000.00
PEORIA	NEBRASKA	MCCLURE	2630	26	\$130,000.00
PERRY	SPALDING	WAYNE	1651	17	\$85,000.00
PERRY	FAYETTE	SPALDING	380	4	\$20,000.00
PROSPECT	MCCLURE	NEBRASKA	2605	26	\$130,000.00
PROSPECT	NEBRASKA	GLEN OAK	240	3	\$15,000.00
RAVINE	BEHREND	DELAWARE	1080	11	\$55,000.00
RAVINE	DELAWARE	WISCONSIN	320	3	\$15,000.00
RAVINE	WISCONSIN	DEAD END ALLEY	2160	22	\$110,000.00
REPUBLIC	PROSPECT	WISCONSIN	1865	19	\$95,000.00
REPUBLIC	WISCONSIN	PEORIA	1930	19	\$95,000.00
REPUBLIC	KNOXVILLE	LINN	452	5	\$25,000.00
RICHMOND	KNOXVILLE	LINN	455	5	\$25,000.00
SPALDING	ADAMS	JEFFERSON	410	4	\$20,000.00
SPALDING	JEFFERSON	PERRY	1370	14	\$70,000.00
SPALDING	PERRY	ST. MARKS	715	7	\$35,000.00
SPALDING	ST. MARKS	GLEN OAK	600	6	\$30,000.00
ST. MARK	SPALDING	CUL DE SAC	377	4	\$20,000.00
THRUSH	WISCONSIN	INDIANA	665	7	\$35,000.00
THRUSH	INDIANA	PEORIA	1265	13	\$65,000.00
THRUSH	PEORIA	KNOXVILLE	675	7	\$35,000.00
WAYNE	ADAMS	JEFFERSON	400	4	\$20,000.00
WAYNE	JEFFERSON	GLENDALE	1775	18	\$90,000.00
WAYNE	GLENDALE	GLEN OAK	860	9	\$45,000.00
WISCONSIN	GLEN OAK	RAVINE	1045	11	\$55,000.00
WISCONSIN	RAVINE	NEBRASKA	670	7	\$35,000.00
WISCONSIN	NEBRASKA	FRYE	795	8	\$40,000.00
WISCONSIN	FRYE	MCCLURE	1810	18	\$90,000.00
Total =					\$6,695,000.00

**COMBINATION SANITARY & STORM SEWER
COSTS FROM GREATER PEORIA SANITARY DISTRICT**

Point Repairs		\$5.9 Million
Sewer Lining		\$1.8 Million
Manhole Rehabilitation		\$0.6 Million
	Total =	\$8.3 Million

* These costs include an allocation for design and construction engineering.

INLETS	QUANTITY	COST
NEW G-1 INLET WITH FRAME & GRATE	1000	\$2,500,000

<u>RAMP TYPE</u>	<u>Quantity</u>	<u>Total Cost</u>
ADA W/O Domes	228	\$57,000
No Ramp W/SW	59	\$118,000
No SW	5	\$10,000
Non ADA	172	\$344,000
		\$529,000

TREES
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH	# OF TREES	COST
ADAMS	SPALDING	HANCOCK	825	8	\$4,125.00
ADAMS	HANCOCK	WAYNE	846	8	\$4,230.00
ARCADIA	PROSPECT	WISCONSIN	1880	19	\$9,400.00
ARCADIA	WISCONSIN	KNOXVILLE	2630	26	\$13,150.00
ARCADIA	KNOXVILLE	LINN	455	5	\$2,275.00
ARCHER	PROSPECT	WISCONSIN	1890	19	\$9,450.00
ARCHER	INDIANA	DEAD END	260	3	\$1,300.00
ARCHER	INDIANA	PEORIA	1255	13	\$6,275.00
ARCHER	PEORIA	KNOXVILLE	680	7	\$3,400.00
ARMSTRONG	GLEN OAK	BERKLEY	1500	15	\$7,500.00
ARMSTRONG	BERKLEY	KNOXVILLE	371	4	\$1,855.00
ATLANTIC	GLEN OAK	BEHREND'S	180	2	\$900.00
ATLANTIC	BEHREND'S	NEBRASKA	325	3	\$1,625.00
ATLANTIC	NEBRASKA	MCCLURE	2590	26	\$12,950.00
BEHREND'S	ATLANTIC	WISCONSIN	1510	15	\$7,550.00
BEHREND'S	WISCONSIN	INDIANA	525	5	\$2,625.00
BEL AIRE CT.	WISCONSIN	ALLEY	340	3	\$1,700.00
BERKLEY	GLEN OAK	ARMSTRONG	1365	14	\$6,825.00
BERKLEY	ARMSTRONG	PENNSYLVANIA	275	3	\$1,375.00
BRIARWOOD CT.	TURN AROUND	KNOXVILLE	405	4	\$2,025.00
BRYAN	ADAMS	JEFFERSON	400	4	\$2,000.00
BRYAN	JEFFERSON	GLENDALE	1785	18	\$8,925.00
BRYAN	GLENDALE	ST. MARKS	219	2	\$1,095.00
CALIFORNIA	PENNSYLVANIA	NEBRASKA	1865	19	\$9,325.00
CALIFORNIA	NEBRASKA	FRYE	705	7	\$3,525.00
CALIFORNIA	S. DEAD END	MCCLURE	1300	13	\$6,500.00
CENTRAL	NEBRASKA	REPUBLIC	1115	11	\$5,575.00
CENTRAL	REPUBLIC	MCCLURE	1440	14	\$7,200.00
CROSS	GLENDALE	GREENLEAF	320	3	\$1,600.00
DECHMAN	PENNSYLVANIA	NEBRASKA	1860	19	\$9,300.00
DECHMAN	NEBRASKA	FRYE	700	7	\$3,500.00
DECHMAN	ARCHER	MCCLURE	470	5	\$2,350.00
DELAWARE	KINSEY	NEBRASKA	1325	13	\$6,625.00
DELAWARE	NEBRASKA	REPUBLIC	1115	11	\$5,575.00
DELAWARE	REPUBLIC	MCCLURE	1440	14	\$7,200.00
FAYETTE	JEFFERSON	GLENDALE	1815	18	\$9,075.00
FOWLER	GLENDALE	GREENLEAF	390	4	\$1,950.00
FRYE	PROSPECT	WISCONSIN	1860	19	\$9,300.00
FRYE	WISCONSIN	KNOXVILLE	2630	26	\$13,150.00
GLEN OAK	WAYNE	SPALDING	1962	20	\$9,810.00
GLENDALE	SPALDING	WAYNE	1630	16	\$8,150.00
GREEN	ADAMS	GLENDALE	2225	22	\$11,125.00
GREENLEAF	SPALDING	WAYNE	1685	17	\$8,425.00
HANCOCK	ADAMS	GLENDALE	2235	22	\$11,175.00
ILLINOIS	WISCONSIN	KNOXVILLE	2620	26	\$13,100.00
INDIANA	GLEN OAK	RAVINE	1420	14	\$7,100.00
INDIANA	RAVINE	NEBRASKA	635	6	\$3,175.00
INDIANA	NEBRASKA	FRYE	695	7	\$3,475.00
INDIANA	S. DEAD END	MCCLURE	1305	13	\$6,525.00
JEFFERSON	FAYETTE	SPALDING	375	4	\$1,875.00
JEFFERSON	SPALDING	GREEN	1235	12	\$6,175.00
JEFFERSON	GREEN	WAYNE	425	4	\$2,125.00
KANSAS	PROSPECT	WISCONSIN	1865	19	\$9,325.00
KANSAS	WISCONSIN	CALIFORNIA	1220	12	\$6,100.00
KINSEY	GLEN OAK	WISCONSIN	580	6	\$2,900.00
KNOXVILLE	PENNSYLVANIA	ILLINOIS	380	4	\$1,900.00
KNOXVILLE	ILLINOIS	NEBRASKA	1480	15	\$7,400.00
KNOXVILLE	NEBRASKA	MCCLURE	2610	26	\$13,050.00

TREES
Appendix E - Infrastructure Needs

STREET	FROM	TO	LENGTH	# OF TREES	COST
LASALLE	WISCONSIN	INDIANA	525	5	\$2,625.00
LINN	DEAD END	RICHMOND	1000	10	\$5,000.00
LINN	RICHMOND	NEBRASKA	860	9	\$4,300.00
LINN	NEBRASKA	MCCLURE	2630	26	\$13,150.00
MADISON	FAYETTE	SPALDING	380	4	\$1,900.00
MADISON	BRYAN	WAYNE	1257	13	\$6,285.00
MARYLAND	RAVINE	BEHREND	270	3	\$1,350.00
MARYLAND	BEHREND	NEBRASKA	325	3	\$1,625.00
MARYLAND	NEBRASKA	FRYE	730	7	\$3,650.00
MARYLAND	FRYE	MCCLURE	1820	18	\$9,100.00
MCCLURE	PROSPECT	WISCONSIN	1910	19	\$9,550.00
MCCLURE	WISCONSIN	DECHMAN	2275	23	\$11,375.00
MCCLURE	DECHMAN	KNOXVILLE	305	3	\$1,525.00
MCCLURE	KNOXVILLE	LINN	410	4	\$2,050.00
MISSOURI	ARMSTRONG	PENNSYLVANIA	280	3	\$1,400.00
MISSOURI	PENNSYLVANIA	NEBRASKA	1865	19	\$9,325.00
MISSOURI	NEBRASKA	FRYE	690	7	\$3,450.00
MISSOURI	ARCHER	MCCLURE	470	5	\$2,350.00
MONROE	SPALDING	WAYNE	1672	17	\$8,360.00
MONROE	FAYETTE	SPALDING	380	4	\$1,900.00
NEBRASKA	PROSPECT	WISCONSIN	1865	19	\$9,325.00
NEBRASKA	WISCONSIN	KNOXVILLE	2630	26	\$13,150.00
NEBRASKA	KNOXVILLE	LINN	453	5	\$2,265.00
NEW YORK	ARMSTRONG	NEBRASKA	2175	22	\$10,875.00
NEW YORK	NEBRASKA	FRYE	700	7	\$3,500.00
NEW YORK	ARCHER	MCCLURE	470	5	\$2,350.00
PENNSYLVANIA	INDIANA	PEORIA	1375	14	\$6,875.00
PENNSYLVANIA	PEORIA	KNOXVILLE	635	6	\$3,175.00
PEORIA	PENNSYLVANIA	NEBRASKA	1865	19	\$9,325.00
PEORIA	NEBRASKA	MCCLURE	2630	26	\$13,150.00
PERRY	SPALDING	WAYNE	1651	17	\$8,255.00
PERRY	FAYETTE	SPALDING	380	4	\$1,900.00
PROSPECT	MCCLURE	NEBRASKA	2605	26	\$13,025.00
PROSPECT	NEBRASKA	GLEN OAK	240	2	\$1,200.00
RAVINE	BEHREND	DELAWARE	1080	11	\$5,400.00
RAVINE	DELAWARE	WISCONSIN	320	3	\$1,600.00
RAVINE	WISCONSIN	DEAD END ALLEY	2160	22	\$10,800.00
REPUBLIC	PROSPECT	WISCONSIN	1865	19	\$9,325.00
REPUBLIC	WISCONSIN	PEORIA	1930	19	\$9,650.00
REPUBLIC	KNOXVILLE	LINN	452	5	\$2,260.00
RICHMOND	KNOXVILLE	LINN	455	5	\$2,275.00
SPALDING	ADAMS	JEFFERSON	410	4	\$2,050.00
SPALDING	JEFFERSON	PERRY	1370	14	\$6,850.00
SPALDING	PERRY	ST. MARKS	715	7	\$3,575.00
SPALDING	ST. MARKS	GLEN OAK	600	6	\$3,000.00
ST. MARK	SPALDING	CUL DE SAC	377	4	\$1,885.00
THRUSH	WISCONSIN	INDIANA	665	7	\$3,325.00
THRUSH	INDIANA	PEORIA	1265	13	\$6,325.00
THRUSH	PEORIA	KNOXVILLE	675	7	\$3,375.00
WAYNE	ADAMS	JEFFERSON	400	4	\$2,000.00
WAYNE	JEFFERSON	GLENDALE	1775	18	\$8,875.00
WAYNE	GLENDALE	GLEN OAK	860	9	\$4,300.00
WISCONSIN	GLEN OAK	RAVINE	1045	10	\$5,225.00
WISCONSIN	RAVINE	NEBRASKA	670	7	\$3,350.00
WISCONSIN	NEBRASKA	FRYE	795	8	\$3,975.00
WISCONSIN	FRYE	MCCLURE	1810	18	\$9,050.00
Total =					\$654,325.00