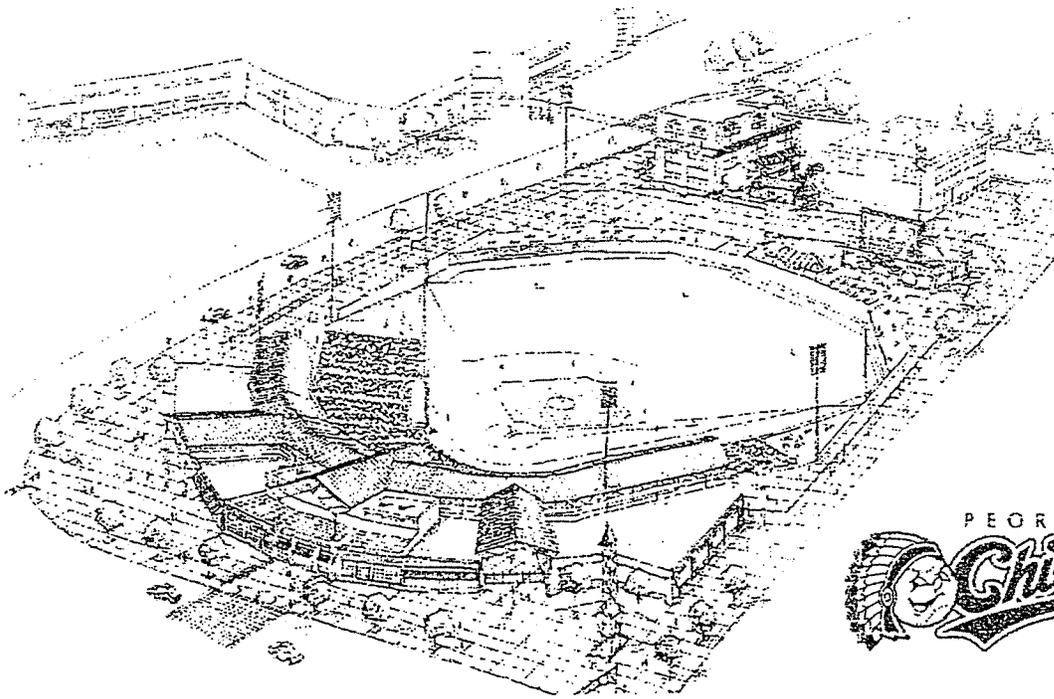


EXHIBIT D

PEORIA

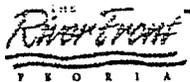
DOWNTOWN STADIUM

**Tax Increment
Redevelopment Plan**



City of Peoria
Illinois

FGV Urban Consulting



Cover Design by
Pashon Gaworski



Tax Increment Financing Redevelopment Plan & Project

DOWNTOWN STADIUM
REDEVELOPMENT PROJECT AREA

Prepared for

City of Peoria, Illinois

Prepared by

FGV Urban Consulting

August 14, 2000

Acknowledgments

We appreciate the opportunity of working with the City of Peoria and wish to extend our indebtedness to the many individuals that gave assistance to us in this work. While every individual cannot be mentioned by name, we would like to give special recognition to the following:

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APPENDIX

A.	Resolution 00-487
B.	Legal Description of Redevelopment Project Area Boundary

SECTION I

INTRODUCTION

On June 20, 2000, the Peoria City Council passed Resolution 00-487 initiating a feasibility study to determine the eligibility of establishing a tax increment finance (TIF) district for approximately a two-block area of the City (see **Appendix A** for a copy of this Resolution). This was done in accordance with the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et. seq* (the Act).

The proposed TIF district, legally defined as a "Redevelopment Project Area" (Area), is comprised of approximately 9.4 acres including street and alley rights-of-way. This Area is the location for a proposed Minor League Baseball stadium and related facilities. The geographic location of this Area is illustrated on **Exhibit A, Redevelopment Project Area Boundary Map**, and is legally described in **Appendix B, Legal Description**.

Approximately 62% of the platted real estate in the Area, exclusive of public rights-of-way is comprised of vacant parcels. The remainder of the Area is occupied by 10 older commercial buildings and several parking lots. Much of the built environment in this Area, including improvements in public rights-of-way, suffers from age and physical decline. The Area exhibits obsolete platting and the taxable value of real estate has not kept pace with the balance of the City of Peoria. Not all properties exhibit these conditions, but the area "as a whole" meets the eligibility requirements of the Act.

This Area was included in two previous TIF eligibility studies encompassing larger areas – the "Michel Redevelopment Project Area" (June 1997) and the "River West Redevelopment Project Area" (April 1999). While the City did not proceed with the establishment of TIF districts for either of these areas, both studies documented that each respective area qualified under the provisions of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelop-

ment of the Area. It is the intent to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas.

The Area, on the whole, has not been subject to growth and development through investment by private enterprise. Furthermore, it is not likely that any significant investment will occur in the Area as evidenced by the lack of private investment sufficient to revitalize the Area.

The aforementioned Act permits the use of tax increment financing to address the presence of blight or conditions that lead to blight. The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility, the Redevelopment Plan and Project for the Area as well as other findings, evidence and documentation required by the Act.

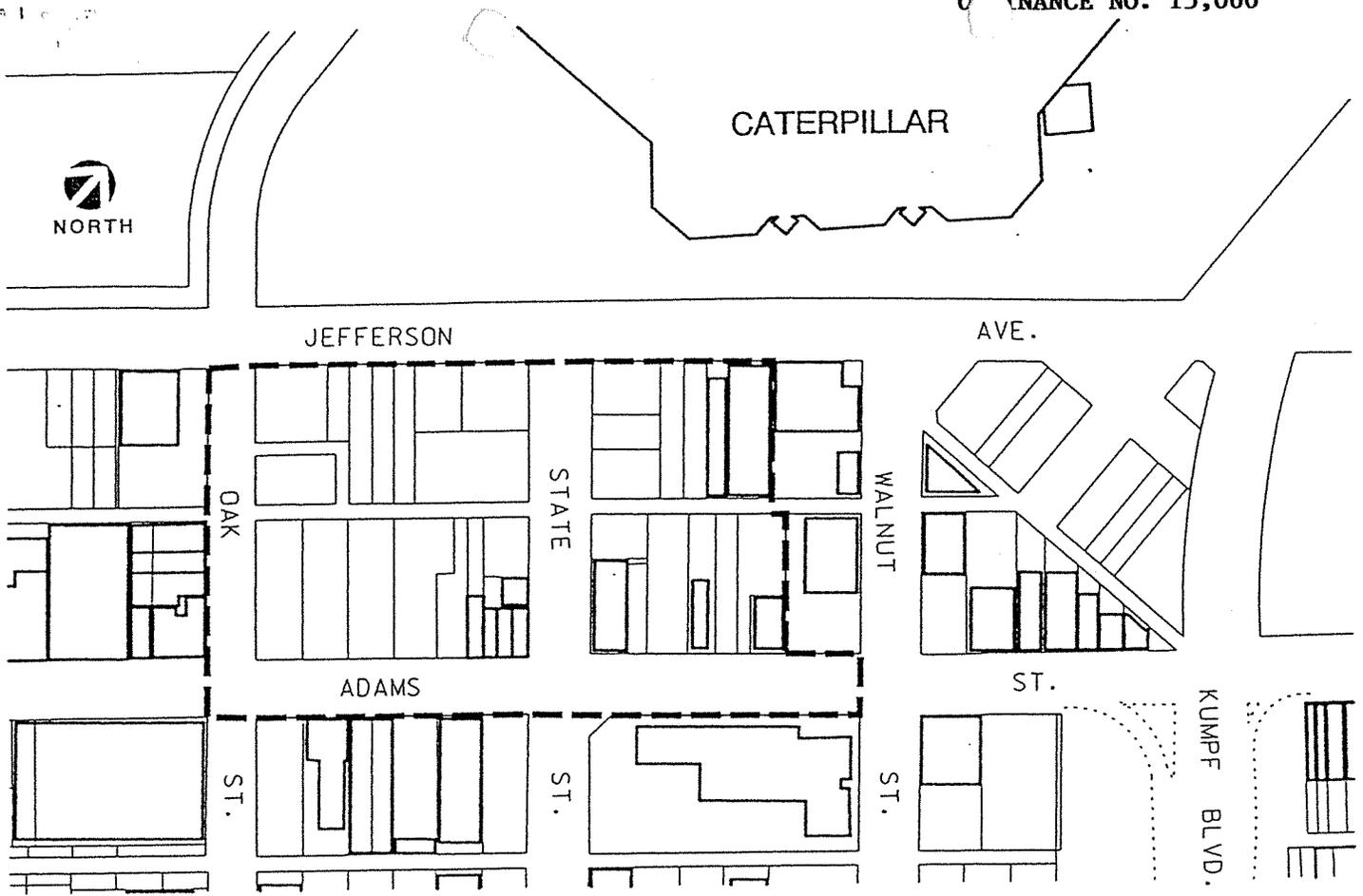


EXHIBIT A

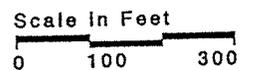
Redevelopment Project Area Boundary Map

--- Redevelopment Project Area Boundary

Downtown Stadium
Redevelopment Project Area

CITY OF PEORIA, ILLINOIS

August 14, 2000



RGV Urban Consulting

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND
SUMMARY OF FINDINGSA. Introduction

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

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

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

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

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

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

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

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a blighted area. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area encompasses approximately 9.4 acres of land and, therefore, exceeds the statutory minimum size of 1-1/2 acres.

3. The Redevelopment Project Area is contiguous, and is contained within a single perimeter boundary.
4. If a Redevelopment Plan and Redevelopment Project is adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented herein.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A redevelopment project area, according to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3 et. seq.), is that area designated by a municipality in which the finding is made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

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

B. Statutory Qualifications

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

1. Eligibility of a Blighted Area

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

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

uted throughout the improved part of the redevelopment project area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

- (6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- (8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- (9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on

parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

- (10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- (11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- (12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or

other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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

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

- (1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or

- plating that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.
- (2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - (3) Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
 - (4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - (5) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
 - (6) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers pub-

lished by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

- c. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) The area consists of one or more unused quarries, mines, or strip mine ponds.
 - (2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
 - (3) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency.
 - (4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
 - (5) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area

has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

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

2. Eligibility of a Conservation Area

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

- a. Dilapidation. An advanced state of disrepair, or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
- b. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- c. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evi-

- dence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- d. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- e. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- f. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- g. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- h. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those

that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

- i. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels, or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- j. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- k. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size

to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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

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

C. Investigation and Analysis of Blighting Factors

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

- Contacts with City officials knowledgeable as to area conditions and history, age of buildings and site improvements, methods of construction, real estate matters and related items, as well as examination of existing information related to the area.

- On-site field examination of conditions within the proposed Redevelopment Project Area by experienced staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act as amended by Public Act 91-0478.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies. An analysis of the physical conditions and the presence of blighting factors were commissioned by the City. The result and documentation of this effort is summarized below.

D. Analysis of Conditions in the Area

In making the determination of eligibility it is not required that each and every property or building in the Redevelopment Project Area be blighted or otherwise qualify. It is the area, "as a whole", that must be determined to be eligible.

On April 28, 2000 PGAV staff conducted field investigations to document existing conditions in the Area. Subsequently, on July 18, 2000, City staff revisited the area to confirm existing land uses and to determine if any significant changes occurred with respect to conditions in the area.

One of the outcomes of this survey was an inventory of existing land uses, which are illustrated on **Exhibit B**. For purposes of quantifying blighting and conserva-

tion eligibility factors, each parcel in the Area was assigned a property number as shown on Exhibit C. Exhibit D provides a quantitative summary of the conditions, which cause the Area to qualify under the Act per surveys and research undertaken. The following provides a narrative description of qualifying factors found to exist in the Redevelopment Project Area.

1. Findings on Improved Area

- a. Summary of Findings on Age Of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criteria. The Redevelopment Project Area contains 10 buildings, of which nine (90%) are 35 years of age or older as determined by field surveys and local research. Hence, more than 50% of the buildings (statutory requirement for a conservation area) exceed 35 years of age.

- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on eight (47%) of 17 improved parcels. Two (2) of the buildings in the Redevelopment Project Area had major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. Deteriorated site improvements were also found on six (6) of the improved parcels in the Area. Also significant were deteriorated pavement and/or curbs and gutters within the street and alley rights-of-way. These conditions were present throughout the Area.

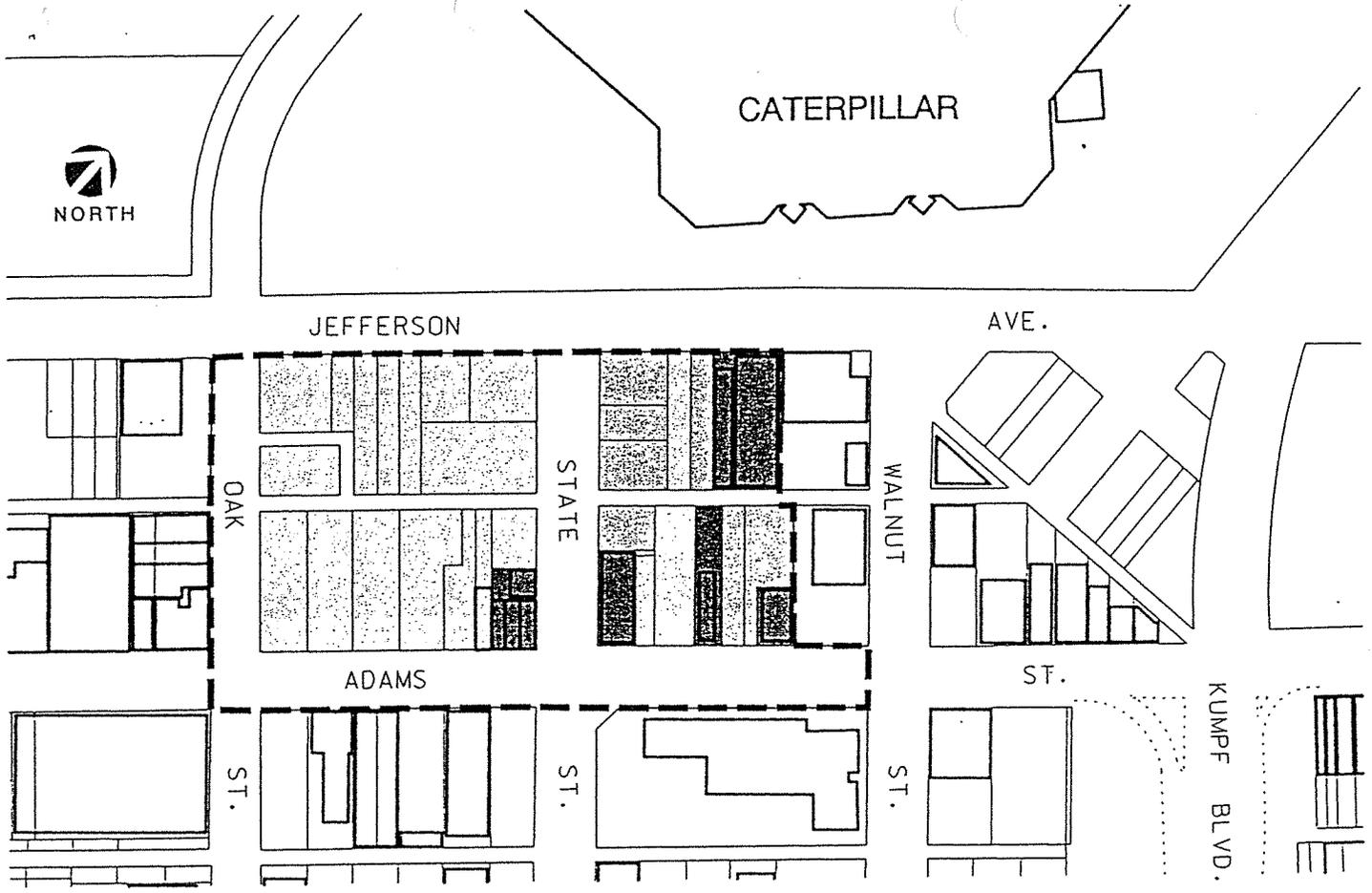


EXHIBIT B

Existing Land Use Conditions (July 2000)

- Redevelopment Project Area Boundary
- Commercial (Incl. Office)
- ▨ Parking
- Vacant Parcel

Downtown Stadium
 Redevelopment Project Area

CITY OF PEORIA, ILLINOIS

August 14, 2000
 Scale in Feet
 0 100 300

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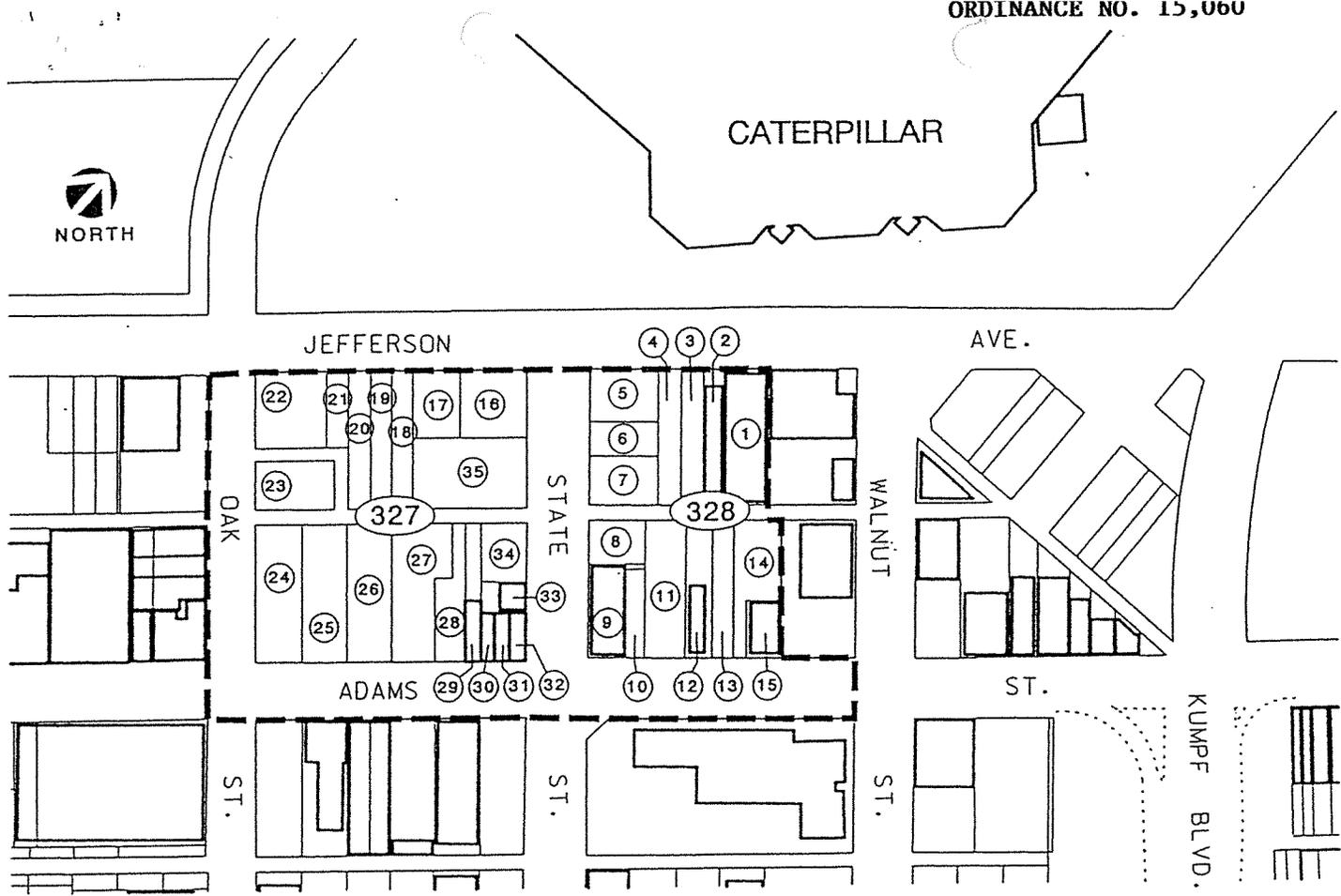


EXHIBIT C

Property Key Map

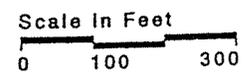
- Redevelopment Project Area Boundary
- ⓪ Block Number*
- Ⓣ Property Number*

* Corresponds to Blighting/Conservation Factors Matrix

Downtown Stadium
Redevelopment Project Area

CITY OF PEORIA, ILLINOIS

August 14, 2000



RGV Urban Consulting

EXHIBIT D
BLIGHTING/CONSERVATION FACTORS MATRIX
 Downtown Stadium Redevelopment Project Area
 City of Peoria, Illinois

Block	Improved Land					Vacant Land																		
	No. of Improved Parcels	No. of Vacant Parcels	Total Parcels	No. of Buildings Over 35 Years Old	Dilapidation	Obsolence	Deterioration	Structures Below Min. Code	Illegal Use of Structures	Excessive Vacancies	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage, etc.	Deterious Land Use or Layout	Environmental Clean- up	Lack of Community Planning ¹	Declining or Sub-par EAV Growth ²	Obsolete Planning	Diversity of Ownership	Tax Delinquencies	Deterioration of Struct. Or Site Impr. in Neighboring Areas	Environmental Clean- up	Declining or Sub-par EAV Growth ²	
Block 327 ³	5	15	20	5	0	0	2	5	0	0	0	nd	5	0	nd	Yes	Yes	15	0	nd	15	nd	Yes	
Block 328 ⁴	12	3	15	5	0	0	6	4	0	0	0	nd	4	0	nd	Yes	Yes	3	0	nd	3	nd	Yes	
Improved Parcels	17						8	9	0	0	0	nd	9	0	nd	Yes	Yes							
Vacant Parcels		18		10	0	0	0	0	0	0	0							18	0	nd	18	nd	Yes	
TOTAL PARCELS			35															18	0	nd	18	nd	Yes	

¹ See report narrative.
² See report narrative and Exhibit E.
³ Block 327 includes parcels 16 through 35 (see Exhibit C).
⁴ Block 328 includes parcels 1 through 15 (see Exhibit C).
 nd = not determined

EXHIBIT D (Continued)
BLIGHTING/CONSERVATION FACTORS MATRIX
 Downtown Stadium Redevelopment Project Area
 City of Peoria, Illinois

Parcel	Improved Land			Vacant Land																					
	No. of Improved Parcels	No. of Vacant Parcels	Total Parcels	No. of Buildings	No. of Buildings Over 35 Years Old	Dilapidation	Obsolescence	Deterioration	Structures Below Min. Code	Illegal Use of Structures	Excessive Vacancies	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage, etc.	Deleterious Land Use or Layout	Environmental Clean- up	Lack of Community Planning	Declining or Sub-par EAV Growth	Obsolete Planning	Diversity of Ownership	Tax Delinquencies	Deterioration of Struct. Or Site Impr. in Neighboring Areas	Environmental Clean- up	Declining or Sub-par EAV Growth	
16	0	1	1	0	0														1						
17	0	1	1	0	0														1						
18	0	1	1	0	0														1						
19	0	1	1	0	0														1						
20	0	1	1	0	0														1						
21	0	1	1	0	0														1						
22	0	1	1	0	0														1						
23	0	1	1	0	0														1						
24	0	1	1	0	0														1						
25	0	1	1	0	0														1						
26	0	1	1	0	0														1						
27	0	1	1	0	0														1						
28	0	1	1	0	0														1						
Improved Parcels	0			0	0																				
Vacant Parcels		13		0	0																				
TOTAL PARCELS			13																						

EXHIBIT D (Continued)
BLIGHTING/CONSERVATION FACTORS MATRIX
 Downtown Stadium Redevelopment Project Area
 City of Peoria, Illinois

Parcel	Improved Land										Vacant Land															
	No. of Improved Parcels	No. of Vacant Parcels	Total Parcels	No. of Buildings	No. of Buildings Over 35 Years Old	Dilapidation	Obsolescence	Deterioration	Structures Below Min. Code	Illegal Use of Structures	Excessive Vacancies	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage, etc.	Deleterious Land Use or Layout	Environmental Clean- up	Lack of Community Planning	Declining or Sub-par EAV Growth	Obsolete Platting	Diversity of Ownership	Tax Delinquencies	Deterioration of Struct. Or Site Impr. in Neighboring Areas	Environmental Clean- up	Declining or Sub-par EAV Growth		
1	1	0	1	1	1									1												
2	1	0	1	1	0			1						1												
3	1	0	1	0	0																					
4	0	1	1	0	0																		1			
5	1	0	1	0	0			1																		
6	1	0	1	0	0			1																		
7	1	0	1	0	0			1																		
8	1	0	1	0	0			1																		
9	1	0	1	1	1				1																	
10	0	1	1	0	0																					
11	0	1	1	0	0				1																	
12	1	0	1	1	1																					
13	1	0	1	0	0			1																		
14	1	0	1	0	0			1																		
15	1	0	1	1	1				1																	
Improved Parcels	12			5	4	0	0	6	4	0	0	0	nd	4	0	nd	Yes	Yes								
Vacant Parcels		3																								
TOTAL PARCELS			15																							

- c. Summary of Findings on Presence of Structures Below Minimum Code Standards: With respect to buildings in the Area, no definitive finding is made herein with respect to them not meeting the City of Peoria's various building and life safety codes. However, it would be highly probable that at the buildings over 35 years old (9 out of the 10 buildings in the Area) would not meet all of the required standards that would apply to new construction. While the buildings over 35 years old may have conditions that are "grand fathered" in terms of having to comply with certain code requirements, they nevertheless would not meet current city codes in every respect (e.g., fresh air intake for furnace rooms, electrical circuit grounding, ground fault protection, etc.).

A finding is made, however, with respect to buildings on lots that do not meet current Zoning Ordinance standards. The 10 parcels of land with buildings thereon are located in the City's "C2" zoning district and do not meet minimum lot size and building setback standards established in the City of Peoria's Zoning Ordinance.

- d. Summary of Findings on Excessive Land Coverage: Excessive land coverage was determined to exist on 9 (53%) of the 17 improved properties in the Area. Excessive land coverage exists because of a large percentage of building coverage on their respective lots (100% in some instances) resulting in inadequate parking and/or off-street loading facilities. In one instance, customer parking is provided perpendicular to the building front (Parcel Number 1), requiring patrons to back out over the public sidewalk and into Jefferson Avenue.
- e. Summary of Findings on Lack of Community Planning: Lack of community planning is prevalent in the Redevelopment Area and is due to the fact that the Area was developed prior to formal planning and zoning in Peoria. These older

platted blocks contain a predominance of parcels that are of inadequate shape and size to meet contemporary development standards, including the provision of adequate off-street parking.

- f. Summary of Findings on Equalized Assessed Valuation: The total equalized assessed valuation (EAV) for the Area has increased at an annual rate that was less than the balance of the City for four (4) out of the last five (5) calendar years for which information is available. In fact, for the periods 1995 to 1996 and 1998 to 1999, the total EAV of the Area declined while the EAV for the balance of the City increased. The trends in EAV for the Area and the Balance of the City are shown in **Exhibit E**.

2. Findings on Vacant Area

Approximately 62 percent of the real property in the Area (exclusive of public rights-of-way) is currently vacant. The following summarizes the qualifying factors present that apply to vacant land:

- a. Summary of Findings on Obsolete Platting: Virtually every vacant tract of land in the Area is obsolete with respect to platting. The parcels are characterized by small and narrow sizes that would make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements.
- b. Summary of Findings on Deteriorated Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land: Deteriorated site improvements are present in neighboring areas, particularly within the adjacent street and alley rights-of-way. Also, the adjacent block on the north side of Walnut Street contains a predominance of deteriorated and dilapidated buildings.

EXHIBIT E
 TRENDS IN EQUALIZED ASSESSED VALUATION (EAV)
 Downtown Stadium Redevelopment Project Area
 Peoria, Illinois

		EAV by Year and Annual Percent Change										
Parcel No.	Tax ID	1994	1995	Annual % Change	1996	Annual % Change	1997	Annual % Change	1998	Annual % Change	1999	Annual % Change
1	18-09-328-008	28,930	24,030	-17%	23,450	-2%	25,180	7%	26,610	6%	26,830	1%
2	18-09-328-007	15,370	14,110	-8%	13,760	-2%	14,780	7%	15,620	6%	14,330	-8%
3	18-09-328-006	2,550	250	-90%	260	4%	280	8%	290	4%	1,130	290%
4	18-09-328-005	1,220	250	-80%	260	4%	280	8%	290	4%	1,130	290%
5	18-09-328-001	2,630	2,890	10%	2,820	-2%	3,030	7%	3,200	6%	2,930	-8%
6	18-09-328-002	15,650	10,060	-36%	9,820	-2%	10,540	7%	11,140	6%	1,830	-84%
7	18-09-328-003	2,630	2,270	-14%	2,210	-3%	2,370	7%	2,500	5%	2,300	-8%
8	18-09-328-004	2,450	1,450	-41%	1,410	-3%	1,510	7%	1,600	6%	1,470	-8%
9	18-09-328-010	13,930	-	-	-	-	-	-	-	-	-	-
9	18-09-328-021	-	22,360	-	21,820	-2%	23,420	7%	24,750	6%	22,730	-8%
10	18-09-328-020	-	-	-	-	-	-	-	-	-	-	-
11	18-09-328-011	5,940	4,590	-23%	4,480	-2%	4,810	7%	5,080	6%	4,670	-8%
12	18-09-328-012	9,240	12,700	37%	12,390	-2%	13,300	7%	14,060	6%	14,000	0%
13	18-09-328-013	3,040	2,330	-23%	2,270	-3%	2,440	7%	2,580	6%	2,370	-8%
14	18-09-328-014	1,990	3,830	92%	3,740	-2%	4,020	7%	4,250	6%	3,900	-8%
15	18-09-328-015	5,830	4,630	-21%	4,520	-2%	4,850	7%	5,120	6%	4,700	-8%
	Subtotal (Block 328)	111,400	105,750	-5%	103,210	-2%	110,810	7%	117,090	6%	104,320	-11%
16	18-09-327-007	5,370	3,710	-31%	3,620	-2%	3,890	7%	4,110	6%	3,770	-8%
17	18-09-327-006	3,590	2,490	-31%	2,430	-2%	2,610	7%	2,760	6%	2,530	-8%
18	18-09-327-005	2,450	2,490	2%	2,430	-2%	2,610	7%	2,760	6%	2,530	-8%
19	18-09-327-004	2,450	2,490	2%	2,430	-2%	2,610	7%	2,760	6%	2,530	-8%
20	18-09-327-003	2,450	2,490	2%	2,430	-2%	2,610	7%	2,760	6%	2,530	-8%
21	18-09-327-002	1,920	1,450	-24%	1,410	-3%	1,510	7%	1,600	6%	1,470	-8%
22	18-09-327-001	4,170	9,450	127%	9,220	-2%	9,900	7%	10,460	6%	9,600	-8%
23	18-09-327-008	14,210	12,060	-15%	11,770	-2%	12,640	7%	13,360	6%	12,270	-8%
24	18-09-327-010	21,310	4,980	-77%	4,860	-2%	5,220	7%	5,520	6%	5,070	-8%
25	18-09-327-011	10,190	11,200	10%	7,060	-37%	7,580	7%	8,010	6%	8,040	0%
26	18-09-327-012	5,390	5,710	6%	5,570	-2%	5,980	7%	6,320	6%	5,800	-8%
27	18-09-327-013	5,740	7,110	24%	6,940	-2%	7,450	7%	7,870	6%	7,230	-8%
28	18-09-327-014	7,680	24,600	220%	24,000	-2%	25,770	7%	27,240	6%	27,100	-1%
29	18-09-327-015	6,890	6,650	-3%	6,490	-2%	6,970	7%	7,370	6%	6,770	-8%
30	18-09-327-018	5,670	5,670	0%	5,540	-2%	5,950	7%	6,290	6%	5,770	-8%
31	18-09-327-019	6,120	6,420	5%	6,270	-2%	6,730	7%	7,110	6%	6,530	-8%
32	18-09-327-020	6,490	8,660	33%	8,450	-2%	9,070	7%	9,590	6%	8,800	-8%
33	18-09-327-017	5,800	4,200	-28%	4,090	-3%	4,390	7%	4,640	6%	4,800	3%
34	18-09-327-016	1,650	1,740	5%	1,700	-2%	1,830	8%	1,930	5%	1,770	-8%
35	18-09-327-009	144,990	165,300	14%	161,280	-2%	173,160	7%	183,010	6%	175,230	-4%
	Subtotal (Block 327)	\$264,530	\$288,870	9%	\$277,990	-4%	\$288,480	7%	\$315,470	6%	\$300,140	-5%
	Total Project Area	\$375,930	\$394,620	5.0%	\$381,200	-3.4%	\$409,290	7.4%	\$432,560	5.7%	\$404,460	-6.5%
	BALANCE OF CITY	\$856,475,951	\$932,337,552	8.9%	\$962,992,282	3.3%	\$1,032,678,858	7.2%	\$1,106,044,423	7.1%	\$1,170,461,900	5.8%

While not all neighboring properties contain deteriorated structures or site improvements, it can be concluded that such conditions do exist.

- c. Summary of Findings on Equalized Assessed Valuation:
This factor is applicable to vacant areas as well as improved areas. To reiterate this finding that applied to the improved area as described above, the total equalized assessed valuation (EAV) for the Area has increased at an annual rate that was less than the balance of the City for four (4) out of the last five (5) calendar years for which information is available. In fact, for the periods 1995 to 1996 and 1998 to 1999, the total EAV of the Area declined while the EAV for the balance of the City increased. The trends in EAV for the Area and the Balance of the City are shown in Exhibit E.

E. Conclusion of Investigation of Blighting Factors
for the Redevelopment Project Area

It is found that the Redevelopment Project Area contains conditions that qualify it as a *blighted area*. Five or more blighting factors are present with respect to the improved properties within the Area. Additionally, two or more factors are present with respect to the vacant parcels of property within the Area. These qualifying factors are present to a meaningful extent and are distributed throughout the Area.

Although it may be concluded that the mere presence of the stated eligibility factors noted above might be sufficient to make a finding of qualification as a blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

FINDINGS OF NEED FOR TIF AND OTHER REQUIREMENTS

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

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

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

Upon examination of equalized assessed valuation data for the Area, the Redevelopment Project Area, on the whole, has not been subject to growth and investment. Although the tax base of the Area has grown slightly in the last five years, it is not a result of widespread new investment.

In particular, the Area has not generated any significant growth in real property taxes nor has there been significant private investment that would have enhanced the tax base of the City and other affected taxing jurisdictions. This fact is evidenced by the trend in the growth of EAV of taxable property in the Area compared to the balance of the City of Peoria (see **Exhibit F**). The EAV in the Area, between 1994 and 1999, increased by a nominal amount of approximately \$28,500 or 7.6%. The balance of EAV for Peoria during the same period increased by nearly \$314 million or 36.7%.

EXHIBIT F

GROWTH IN EAV (1994 - 1999)
Downtown Stadium Redevelopment Project Area & Balance of City
Peoria, Illinois

	EAV		Change	Percent	Avg. Annual Percent
	1994	1999			
Downtown Stadium RPA	\$375,930	\$404,460	\$28,530	7.6%	1.5%
Balance of City	\$856,475,951	\$1,170,461,900	\$313,985,949	36.7%	7.3%

The increase in EAV over the five-year period for the Redevelopment Project Area increased by an annual average of 1.5%. In comparison, the annual average increase in EAV for the balance of Peoria amounts to 7.3%. Thus, the Area as a whole lags significantly behind the growth in EAV for the balance of the City.

Furthermore, the 1999 EAV for the Downtown Stadium Redevelopment Project Area is extraordinarily low for an area that has been principally zoned for commercial uses. The average EAV (for land and improvements) per acre for this area amounts to only \$80,410. In comparison, the commercial and industrial redevelopment projects in the Southtown TIF District are generating EAV amounts ranging from \$110,100 per acre (1999 EAV for W.W. Grainger) to \$590,900 per acre (1999 EAV for Kepple & Co., Inc.). Another notable redevelopment project in Southtown is the Caterpillar Training Center, which had a total 1999 EAV of \$271,100 per acre. The estimated EAV after redevelopment is anticipated to be in the range of \$540,000 to \$630,000 per acre (2000 dollars), which accounts for the acreage associated with street and alley rights-of-way to be vacated.

There is little likelihood that money required to assemble property, make public infrastructure improvements and to provide assistance in the development

activities can be generated absent TIF. Absent participation and assistance by the public sector, private investment will not take place to the degree necessary to enhance property values in the Project Area. The long-term interests of local taxing bodies will be best served by the adoption of this Plan. They will share in the increased taxes when the TIF Plan is completed.

B. Conformance with the City's Comprehensive Plan

The general land uses proposed in this Redevelopment Plan and Project are in conformance with those of the Comprehensive Plan, as adopted by the City. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances as may be in effect at that time.

C. Estimated Dates for Completion of the Redevelopment Project

Obligations, if incurred, to finance the improvements will be repaid by incremental revenues which may be supplemented with funds from other sources (local taxes, state or federal tax credits or grants, etc.), if available, and deemed appropriate by the City. The obligations, if issued, will be retired in not more than twenty (20) years from the date of issuance. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted.

D. Would Not be Developed But For Tax Increment Financing

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

opment and revitalization. This "but for TIF" position has been expressed by the development entity proposing to construct the Minor League Baseball stadium in the Area. They will require TIF assistance in order to move forward with building the stadium and related facilities and infrastructure.

E. Assessment of Financial Impact

The City Council finds that the financial impact of the Redevelopment Area on or increased demand for facilities or services from any taxing district affected by the Plan is not significant. It is anticipated that a successful redevelopment program will enhance property values outside the Redevelopment Project Area as well. Development outside the TIF area will generate additional tax revenue for local taxing bodies.

The potential for the realization of this type of external impact is borne out by data that was compiled by the Illinois Department of Revenue (DOR). In a report dated December 10, 1997, the DOR notes that EAV grows at a faster rate (6.7% annually) in areas outside of TIF boundaries in communities where TIF's have been created than it does in communities that have not created TIF's, where the EAV grew by only 3.6%. Therefore, the DOR's research suggests that establishment of this TIF district is very likely to also have this spillover effect and will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

The City, to the extent that surplus revenues become available, will distribute these surplus revenues on a pro-rata basis to local taxing bodies whenever possible. Every effort will be made to reduce the time frame for completion of the TIF program to a time frame less than the allowable 23-years.

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

SECTION V

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. Proposed General Land Use Plan

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit G**, entitled **General Land Use Plan**. The proposed stadium and related facilities are consistent with the City's policy for commercial and CBD uses in the Area. Specifically, the proposed redevelopment project entails the consolidation of all the properties in the Area and the construction of a new Minor League baseball stadium. The stadium provides the opportunity to add to other downtown attractions such as the Civic Center and the riverfront. Furthermore, it should serve as a catalyst to spur private investment in revitalization in nearby blocks in the older River West area.

In addition to the land use proposal shown the General Land Use Plan and described above, all redevelopment projects shall be subject to the provisions of the City of Peoria's ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

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AVE.

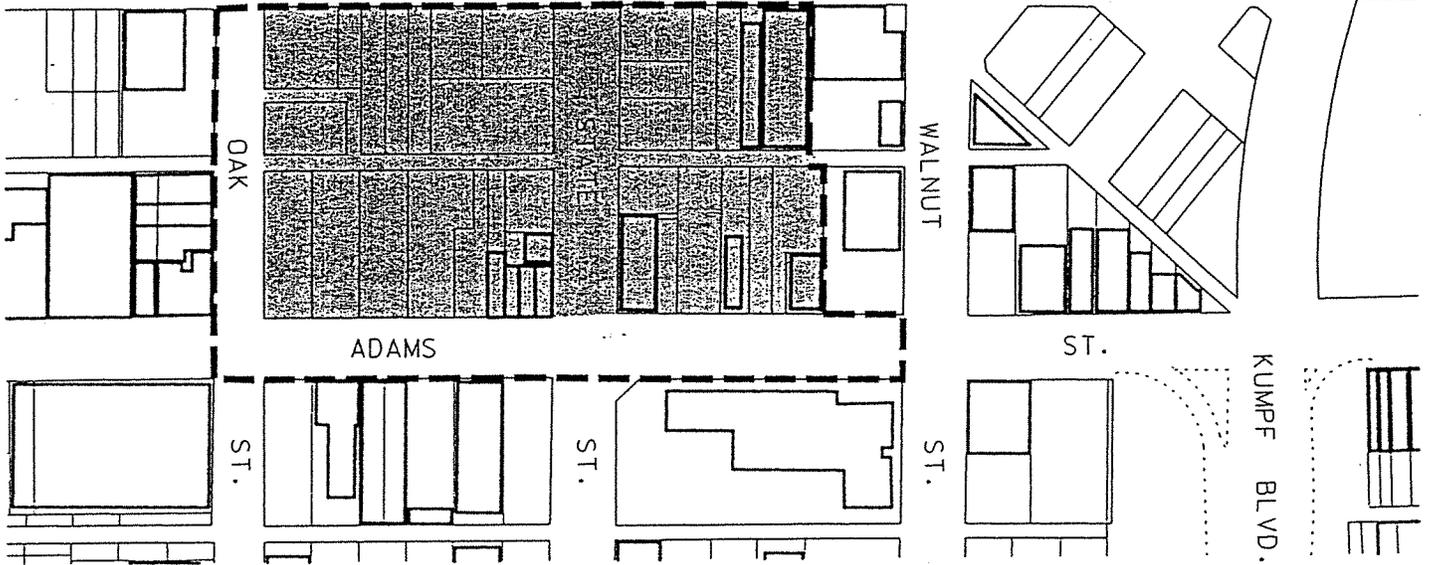
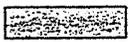


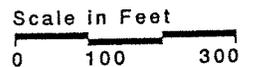
EXHIBIT G

General Land Use Plan

- Redevelopment Project Area Boundary
-  Baseball Stadium & Related Facilities (Retail & Office)

Downtown Stadium
Redevelopment Project Area

August 14, 2000



C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan including installing the needed public improvements stated herein. These improvements may include other infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions by actions outlined herein.
3. Enhance the real estate tax base for the City and all other taxing districts, which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Area through the provision of financial assistance for new development and rehabilitation as permitted by the State of Illinois Tax Increment Allocation Redevelopment Act.
5. Improve the overall environment of the Area including public safety and security measures so as to encourage new investment wherever possible in surrounding areas.
6. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Area.
7. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Policies

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

The City of Peoria intends to use other sources of financing to assist in completing property acquisition and the realignment of Jefferson Avenue necessary for accommodating the stadium facility. The City will also employ other financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Project Area. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Project

To achieve the objectives proposed in the Plan, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public investments and infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

The private redevelopment activities include the construction of a new Minor League baseball stadium and related facilities, including but not limited to retail space and office space.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements, land assembly and site preparation, street work, public utilities (water, sanitary and storm sewer facilities), landscaping, traffic signalization, reimbursement of a portion of interest costs incurred by the redeveloper, promotional and improvement programs, as well as other programs of financial assistance, as may be provided by the City.

3. Land Assembly:

In order to achieve the objectives of the Plan, land assembly by the City may be necessary in order to accomplish the redevelopment project. Therefore, any property located within the Redevelopment Project Area may be acquired by the City as necessary to assemble various parcels of land necessary for the implementation of the redevelopment project. This may include the displacement of occupied residential dwellings located in the Project Area, provided however, this Plan does not propose the removal of 10 or more occupied housing units by the proposed TIF assisted redevelopment project.

In the event that households of low-income or very low-income persons occupy any of the residential housing units at the time displacement is to occur, relocation assistance will be provided in conjunction with the redevelopment project. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. For purposes of this requirement in the TIF Act, "low-income households", "very

low-income households" and "affordable housing" have the meanings set forth in the Illinois Affordable Housing Act.

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

Exhibit

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

Description	Estimated Cost
A. Public Works or Improvements <i>(Construction of streets, sidewalks, streetscape improvements, utility relocation, and other public improvements)</i>	\$4,500,000
B. Property Assembly & Relocation Costs <i>(Acquisition of land and other property, relocation, building demolition and site preparation)</i>	3,100,000
C. Interest Costs Incurred by Developers <i>(30% of annual interest costs incurred)</i>	2,900,000
D. Planning, Legal & Professional Services	200,000
E. General Administration	100,000
F. Cost Of Issuance Of Debt & Capitalized Interest	200,000
G. Contingency	700,000
Total Estimated Project Costs	\$11,700,000

Notes:

1. All costs shown are in 2000 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.

SECTION VI

IMPLEMENTATION STRATEGY

A. Introduction

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

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

B. Project Costs

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

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

- a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan.
 - c. Marketing costs are allowable so long they relate to marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
 3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
 4. Cost of construction of public works or improvements, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided for in paragraph 3 above, unless either:

- a. the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999; or
 - b. the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
5. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area.
 6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
 7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
 - a. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or rede-

veloper receives financial assistance through and agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district see Subsection 11-74.4-3 (q) (7.5) of the TIF Act.

8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. Payments in lieu of taxes.
10. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a redevelopment project area: and
 - b. when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the programs to be un-

dertaken, including by not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

- e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;
- f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the TIF Act.
12. Unless explicitly stated herein, the cost of construction of new privately owned buildings *shall not* be an eligible redevelopment project cost.
13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inade-

quate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

C. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated by the City to be approximately \$404,460. The County Clerk of Peoria County will verify the base EAV amount after adoption of the City ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

D. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase to \$3.8 to \$4.4 million (2000 dollars) upon completion of the redevelopment project.

E. Source of Funds

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

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Peoria, pursuant to the authority granted to it under the Tax Increment Allocation Redevelopment Act, may issue bonds or other obligations to pay for the eligible Redevelopment Project Costs.

These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

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

F. Nature and Term of Obligation

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

G. Fair Employment Practices and Affirmative Action

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

H. Reviewing and Amending the TIF Plan

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

APPENDIX A

Resolution No. 00-487

RESOLUTION NO. 00-487
CITY OF PEORIA

Peoria, Illinois JUNE 20 2000

RESOLUTION PROVIDING FOR A FEASIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF PEORIA KNOWN AS THE DOWNTOWN
STADIUM REDEVELOPMENT PROJECT AREA
AND
TO INDUCE DEVELOPMENT INTEREST
WITHIN SUCH AREA

Resolved

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

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

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

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally described as being bounded on the west by Jefferson Avenue, on the north approximately 100 ft. south of Walnut Street, on the east by Adams Street, and on the south by Oak Street as generally delineated on the attached map.

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to create the required tax increment financing redevelopment plan; and

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

WHEREAS, the City wishes to encourage developers to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs under the plan once adopted; and

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

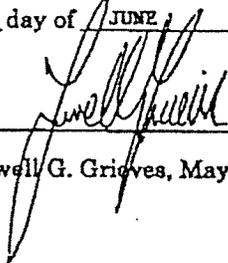
WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, the planned redevelopment project area is not expected to result in the displacement of residents from 10 or more inhabited residential units.

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

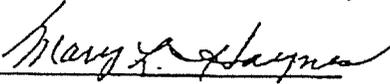
1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable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

PASSED this 20th day of JUNE, 2000.

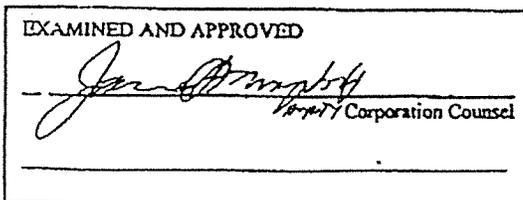


 Lowell G. Grievess, Mayor

ATTEST:



Mary L. Haynes, City Clerk



APPENDIX B

**Legal Description of
Downtown Stadium Redevelopment Project Area**

LEGAL DESCRIPTION OF STADIUM T.I.F.

Beginning at the intersection of the southeasterly line of Jefferson Street with the southwesterly line of Oak Street; thence northeasterly, along the southeasterly line of Jefferson Street, to the most westerly corner of Lot 2 in Block 41 of Ballance's Addition to the City of Peoria; thence southeasterly, along the southwesterly line of said Lot 2, to the most westerly corner of Lot 11 in said Block 41; thence northeasterly, along the northwesterly line of said Lot 11, a distance of 20.0 feet; thence southeasterly, parallel with the southwesterly line of said Lot 11, to the southeasterly line of said Lot 11; thence northeasterly, along the southeasterly line of Lots 11 and 12 of said Block 41, to the most easterly corner of said Block 41, also being the intersection of the southwesterly line of Walnut Street with the northwesterly line of Adams Street; thence southeasterly to the intersection of the southwesterly line of Walnut Street with the southeasterly line of Adams Street; thence southwesterly, along the southeasterly line of Adams Street to the intersection of the southwesterly line of Oak Street; thence northwesterly, along the southwesterly line of Oak Street, to the Point of Beginning, containing 7.48 acres, more or less.

Southtown TIF District

