

**CITY OF WASHINGTON, ILLINOIS**  
**DOWNTOWN SQUARE REDEVELOPMENT PROJECT AREA**  
**AMENDED REDEVELOPMENT PLAN AND PROJECT**



**1986**

**2009**



**ORIGINAL**  
**October, 1986**

**AMENDED**  
**September, 2009**

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## I. AMENDMENT TO REDEVELOPMENT PLAN AND PROJECT

This report entitled Downtown Square Amended Redevelopment Plan and Project, Washington Illinois, September 2009 (the “Amended Plan”) is an amendment to the Tax Increment Redevelopment Plan, Downtown Square, Washington, Illinois, October 1986 (the “Original Plan”). This Amended Plan has been prepared under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended) (the “Act”). This Amended Plan results from the extension of the Downtown Square TIF District plan from 2009 to 2021 by PA 96-0213 effective August 10, 2009.

This Amended Plan modifies portions of the Original Plan. However, unless otherwise noted it leaves the Original Plan intact. The Original Plan refers to conditions at the time the Original Plan was prepared. This amendment is being prepared due to changes in the Act or the Original Plan or a need to update the Original Plan because of the time extension and other related changes.

The following changes are made in the Amended Plan as related to the Downtown Square Redevelopment Project Area (the “Redevelopment Project Area”).

1. *Section IV. Redevelopment Program in the Original Plan is amended as follows:*
  - A. *Section IV.A. is enhanced by adding a section entitled Amended Goals and Objectives 1986-2021 as IV.A.3.*
  - B. *Section IV.D. Predominant Land Use Projected is modified by the reference to the current land use map. This Land Use Map is Exhibit 2A and is made part of this report by reference hereto.*
  - C. *Section IV.E. Estimated Project Costs is replaced by the addition of Redevelopment Project Costs 1986-2021. (Also Exhibit 4A).*
  - D. *Section IV.H. Anticipated Assessed Valuation is replaced by the Increment Projection found in Table 1.*
  - E. *Section IV.I. is added and entitled Program Activities 1986-2009.*
2. *Section V. Implementation Strategy in the Original Plan is amended as follows:*
  - A. *Section V.A. Project Costs is replaced by Section IV.E as Redevelopment Project Costs 1986-2021.*
  - B. *Section V.B. is renamed as Estimated Redevelopment Valuation 1986-2009. Section IV.I. reflects additional valuation and activities in the time prior to 2009 and additional valuation and activities for the period 2009-2021.*
  - C. *Section V.D. is amended to replace the effective years of the TIF from 23 to 35 with the ability to collect the 35<sup>th</sup> year increment in the 36<sup>th</sup> year.*
3. *Section VI. is renamed Section IX. Provisions for Amending the Tax Increment Plan in the Amended Plan.*
4. *Section VI. Redevelopment Policies is added to the Original Plan.*
5. *Section VII. Redevelopment Program Certifications is added to the Original Plan.*

6. *Section VIII. Findings is added to the Original Plan.*

In addition, the following Exhibits are added and made part of the Amended Plan by reference hereto:

*Exhibit 1A: Project Activities 1986-2021*

*Exhibit 2A: General Land Use is replaced by the current Land Use Map*

*Exhibit 3A: Description of Public Improvements 1986-2021 is added to reflect possible public improvements in the extension period and additional project that may have occurred in the original period from 1986-2009.*

*Exhibit 4A adds Redevelopment Project Costs 2009-2021*

In all other cases, the Original Plan remains in place. This includes Section II. Redevelopment Project Area Description, Section III. Existing Conditions in the Redevelopment Project Area, and the Legal Description.

## **1.A. SECTION IV.A.3. AMENDED GOALS AND OBJECTIVES 1986-2021**

### **1. Redevelopment Plan Goals**

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

- a. An improved quality of life in the Redevelopment Project Area and the City.
- b. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the City and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
- c. An increased sales tax base for the City and an increased property tax base for other local governments having jurisdiction overlapping the Redevelopment Project Area.
- d. A strengthened economy of the City and the larger community.
- e. An improved physical condition of the Redevelopment Project Area and the City.
- f. Arrest the spread of blighting factors and to preserve and enhance the value of prop properties adjacent to the redevelopment area as well as the value of existing and proposed development within the Redevelopment Project Area.

### **2. Redevelopment Plan Objectives**

Listed below are objectives being added as an amendment of the Original Plan, which guide planning decisions to achieve the goals and objectives contained in this Amended Plan.

- a. Reduce or eliminate those conditions that are leading to blight and qualify the Redevelopment Project Area as a “conservation area.” These conditions were described in the Original Plan.
- b. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
- c. Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, tax base, and job opportunities.
- d. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Amended Plan and contemporary development needs and standards.
- e. Stimulate private investment in appropriate new construction and redevelopment.
- f. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the III. Existing Conditions in the Redevelopment Project Area of the Original

- Plan, provide utilities, and create rights-of-way and access to the sites.
- g. Provide needed incentives to encourage a broad range of improvements.
- h. Improve the visual attractiveness of the City through landscaping and coordination of design in the Redevelopment Project Area.
- i.. Increase residential, commercial, institutional and industrial development and redevelopment.
- j. Increase job opportunities.

**1.B. SECTION IV.D. LAND USE**

Current Land Use is illustrated in Exhibit 2A. The Redevelopment Projects within the Redevelopment Project Area undertaken under this Amended Plan will conform to this land use.

**1.C. SECTION IV.E. REDEVELOPMENT PROJECT COSTS 1986-2021**

*Section IV.E. Redevelopment Project Costs 1986-2021 replaces Section IV.E. of the Original Plan, Estimated Project Costs.*

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

***Estimated Redevelopment Project Costs***

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2009 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the City may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures and does not commit the City to undertake any particular Redevelopment Project Costs.

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

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

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall \$2,000,000

not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Amended Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.. . . . .

- (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors . . . . . \$500,000
- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. . . . . \$3,000,000
- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments \$10,000,000
- (5) Costs of the construction of public works or improvements. . . . . \$10,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area . . . . . \$200,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. . . . . \$10,000,000
- (8) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Amended Plan and Project (impacts such as those on the City may be addressed through these funds). . . . . \$10,000,000
- (9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy

subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act.....	\$1,000,000
(10) Payment in lieu of taxes. ....	\$1,000,000
(11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code. . . .	\$500,000
(12) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. ....	\$10,000,000
(13) 50% of the cost of construction of new housing units to occupied by low income and very low income households as defined in Section 3 of the Illinois Affordable Housing Act in lieu of (12) .....	\$10,000,000
(14) Contributions to and from contiguous TIF's. ....	\$3,000,000
(15) Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects. ....	\$2,000,000
(16) Contributions to Libraries as required by the Act for an increase in patrons as the result of TIF Projects .....	\$1,000,000

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

The City reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another



Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

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

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2009 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the City reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) Inflationary costs may be realized according to the Act.

#### **1.D. SECTION IV.H. ANTICIPATED ASSESSED VALUATION**

Anticipated Assessed Valuation is replaced by the Increment Projection found in Table 1.

#### **1.E. SECTION IV.I. PROGRAM ACTIVITIES 2009-2021**

There have been many successful stories that have come as a result of the TIF under the Original Plan. Approximately 15 private redevelopment projects have utilized the available incentives within the Square TIF over the past decade; a few of which have restored the buildings to their original 19<sup>th</sup> century appearance. Additionally, the City has enhanced the appearance of the TIF by improving the northeast Square parking lot and purchased decorative street lights, benches, planters, trash receptacles, and banners.

During the TIF Extension, the City, among other possible activities, will continue to offer an incentive to the business owners to undertake substantial building improvement projects. It is vital that the business owners have the ability to remain viable in the face of increased competition from newer outlying businesses. Furthermore, the City would like to increase the parking supply within the TIF and to upgrade the city infrastructure. Additional phases of a streetscape project would also be undertaken. The City adopted a historic preservation ordinance over a year ago. Some or all of the buildings within the Square as a historic district will be a priority.

The Original Plan is being amended by the addition of the following program activities. The City may use any program element authorized by the Act including, but not limited to, those in the following listing. The City proposes to achieve the redevelopment goals and objectives of

this Amended Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

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

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

**2. Property Assembly**

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

**3. Land Preparation**

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

**4. Relocation**

The City may assist in relocation efforts.

**5. Rehabilitation and Lease Hold Improvements**

The City may assist in rehabilitation, remodel, repair, and lease hold improvements.

**6. Land Acquisition**

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

**7. Development Agreements**

The City may enter into development and redevelopment agreements with private or public entities for the furtherance of this Amended Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Amended Plan.

**8. Provision of Public Works or Improvements**

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

**a) Streets, Sidewalks, Lighting, Utilities and Parking**

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the

Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Amended Plan. It is expected that streets, sidewalks, utilities, parking and a bike trail will be part of any redevelopment activity.

**b) Landscaping**

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

**c) Stormwater Management**

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

**d) Sewage Treatment**

Facilities may be needed to collect and treat sewage.

**e) Water System**

An adequate water supply may be provided.

**f) Telecommunications and Electronic Systems**

System or system improvements to provide necessary telecommunications and electronic services within the community.

**9. Coordinate Design within the Redevelopment Project Area**

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

**10. Job Training**

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

**11. Interest Subsidy**

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

**12. Eminent Domain**

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

**13. Assist in financing Redevelopment Project Area Contiguous TIFs**

Funds derived from either this Redevelopment Project Area or others that might be contiguous are eligible to be used for the support of the other redevelopment programs under this Amended Plan.

**14. Payment to Schools**

Payments will be made according to the Act to the school districts for each

student added to the school district as the result of TIF projects after the date of this amendment

**15. Payment to Libraries**

Payments will be made according to the Act to the library district for each patron added to the library district as the result of TIF projects after the date of this amendment.

**2. SECTION V. IMPLEMENTATION STRATEGY**

*The Original Plan is amended as follows:*

**2.A. SECTION V.A. PROJECT COSTS**

*Section IV.E. Redevelopment Project Costs 1986-2021 found in 1.C. of this Amended Plan is repeated, replacing Section IV.E. of the Original Plan, Estimated Project Costs.*

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

***Estimated Redevelopment Project Costs***

A wide range of redevelopment activities and improvements will be required to implement the Amended Plan. The activities and improvements and their estimated costs (2009 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the City may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, described in this Amended Plan, are intended to provide an upper estimate of expenditures and does not commit the City to undertake any particular Redevelopment Project Costs.

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

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

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Amended Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.. . . . . \$2,000,000
- (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors . . . . . \$500,000

- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. . . . . \$3,000,000
- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments . . . . . \$10,000,000
- (5) Costs of the construction of public works or improvements. . . . \$10,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area . . . . . \$200,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. . . . . \$10,000,000
- (8) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Amended Plan and Project (impacts such as those on the City may be addressed through these funds). \$10,000,000
- (9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act. . . . . \$1,000,000
- (10) Payment in lieu of taxes. . . . . \$1,000,000
- (11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and

maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

\$500,000

- (12) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. . . . . \$10,000,000
- (13) 50% of the cost of construction of new housing units to occupied by low income and very low income households as defined in Section 3 of the Illinois Affordable Housing Act in lieu of (12). . . \$10,000,000
- (14) Contributions to and from contiguous TIF's. . . . . \$3,000,000
- (15) Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects. . . . . \$2,000,000
- (16) Contributions to Libraries as required by the Act for an increase in patrons as the result of TIF Projects. . . . . \$1,000,000

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

The City reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

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

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2009 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the City reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) Inflationary costs may be realized according to the Act.

**2.B. SECTION V.B. ESTIMATED REDEVELOPMENT VALUATION 1986-2021**

*Section V.B. Redevelopment Valuation is renamed as Section V.B. Estimated Redevelopment Valuation 1986-2021.*

Section IV.I. Program Activities 2009-2021 contained in this Amended Plan reflects additional valuation and activities to the Original Plan for the Period 1986-2021. This estimated total is \$2,483,740.

**2.C. SECTION V.D. COMPLETION OF CONSERVATION – REDEVELOPMENT PROJECT AND RETIREMENT OF OBLIGATIONS TO FINANCE PROJECT COSTS**

The estimated date for the completion of the Amended Plan is not later than 35 years from the date of adoption of the Amended Plan by the City. Any obligations incurred to finance the Conservation Redevelopment Project costs are to be retired no later than 20 years after the date of such issuance and prior to the expiration of the Amended Plan.



### **3. SECTION IX. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN**

*Section VI. of the Original Plan is renamed Section IX. Provisions for Amending the Tax Increment Plan in the Amended Plan.*

This Amended Plan may be amended pursuant to the Act.

#### **4. SECTION VI. REDEVELOPMENT POLICIES**

*Section VI. Redevelopment Policies is added to the Original Plan as follows:*

The City of Washington proposes to undertake this Amended Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been developed as required, assuring the completion of this Amended Plan and the activities specified. These policies are found on the City of Washington web site [www.washington-illinois.org](http://www.washington-illinois.org). The City reserves the right to alter these policies within the Act and this Amended Plan.

The City may employ the use of 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 Redevelopment Project Area. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Amended Plan.

## 5. SECTION VII. REDEVELOPMENT PROGRAM CERTIFICATIONS

*Redevelopment Certifications are added to the Original Plan as follows:*

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

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

### **A. An itemized list of estimated Redevelopment Project Costs.**

See Exhibit 4A. Redevelopment Project Costs.

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

Despite the fact that there have been Redevelopment Projects in the Redevelopment Project Area, there is evidence that the Redevelopment Project Area on the whole has not been subject to growth through investment by private enterprise. This evidence is that the Equalized Assessed Valuation continues to grow at a rate less than that of the City as a whole. In addition, it is necessary to provide for gap financing as the projects in the Redevelopment Project Area continue to be more expensive than those in the outlying areas of the City. Unlike the Downtown Square Area, the following projects are examples of development of the periphery of the City without the need for TIF incentives: Menards and Walmart.

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

It is anticipated that Redevelopment Projects implemented, as part of the Amended Plan and Project, will not cause only minor increased demand for services or capital improvements by any other taxing districts. The base taxes established in 1986 will continue to go to the taxing district. Taxing districts could benefit from distributions of excess tax increment.

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

#### Tazewell County

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Washington Mass Transit District

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.

#### Washington Township

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Washington Permanent Road

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### Washington Road and Bridge

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact.

#### City of Washington

There is expected to be minimal impact and minimal expected increase in demand for services or negative financial impact. Funds are available for capital needs should any impact be determined.

#### Community College District #514

There is expected to be minimal impact and minimal expected increase in demand for services. Funds are also available for job training.

#### Washington High School District #308

Residential development is not expected to be a major component of the Redevelopment Project Area. If additional students enter the system from activities undertaken in the Redevelopment Project Area and if the Act allows, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area and for job training. Further agreement has been reached with the School District related to the TIF.

#### Washington Grade School District #52

Residential development is not expected to be a major component of the Redevelopment Project Area. If additional students enter the system from activities undertaken in the Redevelopment Project Area and if the Act allows, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area. Further agreement has been reached with the School District related to the TIF.

#### Washington Park District

Residential development is not expected to be a major component to the Redevelopment Project Area. There is expected to be minimal impact and minimal expected increase in demand for services. Most of this impact will be mitigated by fees charged by the Park District. In addition, funds are available for capital needs should any impact be determined.

#### Washington Library

Residential development is not expected to be a major component of the Redevelopment Project Area. If additional patrons enter the system from activities undertaken in the Redevelopment Project Area and if the Act allows, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

#### **D. The sources of funds to pay costs.**

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous Redevelopment Project Areas. The City of Washington may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, bonds backed by the general obligation of the municipality. In addition, the City may utilize State and federal grants. Finally, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

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

The City may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the City pursuant to this Amended Plan and the Act shall be retired within twenty years of issuance and no less than (35) years from the adoption of the initial ordinances approving the Redevelopment Project Area and Amended Plan, with the City reserving the right to have obligations maturing in the 35<sup>th</sup> year and to apply Incremental Property Taxes received in such 36<sup>th</sup> year to retire obligations or pay Redevelopment Project Costs pursuant to the Act.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the

Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20-years from the date of issuance. One or more series of obligations may be issued to implement the Amended Plan for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

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

The current EAV of the Redevelopment Project Area is \$2,890,820.

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

See Table 1 for the estimated EAV after development that is made part of this document by reference hereto.

General land uses within the Redevelopment Project Area are shown in Exhibit 2A.

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

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

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

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

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

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

Property within the Redevelopment Project Area is annexed.

- K. If this Redevelopment Plan results in the displacement of residents from 10 or more occupied residential units, or the Redevelopment Project Area contains 75 or more occupied residential units, a housing impact study shall be prepared.**

This Amended Plan will not result in the displacement of residents from 10 or more inhabited residential units. There are less than 75 occupied residential units in the Redevelopment Project Area.

## 6. SECTION VIII. FINDINGS

*Findings are added to the Original Plan as follows:*

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

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

Re/development needs to continue in the Redevelopment Project Area. As described in Section III. Existing Conditions in the Redevelopment Project Area in the Original Plan, the Redevelopment Project Area as a whole is adversely impacted by the presence of Conservation factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There continues to be a lack of growth and development through investment by private enterprise without the use of TIF.

The Redevelopment Project Area exhibits the same Conservation factors as in Section III of the Original Plan as follows: deterioration, dilapidation, obsolescence, abandonment, excessive vacancies, excessive land coverage, depreciated physical maintenance, lack of community planning, and deleterious layout or land use.

The Redevelopment Project Area is at a competitive disadvantage due to the low cost of land on the periphery. A financial gap exists in the pro forma analysis of projects creating extra-ordinary expenses for private investment.

Based on these factors, the City of Washington finds that the Redevelopment Project Area has not been adequately subject to growth and development through private enterprise and would not be reasonably anticipated to be further redeveloped without the adoption of the Amended Plan. The amount of private investment and redevelopment has eliminated blighting influences that currently exist. The Redevelopment Project Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Amended Plan and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Amended Plan.

In the absence of City-sponsored redevelopment initiatives, blighting conditions are expected to continue. Erosion or lack of appreciation of the assessed valuation of property in and near of the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

- 2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan**



**for the development of the municipality as a whole.**

This Redevelopment Project Area Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. The following Goals and Objectives in the Comprehensive Plan entitled City of Washington Comprehensive Plan, April 2001 mirror the goals and objectives in this Amended Plan:

Goal: A Clean Attractive City

Objective: Preserve and rehabilitate buildings of local historic merit and pursue historic districts.

Goal: Improve the Physical Environment and Livability of the City of Washington

Objective: Focus development in areas where infrastructure exists, and discourage large lot and other development not served by city water, sewer and other infrastructure

Goal: A stable Economic Base of Business and Industries

Objective: Enhance the economic vitality and diversify the tax base of the City through commercial and light industrial development

Objective: Promote and enhance the unique character of Washington Square.

- 3. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the maximum date at not more than 23 years with the right to receive the 23<sup>rd</sup> year of the Incremental Property Tax the 24<sup>th</sup> year. The Illinois General Assembly amended the date to the 35<sup>th</sup> year with the right to receive the 35<sup>th</sup> year of the Incremental Property Taxes in the 36<sup>th</sup> year.**

The Redevelopment Project is to be completed in 2021 on or before the 35th anniversary date of the adoption of the ordinance adopting this Amended Plan and Redevelopment Project. The City reserves the right under this Amended Plan to receive the 35<sup>th</sup> year of Incremental Property Taxes by December 31 of the 36<sup>th</sup> year, December 31, 2022.

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

The Redevelopment Project Area is not an Industrial Park Conservation

Redevelopment Project Area.

- 5. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.**

Based on the historical lack of private investment without financial assistance from the City and the documented problems in the Redevelopment Project Area, the City of Washington finds that the Redevelopment Project Area would not reasonably be redeveloped without the use of incremental tax revenue.

This is also noted previously in this section under Redevelopment Program Certification B.

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

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

- 7. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more occupied residential units to be displaced, and certify if the above criteria are not met.**

The City of Washington hereby certifies that this Amended Plan will not result in displacement of residents from 10 or more occupied residential units.

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

The City of Washington hereby certifies that there are less than 75 occupied residential units in the Redevelopment Project Area.

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

Based on the fact that there are less than 75 occupied residential units within the Redevelopment Project Area and there will be less than ten housing displacements, no impact study is required.

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

As certified above in 7 and 8, the Amended Plan does not require a housing impact study and, therefore no relocation plan is required. As no Relocation Plan is required, no assistance plan is required.

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

As certified, the Amended Plan does not require a housing impact study and, therefore, requires no relocation plan. If the Amended Plan is further amended so that a housing impact study and Relocation Plan are required, efforts will be made by the City to relocate residents near the Redevelopment Project Area.

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

As certified, the Amended Plan does not require a housing impact study.

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

The map of the Redevelopment Project Area is Exhibit No. V in the Original Plan and is made part of this document by reference hereto. It illustrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify as a conservation area and area a blighted area according to the Act. The Redevelopment Project Area Program Activities (Section I.E. the Amended Plan) are specifically geared to remediation. Therefore, the area will substantially benefit from the proposed Redevelopment Project improvements.

The Redevelopment Project Area will substantially benefit from the improved infrastructure investment found in Exhibit 3A.

- 14. According to the Act, no Redevelopment Plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the Redevelopment Plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.**

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

- 15. According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. “Historic resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.**

This plan hereby certifies that Redevelopment Project Costs relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act.

## EXHIBIT 1A

### CITY OF WASHINGTON DOWNTOWN SQUARE TIF DISTRICT AMENDED PLAN AND PROJECT

#### PROJECT ACTIVITIES 1986-2021

#### **Redevelopment Program**

The City may use any program element authorized by the Act including, but not limited to, those in the following listing. The City proposes to achieve the redevelopment goals and objectives of this Amended Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

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

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

**2. Property Assembly**

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

**3. Land Preparation**

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

**4. Relocation**

The City may assist in relocation efforts.

**5. Rehabilitation and Lease Hold Improvements**

The City may assist in rehabilitation, remodel, repair, and lease hold improvements.

**6. Land Acquisition**

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

**7. Development Agreements**

The City may enter into development and redevelopment agreements with private or public entities for the furtherance of this Amended Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Amended Plan.

## **8. Provision of Public Works or Improvements**

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

### **a) Streets, Sidewalks, Lighting, Utilities and Parking**

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Amended Plan. It is expected that streets, sidewalks, utilities, parking and a bike trail will be part of any redevelopment activity.

### **b) Landscaping**

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

### **c) Stormwater Management**

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

### **d) Sewage Treatment**

Facilities may be needed to collect and treat sewage.

### **e) Water System**

An adequate water supply may be provided.

### **f) Telecommunications and Electronic Systems**

System or system improvements to provide necessary telecommunications and electronic services within the community.

## **9. Coordinate Design within the Redevelopment Project Area**

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

## **10. Job Training**

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

## **11. Interest Subsidy**

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

## **12. Eminent Domain**

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

## **13. Assist in financing Redevelopment Project Area Contiguous TIFs**

Funds derived from either this Redevelopment Project Area or others that might be contiguous are eligible to be used for the support of the other redevelopment programs under this Amended Plan.

**14. Payment to Schools**

Payments will be made according to the Act to the school districts for each student added to the school district as the result of TIF projects after the date of this amendment

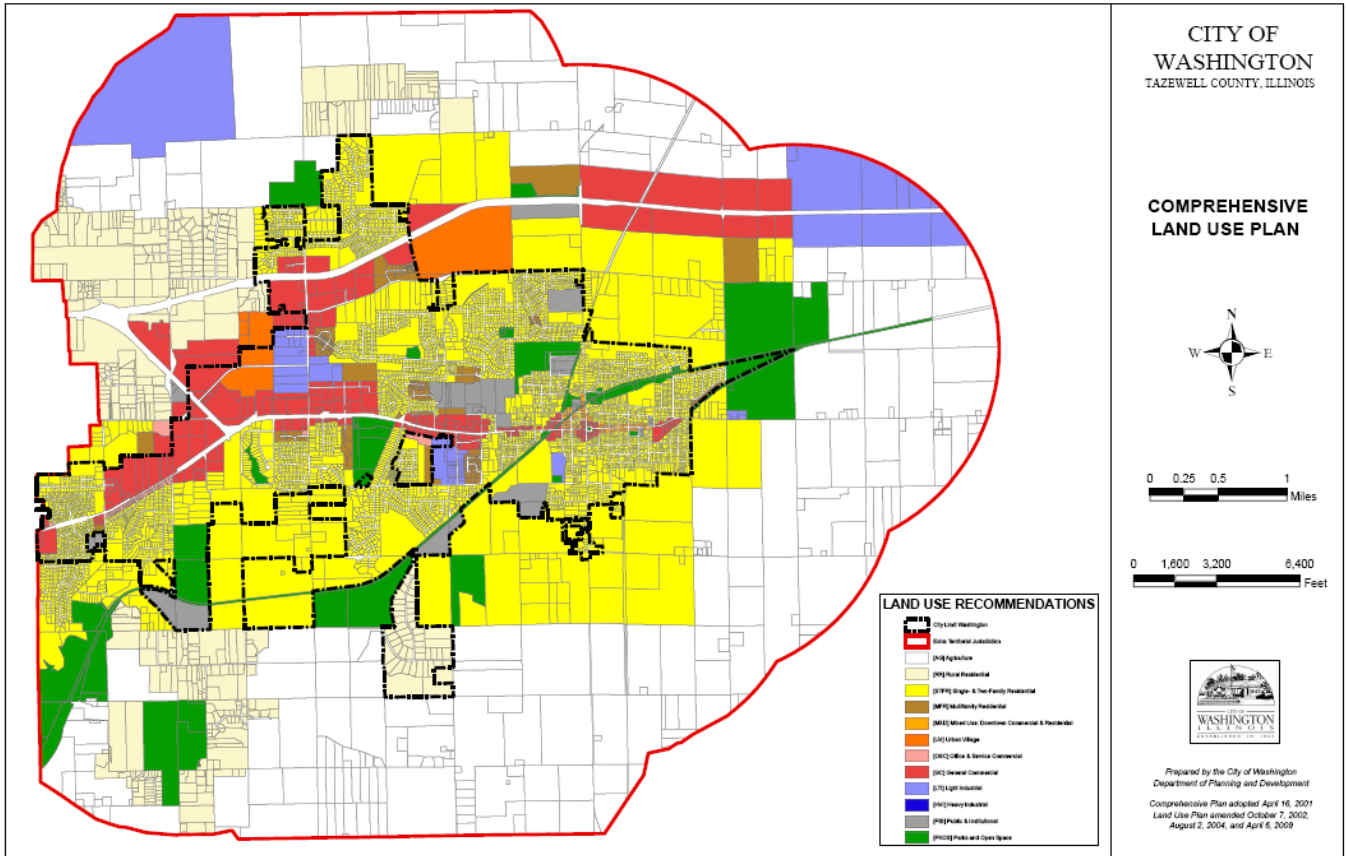
**15. Payment to Libraries**

Payments will be made according to the Act to the library district for each patron added to the library district as the result of TIF projects after the date of this amendment.

EXHIBIT 2A

CITY OF WASHINGTON  
DOWNTOWN SQUARE TIF DISTRICT  
AMENDED PLAN AND PROJECT

LAND USE MAP





## EXHIBIT 3A

### CITY OF WASHINGTON DOWNTOWN SQUARE TIF DISTRICT AMENDED PLAN AND PROJECT

#### PUBLIC WORKS IMPROVEMENTS 1986-2021

##### 1. Provision of Public Works or Improvements

The City may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Amended Plan. Creation of rights-of-way may be necessary. Public works and improvements may include, but are not limited to, the following:

**a) Streets, Sidewalks, Utilities, ROW, and Parking**

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area.

**b) Landscaping**

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

**c) Stormwater Management**

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

**d) Sewage Treatment**

Facilities will be needed to collect and treat sewage.

**e) Water System**

An adequate water supply must be provided.

**f) Telecommunications and Electronic Systems**

System or system improvements to provide necessary telecommunications and electronic services within the community.

EXHIBIT 4A

CITY OF WASHINGTON  
DOWNTOWN SQUARE TIF DISTRICT  
AMENDED PLAN AND PROJECT

ESTIMATED REDEVELOPMENT PROJECT COSTS 1986-2021

REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

***Estimated Redevelopment Project Costs***

A wide range of redevelopment activities and improvements will be required to implement the Amended Plan. The activities and improvements and their estimated costs (2009 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of Redevelopment Project Area, the City shall be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs. Redevelopment Project Costs, described in this Amended Plan, are intended to provide an upper estimate of expenditures.

These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs. While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Amended Plan, inclusion herein, does not commit the City to finance all these costs with TIF funds.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Amended Plan) of the Amended Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.. . . . . | \$2,000,000 |
| (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors . . . . .                                                                                                                                                                                                                                                                                                                                                                                                                            | \$500,000   |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or                                                                                                                                                                 |             |

asphalt barriers, and the clearing and grading of land. . . . .	\$3,000,000
(4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments . . . . .	\$10,000,000
(5) Costs of the construction of public works or improvements. . . . .	\$10,000,000
(6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area . . . . .	\$200,000
(7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. . . . .	\$10,000,000
(8) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Amended Plan and Project (impacts such as those on the City may be addressed through these funds).	\$10,000,000
(9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act. . . . .	\$1,000,000
(10) Payment in lieu of taxes. . . . .	\$1,000,000
(11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or	

taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.	\$500,000
(12) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. . . . .	\$10,000,000
(13) 50% of the cost of construction of new housing units to occupied by low income and very low income households as defined in Section 3 of the Illinois Affordable Housing Act in lieu of (12). .	\$10,000,000
(14) Contributions to and from contiguous TIF's. . . . .	\$3,000,000
(15) Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects. . . . .	\$2,000,000
(16) Contributions to Libraries as required by the Act for an increase in patrons as the result of TIF Projects. . . . .	\$1,000,000

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

The City reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received. A contiguous TIF may utilize costs in any of the above budgeted items.

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

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2009 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the City reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.

- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) Inflationary costs may be realized according to the Act.

**TABLE 1**

**CITY OF WASHINGTON  
DOWNTOWN SQUARE TIF DISTRICT  
AMENDED PLAN AND PROJECT**

**INCREMENT PROJECTION FOR EXTENDED TIF**

<p align="center"><b>City of Washington Downtown Square Redevelopment Project Area</b></p>							
<b>Base Value</b>		<b>\$ 1,560,685</b>	<b>Inflation Factor</b>			<b>2.00%</b>	
<i>Valuation Year</i>	<i>Revenue Year</i>	<i>Inflation Increment</i>	<i>Value Added</i>	<i>Valuation Increment</i>	<i>Tax Rate</i>	<i>Tax Increment</i>	
1	2009	2010		0	651,122	6.728	43,809
2	2010	2011	44,236	50,000	745,358	6.728	50,149
3	2011	2012	46,121	50,000	841,479	6.728	56,616
4	2012	2013	48,043	50,000	939,522	6.728	63,213
5	2013	2014	50,004	50,000	1,039,526	6.728	69,941
6	2014	2015	52,004	50,000	1,141,531	6.728	76,804
7	2015	2016	54,044	50,000	1,245,575	6.728	83,805
8	2016	2017	56,125	50,000	1,351,700	6.728	90,945
9	2017	2018	58,248	50,000	1,459,948	6.728	98,228
10	2018	2019	60,413	50,000	1,570,361	6.728	105,657
11	2019	2020	62,621	50,000	1,682,981	6.728	113,234
12	2020	2021	64,873	50,000	1,797,855	6.728	120,963
13	2021	2022	67,171	50,000	1,915,026	6.728	128,846
<b>Totals</b>			<b>600,000</b>				<b>1,102,209</b>
<b>Present Value</b>			<b>7.00%</b>				<b>\$ 653,462</b>

The above table is included to meet requirements of the Act. However, this table can be applied to an actual project. In that case the new EAV created by the project would appear in the Value Added column. This is the new EAV as the result of redevelopment. Here, for purposes of the report, a \$50,000 annual increase in new EAV is used based upon review of the revenues over the life of the TIF. This increase in EAV may be more or less than actually occurs. The base line value is based upon the base line EAV at the time of the adoption of the TIF. A 2% inflation rate is assumed for conservative purposes. If a project were to be analyzed, an average of the last five years would be used. The original Valuation Increment is the balance in your TIF account per the latest Annual Report. The tax rate is the latest tax rate. These are then applied in the model. This table tells you that if all of the above occurred, you would generate \$1,102,209 in new tax increment. When the community contemplates an actual project, a model with actual data can be developed.

## **II. ORIGINAL PLAN AND PROJECT**

The following pages contain the Original Plan and Project for the City of Washington, Illinois, Downtown Square TIF District. This document was prepared jointly by the City of Washington and PGAV Urban Consulting in October 1986. The original document was scanned and inserted, so as to keep the integrity of the document and findings.

# TAX INCREMENT REDEVELOPMENT PLAN

Downtown Square • Washington, Illinois



10/27/86

TAX INCREMENT REDEVELOPMENT PLAN

DOWNTOWN SQUARE AREA

WASHINGTON, ILLINOIS

MAYOR

RON N. MARSHALL

ADMINISTRATOR

FRED J. SNIDER

COUNCIL MEMBERS

KENNETH D. CRANK

ROGER SUDDITH

JOHN CRANDALL

VIRGINIA McCOY

CAL SPEERLY

JACK QUINLIN

DON MARTIN

GARY L. WHITE

Prepared By

PVAG URBAN CONSULTING

ST. LOUIS, MISSOURI

OCTOBER 1986

ECONOMIC DEVELOPMENT COMMITTEE

BILL TULLY  
CHAIRMAN

SUZANE BOLEY

GAIL CASEY

SHIRLEY DE PAUW

ED ESSIG

FRED JOOS, JR.

MEL MOEHLE

JOE RUSSELL

DON SPECK

SHARON TAVANA

CHARLIE THOMAS

RAY TORRY

FRED SNIDER

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## I. INTRODUCTION

The City of Washington has, during recent years, exhibited a high degree of interest in the development and implementation of an economic growth plan for the downtown business area of the City. In conjunction with that effort, the City of Washington, Illinois proposes a Tax Increment Redevelopment Plan (hereinafter referred to as the "Plan") for the Downtown Square Area.

For several years, the area in downtown Washington has been in a generally static or declining state of development and property value decline (as per local Assessor). This decrease in assessed valuation has been compounded by a declining property multiplier which currently is .92 and is expected to drop further in the next two years. There has been a reduction in the property tax base and a physical deterioration of property. There is a need for physical improvements and economic development assistance to facilitate private investment and area revitalization. In an attempt to address the problems, the City and private property owners have proposed to coordinate their resources toward major economic development of commercial facilities in the Downtown Square Project Area.

The City proposes to use the economic implementation vehicle of tax increment financing and other economic development resources. This subject area qualifies as a "conservation" area as documented herein.

The proposed private redevelopment projects are primarily the rehabilitation of commercial buildings and some new retail facilities. Public improvements are required if private development/s and economic growth are to occur in the aging downtown area.

Public improvements will include off-street public parking, new streets, alleys, sidewalks, crosswalks, street trees, area lighting, street furniture, and other landscaping treatment of the Square and downtown plazas in the Area. These improvements are needed in concert with the proposed redevelopment and rehabilitation of private commercial property that will be implemented with development assistance efforts financed by tax increment financing.

Tax increment financing is generally known as the Tax Increment Redevelopment Act (Chapter 24, Section II-74.4) of the Illinois Statutes, as amended. The law sets forth the requirements and procedures for establishing the redevelopment project area. The Plan documents the qualifications of this Downtown Square Redevelopment Project Area as a "conservation area". The purpose of the Plan is to provide assistance for public and private development and reduce blighting conditions in the area.

This Plan identifies the specific projects, activities, sources of funds, procedures and various other regulations in order to implement tax increment in the Downtown Square area of Washington, Illinois, pursuant to the State law. The adoption and implementation of the Plan is necessary to provide for the development and revitalization of the Area.

The area exhibits the presence of blighting factors (as documented herein) and lack of public and private investment. It is necessary to encourage private investment to restore and enhance the tax base. The redevelopment project area generally has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed to the necessary extent without the adoption of this Redevelopment Plan.

The need for sales tax increment is essential to the financial viability of this Redevelopment Plan. The Redevelopment Project Area would not reasonably be developed without the use of the incremental sales tax revenues. These incremental sales tax revenues will be used exclusively for the development of the Redevelopment Project Area.

## **II. REDEVELOPMENT PROJECT AREA DESCRIPTION**

The Downtown Square Redevelopment Project Area boundaries are graphically presented on the 'Existing Land Use and Building/Site Conditions Map -- Exhibit No. I.

The project is located in the older, original central area surrounding the Downtown Square in the City of Washington, Illinois. The project is bisected by U.S. 24, generally bounded on the west by the Railroad Overpass and on the east by High Street.

The legal description for the boundaries of the Downtown Square Area Redevelopment Project is presented in Exhibit No. II and delineated on the Blighting Factors Map, Exhibit III.



### **III. EXISTING CONDITIONS IN THE REDEVELOPMENT PROJECT AREA**

The Illinois Tax Increment Statute provides that a redevelopment area shall include only those contiguous parcels of real property which will benefit substantially from the proposed redevelopment project improvements. A finding must be made that conditions exist which cause the Area to be classified as a Blighted Area, Conservation Area, or Industrial Park Conservation Area. This finding has been made and supports the adoption of this Plan and Redevelopment Project Area. 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 be developed without the adoption of this Redevelopment Plan.

Surveys as to the conditions in the Project Area (August and September, 1986) were conducted by Peckham Guyton Albers & Viets, Inc. (PGAV) staff documenting the existing conditions in the Project Area.

Additional research into City records by PGAV staff, supplemented by surveys of conditions in the Project Area by staff of the City of Washington, verify that the Project Area meets the requirements of Illinois State Statute as a Conservation Area. More than fifty (50) percent of the structures in the Project Area have an age of 35 years or more. In addition, the presence of blighting factors as presented herein is detrimental to the general public welfare and may cause the Project Area to become a blighted area. The complete definition of a Conservation Area is presented in Appendix of this document.

#### **A. SUMMARY OF EXISTING CONDITIONS**

A Redevelopment Project Area must meet the State Statute criteria as noted above to qualify as a Conservation Area. The investigation and analysis as presented in this

document verify that this Redevelopment Project Area meets Illinois State Statute requirements.

The Project Area contains eleven (11) properties (herein referred to as block-units) which contain a total of eighty-two (82) structures on eighty-four (84) lots.

An analysis was made of ten (10) blighting factors as stated in the Statutes. The results of this analysis are presented below. There was a determination made that all ten (10) blighting factors exist in the Area. Further analysis indicates that nine (9) of the block-units contained six (6) or more predominate blighting factors. For the eleven (11) block-units, a total of 69 blighting factors were found. The average number of blighting factors per block-unit for the proposed Redevelopment Project Area was determined to be 6.3. These points illustrate that the Area meets the Statute requirements to qualify as a Conservation Area.

The blighting factors for each block-unit are summarized in the Blighting Factors Summary, Table 1, included herein. A summary of the existing conditions in the Project Area as they relate to the blighting factors is presented in the following analysis.

According to the local Assessor's office, there has been a general decline in the assessed valuation of property within the Project Area in the last 2-3 years.

**B. AGE**

As defined in the Statute, age becomes a blighting factor when buildings are thirty-five (35) years old or older. In the Project Area, sixty-two (62) of the eighty-two (82) structures (76%) were documented within the classification of age as a blighting factor. (See Exhibit No. I, Existing Land Use & Building/Site Conditions Map).

**C. DETERIORATION**

Examples of deterioration of improved property (structures and/or site improvements) include unimproved or broken off-street drives, parking areas, loading areas, walks, fences, lighting, doors, glazing, eaves or gables, parapets, roof gutters, downspouts, siding, roofing and foundations. On all of the block-units, deterioration was found to exist in the advanced stage beyond the point of normal daily maintenance (see Blighting Factors, Table 1). Subsequently, of the eighty-two (82) buildings in the Project Area, sixty-one (61) or 74% of the total are classified as deteriorated. (See Exhibit I, Existing Land Use & Building/Site Conditions Map).

**D. DILAPIDATION**

Dilapidation is a sub-standard condition of the foundation, wall and roof elements which are not economically feasible of rehabilitation. Structures and buildings which show leaning or warped exterior walls, bowed or sagged roofs, and cracked or missing foundations are examples of structure dilapidation. Two structures in the Area are considered dilapidated.

E. OBSOLESCENCE

Obsolescence is a sub-standard condition regarding the phasing out of use or usefulness of a structure. Sixteen (16) of the eighty-two (82) structures (20%) are considered obsolete. They do not represent modern building type arrangements or technology from an economic or functional point of view.

F. ABANDONMENT

Abandonment is a condition often caused by structural or property obsolescence. As land use patterns and associated lot and building requirements change, obsolete building or property layouts result in properties being abandoned from their original intended design uses. This condition exists on five (5) or 6% of the eighty-four (84) lots as determined by field investigation in August and September, 1986.

G. EXCESSIVE VACANCY

The field investigation of the Project Area indicated that five (5), or 6%, of the eighty-two (82) structures are predominantly vacant (August and September, 1986) with 50% or more of the total floor space.

H. EXCESSIVE LAND COVERAGE

Excessive land coverage exists where the size or layout of structures on a lot prevents adequate off-street parking and off-street loading space (without traffic blocks or the denial of vehicular access). This condition was documented

with thirty-two (32) or 39% of the eighty-two (82) buildings in the Project Area, based on field observation in August and September, 1986 by PGAV.

**I. DEPRECIATED PHYSICAL MAINTENANCE**

The characteristics of depreciated physical maintenance include the structure and site deterioration and dilapidation, abandonment, and deficiencies in streets, sidewalks, alleys, curbs and buildings, herein noted. The high degree of deterioration of structures and site improvements, excessive land coverage, land use and layout, and obsolescence has contributed to the decline of this Area.

Fifty-four (54) of the eighty-four (84) lots (64%) in the Project Area and abutting streets, alleys, sidewalks and curbs exhibit physical characteristics that reflect a depreciation in physical maintenance. Fencing in poor repair, buildings in need of repair, poor site drainage, deteriorating paved areas, streets that need rebuilding and resurfacing, curbs and sidewalk deterioration are evidence of depreciation of physical maintenance.

**J. LACK OF COMMUNITY PLANNING**

The lack of, or inadequate community planning at the time that the Area was originally developed has resulted in obstacles to redevelopment. Landlocked properties, poor vehicular access, inadequate vehicular service arrangements, insufficient lot configuration for development, juxtaposition of incompatible land uses, and excessive building coverage are found to exist throughout

the Area. The lack of planning in the Project Area was observed on fifty-seven (57) or 68% of the eighty-four (84) lots.

The Project Area is in need of a development program to facilitate new or expansion development, improved vehicular and pedestrian access and circulation, and off-street parking facilities. In addition, improved pedestrian access and safety in the Area is needed. A development program including feasibility studies and land use plans would assist in improving these conditions.

**K. DELETERIOUS LAND USE OR LAYOUT**

There are in the Redevelopment Project Area twenty (20) lots, or 24%, that have deleterious land uses or layouts. Under this condition, the existing platting or layout of lots and land uses is an impediment to existing residential uses and new commercial or related commercial development.

TABLE 1, BLIGHTING FACTORS: BLOCK OR UNIT SUMMARY

NUMBER	BLIGHTING FACTORS										TOTAL NUMBER OF BLIGHTING FACTORS PRESENT	50% OR MORE OF DEVELOPMENT HAS 3 OR MORE FACTORS	NUMBER OF BUILDINGS	NUMBER OF LOTS
	1	2	3	4	5	6	7	8	9	10				
	AGE OF BLDGS.	DETERIORATION	DILAPIDATION	OBSCURITY	ABANDONMENT	EXCESSIVE VACANCY	EXCESSIVE LAND COVERAGE	DEPRECIATED PHYSICAL MAINTENANCE	LACK OF COMMUNITY PLANNING	DELETERIOUS USE OR LAYOUT				
✓100	10	13		6		2	9	10	12	4	8	X	13	16
✓101		1									1		0	1
✓102	5	5					1	5	2	1	6		5	5
✓108	12	10		4	1			8	10	2	7	X	18	18
✓109	5	5	1				4	6	5	1	7	X	6	7
✓203	1				1		1				3		1	1
✓205	1	2		1				1	1	1	6	X	2	1
✓206	3	3	1				1	4	6	3	7	X	5	6
✓207	11	11		3	2	1	7	8	8	3	9	X	12	14
✓212	5	3			1		2	4	2	2	7	X	5	4
✓213	9	8		2		2	7	8	11	3	8	X	14	11
TOTALS	62	61	2	16	5	5	32	54	57	20	69	8	82	84
11	76%	74%	2%	20%	6%	6%	39%	64%	68%	24%	6.3	73%		
	BLDGS.	BLDGS.	BLDGS.	BLDGS.	LOTS	BLDGS.	BLDGS.	LOTS	LOTS	LOTS	PER BLOCK	BLOCKS		

#### **IV. REDEVELOPMENT PLAN**

The City of Washington proposes to realize its goal of conservation of desirable features in the area while eliminating the conditions of blight and obsolescence. The City will, thereby, be encouraging private investment in the rehabilitation and construction of commercial, retail and public facilities through public finance techniques including Tax Increment Financing.

The City proposes to undertake a Redevelopment Plan which consists of planned commercial rehabilitation, public improvements, economic development activities, sound fiscal policies, and private and public cooperative activities. Redevelopment project costs to be incurred and source of funding is as follows:

##### **A. OBJECTIVES**

##### **1. General Objectives**

The general objectives of the City of Washington -- Downtown Square Area Tax Increment Redevelopment Plan are:

- a. To reduce or eliminate those adverse conditions which qualify the Redevelopment Project Area as a "conservation" area and prevent these conditions from spreading. Section II, The Redevelopment Project Area, enumerates these conditions.



- b. To enhance the tax base of the City of Washington and other taxing districts which extend into the Redevelopment Project Area by encouraging private investment and creating additional jobs in the Project Area as well as surrounding areas.
- c. To arrest the spread of blighting factors and to preserve and enhance the value of properties adjacent to the redevelopment area as well as the value of existing and proposed developments within the Project Area in conformity with the Plan.

## 2. Specific Objectives

The specific objectives of the Redevelopment Area Plan are as follows:

- a. To reduce or eliminate those conditions which qualify the Redevelopment Project Area as a "conservation area" by carrying out this Plan.
- b. To prevent the recurrence of blighting conditions by actions outlined herein.

To enhance the real estate and retail sales tax bases for the City of Washington and all other taxing areas which extend into the Redevelopment Project Area by accomplishing the private and public revitalization projects and activities herein identified.

- c. To encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Project Area and contiguous areas through the provision of financial assistance for new development and rehabilitation as permitted by the State Statute.
- d. Improve the overall environment of the Area so as to encourage the conservation of private developments wherever possible in a manner that is compatible with surrounding land uses.
- e. To provide commercial and other uses to serve the general citizenry of the City of Washington and its customer base.
- f. To provide for safe and efficient vehicular and pedestrian traffic circulation and access, including off-street parking facilities.
- g. To improve land, utilities, and community facilities to attract quality conservation-redevelopment in the Plan Area.
- h. To provide adequate public improvements and facilities in the Plan Area relative to its competition in the marketplace. Specific improvements may include, but are not limited to:
  - Reconstruction and improvement of streets, alleys, walkways, sidewalks, lighting, street trees, open space landscaping,

off-street parking, traffic controls, and utility systems so as to eliminate deficiencies and facilitate new development.

- i. To provide relocation assistance if deemed necessary by the City and the clearance of structures that are necessary to achieve private and public development.
- j. To create new permanent jobs and to retain existing jobs in more efficient and effective working conditions.

**B. PRIVATE-PUBLIC REDEVELOPMENT PROJECTS**

To achieve a total conservation-redevelopment plan, many Projects must be undertaken. A combination of public improvements and private investments is an essential element of the Plan.

**1. Private Redevelopment Projects**

Private projects may include, but not be limited to:

- a. Rehabilitation of existing commercial buildings where said rehabilitation can bring the building into conformity with the Plan.
- b. Construction of new retail, offices, parking, commercial structures and other such uses.

These projects are described and delineated on the "Project Activities Map", Exhibit No. IV.

## 2. Public Redevelopment Projects

Public projects will be used to attract and complement private investment. These projects may include but are not limited to: construction of new streets, street resurfacing and/or widening, traffic islands, street trees, area lighting, street furniture, park plazas, sidewalks, and off-street parking lot improvements, as well as economic development and technical and financial assistance. A detailed description of public improvements is shown on Exhibits No. IV and No. VI.

### C. CONSERVATION - REDEVELOPMENT ACTIVITIES

#### 1. Acquisition and Clearance

A major emphasis of this Redevelopment Plan is to facilitate private rehabilitation and investment through the provision of infrastructure improvements and development incentives. Clearance and demolition activities to remove blighting influences, provide off-street parking and permit limited new development opportunities are included in the Plan.

#### 2. Relocation

Should any residents and/or businesses be displaced by activities of the Plan, relocation advisory services may be provided by the City.

### 3. Provision of Public Facilities

Adequate public improvements and facilities will be provided to service the entire area covered by the Plan. Streets and public utilities presently contemplated to be provided are listed on Exhibits No. IV, Project Activities, and No. VI, Description of Public Improvements.

Public improvements may include:

- a. The vacation, removal, resurfacing, widening, reconstruction, construction, and other improvement of streets, sidewalks, alleys, crosswalks, street trees, furniture, area lighting, traffic islands and pedestrian ways.
- b. The development of park plazas, and improvements to the Square.
- c. The provision of public ~~off-street~~ parking facilities.

### D. PREDOMINANT LAND USE - PROJECTED TO YEAR 2009

The General Land Use Plan, Exhibit No. V, attached hereto and made part of the Plan, designates the intended general land use categories for which tracts in the Area will be utilized. The General Land Use Plan and the Redevelopment Plan generally conforms to the 1981 Official Comprehensive Plan of the City of Washington.

All redevelopment projects shall be subject to the provision of the City of Washington's Zoning Ordinance and other applicable codes as may be in existence and as may be amended from time to time.

Upon approval of a redevelopment proposal, the City will, if necessary, accomplish the appropriate zoning classifications and/or variances to accommodate the approved conservation or redevelopment.

**E. ESTIMATED PROJECT COSTS**

According to State law, project costs mean and include the sum total of all reasonable or necessary costs incurred, or estimated to be incurred and any such cost incidental to the Plan. For the Downtown Square Redevelopment Plan, these estimated costs may include:

- Cost of studies and 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, marketing, financial, planning or other services.
- Property assembly costs, including but not limited to: acquisition of land and other property, real or personal right or interests therein, demolition of buildings, and the clearing and grading of land.
- Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures.

- Costs of the construction of public works or improvements.
- Financing costs, including but not limited to all necessary and incidental expense related to the issuance of any obligations and which may include payment of interest of any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not to exceed 36 months thereafter and including reasonable reserves related thereto.
- Interest cost incurred by a redeveloper related to the construction renovation or rehabilitation of a redevelopment project provided that 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 and the total of such interest payments may not exceed 30% of the total redevelopment project costs, excluding property assembly costs.

**F. SOURCES OF FUNDS**

Without excluding other methods of municipal financing, the principal sources of funds are tax increment revenues and/or bonds from State and local retail sales tax and real estate development. The predominant source of funds will be the retail sales tax increment.

It is anticipated that annual revenues and one or more bond issues will be required to implement development on a phased basis. The terms of the bond issues will not exceed 20 years and the interest rate shall conform to any statutory limitation. Tax increment revenues received in excess of the funds necessary for the retirement of obligations, reserves and redevelopment costs shall be declared surplus and become available for annual distribution to the taxing districts in the Redevelopment Area in a manner provided by State Law.

Calculations of expected proceeds of the annual retail sales tax increment are based on a August and September 1986 30% sample of survey of several existing and new businesses in the Area. The current estimated annual average sales tax increment over the life of the Plan is approximately \$45,000. The annual estimate may change in accordance with future development and the economy.

The City of Washington will utilize an amount equal to the increase in the aggregate amount of taxes paid by retailers and service businesses on transactions at places of business located within the Redevelopment Project Area pursuant to the Municipal Retailers' Occupation Tax Act, the Municipal Service Occupation Tax Act, the Retailers' Occupation Tax Act, Use Tax Act, Service Use Tax Act, Service Occupation Tax Act, Municipal Use Tax Act for as long as the redevelopment project area exists over and above the aggregate amount of such taxes as certified by the Illinois Department of Revenue and paid under those acts by retailers and service businesses on transactions at places of business located in the Redevelopment Project Area during the calendar year immediately prior to the year



in which the municipality adopted tax increment allocation financing. Without this sales tax increment the financing of this Redevelopment Plan is not feasible and the Area would not reasonably be developed. These incremental sales tax revenues are essential and will be utilized exclusively for the development of the Redevelopment Project Area.

G. MOST RECENT EQUALIZED ASSESSED VALUATION

The total equalized assessed valuation for the Conservation - Redevelopment Project Area is approximately \$1,505,378.

H. ANTICIPATED ASSESSED VALUATION

Upon the completion of the anticipated private development and assuming a constant equalization multiplier, it is estimated that the Equalized Assessed Valuation of real property within the Conservation-Redevelopment Project Area will be approximately the same \$1,505,378, as no new substantial developments are anticipated at this time. Due to the phasing of the construction of these private projects and the subsequent flow of property tax revenues, the sales tax increment is absolutely needed and essential to complete the projects.

## V. IMPLEMENTATION STRATEGY

The development of and the execution of a well devised implementation strategy is a key element in the success of the Downtown Square Redevelopment Project.

In order to maximize the program efficiency, and to take advantage of previous and current conservation redevelopment actions and with full consideration of availability of funds, a phased implementation strategy will be employed. However, to achieve a total redevelopment plan, many projects will be undertaken. Thus, a combination of private investments and public improvements is an essential element of the Plan.

### A. PROJECT COSTS

In order to bring the aforementioned projects to completion, it will require the expenditure of approximately \$1,680,000 in public project costs. This estimate includes all reasonable or necessary costs incurred or estimated to be incurred in the implementation of the Plan. These costs are estimated by the City's consultant and are based on experience in similar projects.

### B. REDEVELOPMENT VALUATION

Contingent on the adoption of this Tax Increment Redevelopment Plan and City commitment to the program, several major public projects will occur within the area designated. These projects are described on Exhibit No. VI. The private projects to be undertaken are predominantly the rehabilitation of existing commercial buildings.

Upon the completion of the anticipated private rehabilitation development and assuming a constant equalization multiplier, it is estimated that the Equalized Assessed Valuation of real property within the Redevelopment Project Area will remain approximately the same as the 1985 Equalized Assessed Valuation of \$1,505,378.

The main source of revenue to complete the Plan will result from the retail sales tax increment. The incremental taxes as a result of retail sales tax collection (Illinois Rev. Stat. 1985, Chapter 24, Section 11-74, 4-8a) are estimated to be approximately \$45,000, annually. Given the downward trend of property assessments in the Area, length of time anticipated to attract private investment, slow pace of property tax collections, and the amount of funds required to complete this Plan, it is essential that a sales tax increment be available.

The final decision concerning redistribution of yearly sales tax increment will be made by the City toward particular projects or a possible bond ordinance. It is assumed that the cost of implementing the Plan will require committing all increment funds from the Tax Increment Conservation-Redevelopment Area to pay for the various program activities on an annual basis or toward the debt retirement of bonds. In the event there is any excess of the funds deemed necessary by ordinance for the retirement of obligations, reserves, sinking funds, and redevelopment project costs, this will be declared as surplus and will be available for distribution to the various taxing districts and the State of Illinois in the redevelopment project area in the manner provided by statute.

**C. NATURE AND TERM OF OBLIGATIONS**

Without excluding other methods of Municipal financing, the principal source of funding will be annual revenues for various public improvements and activities. Tax Increment Revenue Obligations are not anticipated at this time. In the event bond obligations are made, it will be in accordance with State Statutes.

**D. COMPLETION OF CONSERVATION - REDEVELOPMENT PROJECT AND  
RETIREMENT OF OBLIGATIONS TO FINANCE PROJECT COSTS**

The estimated date for the completion of the Plan is no later than 23 years from the date of adoption of the Plan by the City. Any obligations incurred to finance the Conservation-Redevelopment Project costs are to be retired no later than 20 years after the date of such issuance and prior to said expiration of the Plan.

**VI. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, Chapter 24, Sec. 11-74.4, et. seq. of the Illinois revised statutes.

# Appendix

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## APPENDIX A

### STATE OF ILLINOIS TAX INCREMENT FINANCING

Tax increment financing became effective when the Illinois Legislature adopted the Real Property Tax Increment Allocation Redevelopment Act (Illinois Revised Statutes, Chapter 24, Section 11-74.4-1, et.seq. as amended). Recent amendments have retitled this Statute as the Tax Increment Allocation Redevelopment Act.

The statute enables cities to raise the necessary funds for the elimination of blighting factors and the encouragement of private redevelopment. Financing of the Plan comes principally from the increases in equalized assessed valuation of property and the increases in the aggregate amount of sale taxes (based on both the State and municipal tax rates) paid within the redevelopment project area that will result due to new private development in an area. The increases in tax proceeds (property and sales) resulting from the redevelopment effort are earmarked to pay for the improvements necessary to redevelop the area according to a specific plan. The tax rate applied to property or goods and services is not affected and the property owner or business pays the same amount of taxes that he or she would normally pay absent T.I.F.

The increase in property and sales tax revenues which results from new private development is the tax increment, and can be used to finance public redevelopment costs such as land acquisition and public improvements.

Bond obligations if incurred can also be secured by other sources of municipal revenues including full faith and credit of the City. The maximum term for bonds issued through tax increment financing is 20 years. The duration that the project and redevelopment plan can remain in effect is not to exceed 23 years.

In order to adopt tax increment financing, a municipality after a public hearing must approve a redevelopment plan and project and designate a contiguous tax increment redevelopment project area which qualifies as either a blighted area or a conservation area as required by statute (see Definitions of this Plan). The existing equalized assessed value on real property located in the redevelopment project area is determined when the Plan is approved and becomes the certified total initial equalized assessed value. The municipality may then issue tax increment bonds to finance redevelopment within the project area. Any subsequent increase in property tax revenue resulting from increased valuation along with any increase in sales tax revenue is segregated from the tax increment base and deposited in a special allocation fund earmarked for tax increment bond retirement or the direct payment of any eligible redevelopment project cost.



## APPENDIX B

### DEFINITIONS

As used in this Redevelopment Plan and in the Tax Increment Allocation Redevelopment Act, the following terms shall mean:

- (1) **"Blighted Area"**, any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of (5) or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by, (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad right-of-way, or (5) the area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or in proximity to any improvements on real

property which has been in existence for at least 5 years and which substantially contributes to such flooding, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and 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.

- (2) **"Conservation Area"**, any improved area within the boundaries of a redevelopment project area located within the territorial limits of a municipality in which fifty (50) percent or more of the structures in the area have an age of thirty-five years (35) or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area;

- (3) **"Industrial Park"**, an area suitable for siting by any manufacturing, industrial, research or transportation enterprise, of facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair, overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities, and which area is sufficiently large to accommodate more than one such facility;
  
- (4) **"Industrial Park Conservation Area"**, an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within one and one-half miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality and zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, which area includes both vacant land suitable for use as an industrial park and a blighted area of conservation area contiguous to such vacant land;
  
- (5) **"Labor Surplus Municipality"**, a municipality in which, at any time during the six months before the municipality by ordinance designates the redevelopment project area, the unemployment rate was over six percent and was also 100 percent or more of the national average unemployment rate for that same time as published in the United States Department of Labor, Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication;
  
- (6) **"Municipality"**, a city, village or incorporated town;

- (7) **"Obligations"**, bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations;
- (8) **"Payment in lieu of taxes"**, those estimated tax revenues from real property in a redevelopment project area acquired by a municipality, which according to the redevelopment project or plan is to be used for a private use, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the project area exceeds the total initial equalized value of real property in such area;
- (9) **"Redevelopment plan"**, 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 project redevelopment area;
- (10) **"Redevelopment project"**, any development project in furtherance of the objectives of the redevelopment plan;
- (11) **"Redevelopment project area"**, means an area designated by the municipality, which is not less in the aggregate than one and one-half 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;

(12) **"Redevelopment project costs"**, include the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, but are not limited to the following:

- a) Costs of studies, surveys, plans, and specifications;
- b) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial planning or special services;
- c) 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, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
- e) Cost of construction of public works or improvements;
- f) Cost of job training and retraining projects;
- g) 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 hereunder accruing during the estimated period of construction of any redevelopment

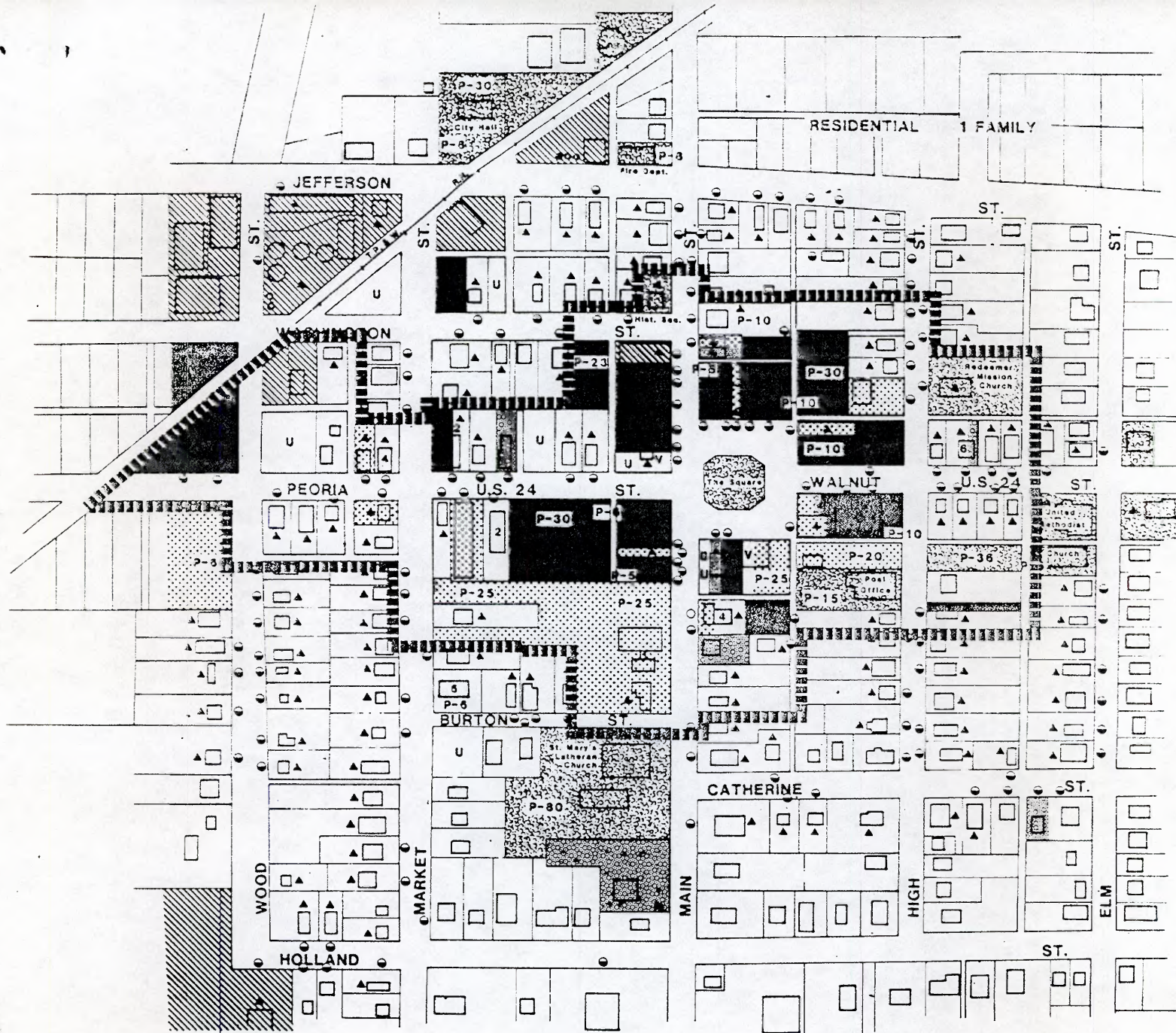
project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;

- h) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or State law;
- j) Payments in lieu of taxes;
- k) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project. Such payments in any one year may not exceed 30% of such annual interest costs and the total of such interest payments may not exceed 30% of the total redevelopment project costs, excluding any property assembly costs and relocation costs incurred pursuant to the Tax Increment Allocation Redevelopment Act.

(13) "Taxing districts", counties, townships, cities and incorporated towns and villages, school, road, park sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes;

- (14) **"Taxing districts' capital costs"**, those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and to directly result from the redevelopment project; and
- (15) **"Vacant land"**, any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, unless such parcel has been subdivided.





**EXHIBIT I  
EXISTING LAND USE &  
BLDG./SITE CONDITIONS  
DOWNTOWN SQUARE T.I.F.  
WASHINGTON, IL**

RCM URBAN CONSULTING, ST. LOUIS, MO.

AUGUST, 1986

**LEGEND**

■■■■ T.I.F. BOUNDARY

**LAND USE**

□ SINGLE FAMILY

□□ MULTIPLE FAMILY (4)

■ COMMERCIAL

□ OFFICE

□ SERVICE

□ INDUSTRIAL

□ PUBLIC

P PARKING

V VACANT (GROUND FLOOR ONLY)

U UNDEVELOPED

**BLDG./SITE CONDITIONS**

○ DETERIORATION

▲ OLDER THAN 35 YEARS

*50%  
RES 2  
UNITS  
W/OUT  
COUNTING  
UNITS ON  
THE  
SQUARE*



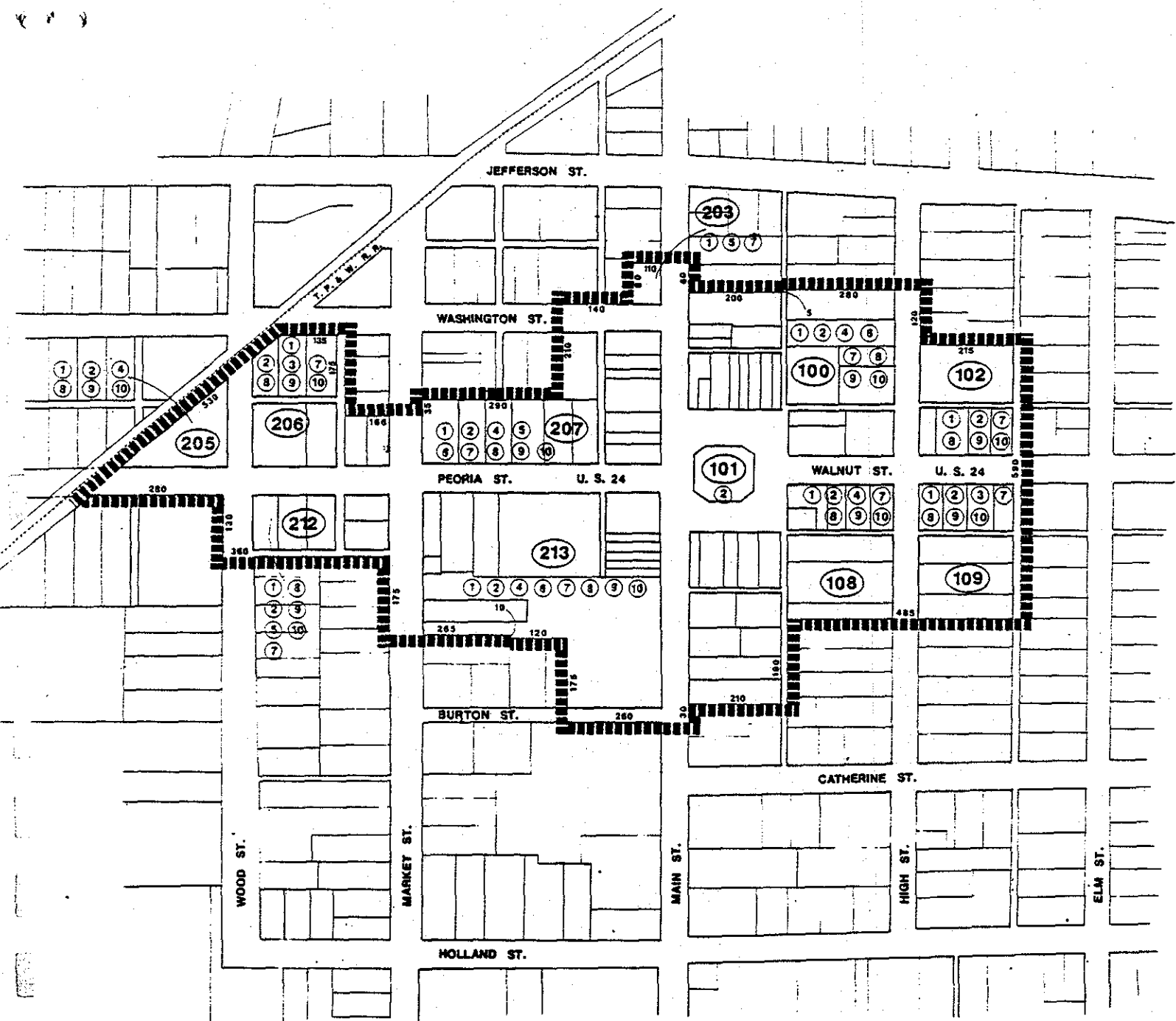
EXHIBIT II  
LEGAL DESCRIPTION

The City of Washington, Illinois proposes that the boundary for the tax increment finance area encompasses the area within the corporate limits of the City of Washington, more specifically as follows:

Beginning at the point of intersection of the south right-of-way line of Peoria Street and the west right-of-way line of Wood Street, said point being on the southwest corner of the intersection of Peoria Street and Wood Street; thence west approximately 280 feet along the south right-of-way line of Peoria Street to the intersection of the south right-of-way line of the T.P. and W. Railroad; thence northeasterly approximately 530 feet along the south right-of-way line of the T.P. and W. Railroad to a point of intersection of the south right-of-way line of Washington Street, said point being on the southeast corner of the intersection of the T.P. and W. Railroad and Washington Street; thence east approximately 135 feet along the south right-of-way line of Washington Street to a point of intersection with the east right-of-way line of an alley in Block 206; thence south approximately 175 feet along the east right-of-way line of said alley in Block 206; thence east approximately 166 feet along a line parallel to the north right-of-way line of Peoria Street to a point of intersection with the east right-of-way line of Market Street; thence north approximately 35 feet along the east right-of-way line of Market Street; thence east approximately 290 feet along a line parallel to the north right-of-way line of Peoria Street in Block 207; thence north approximately 210 feet along a line parallel to the west right-of-way line of Main Street to a point of intersection with the north right-of-way line of Washington Street; thence east approximately 140 feet along the north right-of-way line of Washington Street; thence north

approximately 80 feet along a line parallel to the west right-of-way line of Main Street in Block 203; thence east approximately 110 feet along a line parallel to the north right-of-way line of Washington Street in Block 203 to a point of intersection with the east right-of-way line of Main Street; thence south approximately 60 feet along the east right-of-way line of Main Street; thence east approximately 200 feet along a line parallel to the north right-of-way line of Walnut Street to a point of intersection with the west right-of-way line of an alley in Block 100; thence north approximately 5 feet along the west right-of-way line of said alley in Block 100; thence east approximately 280 feet along a line parallel to the north right-of-way line of Walnut Street in Block 100 to a point of intersection with the east right-of-way line of High Street; thence south approximately 120 feet along the east right-of-way line of High Street; thence east approximately 215 feet along a line parallel to the north right-of-way line of Walnut Street to a point of intersection with the east right-of-way line of an alley in Block 102; thence south approximately 590 feet along the east right-of-way line of said alley in Block 102 and the extension of said right-of-way line with the east right-of-way line of an alley in Block 109; thence west approximately 485 feet along a line parallel to the south right-of-way line of Walnut Street in Block 109 and Block 108 to a point of intersection with the east right-of-way line of an alley in Block 108; thence south approximately 190 feet along the east right-of-way line of said alley in Block 108; thence west approximately 210 feet along a line parallel to the north right-of-way line of Catherine Street to a point of intersection with the east right-of-way line of Main Street in Block 108; thence south approximately 30 feet along the east right-of-way line of Main Street; thence west approximately 260 feet from said point along the south right-of-way line of Burton Street; thence north approximately 175 feet along a line

parallel to the west right-of-way line of Main Street in Block 213; thence west approximately 120 feet along a line parallel to the north right-of-way line of Burton Street in Block 213; thence north approximately 10 feet along a line parallel to the west right-of-way line of Main Street in Block 213; thence west approximately 265 feet along a line parallel to the north right-of-way line of Burton Street to a point of intersection with the west right-of-way line of Market Street; thence north approximately 175 feet along the west right-of-way line of Market Street to a point of intersection with the south right-of-way of an alley in Block 212; thence west approximately 360 feet along the south right-of-way line of said alley in Block 212 and the extension of said right-of-way line to a point of intersection with the West right-of-way line of Wood Street; thence north approximately 130 feet along the west right-of-way line of Washington Street to a point of intersection with the south right-of-way line of Peoria Street, said point being the southwest corner of Wood Street and Peoria Street, and the point of beginning.

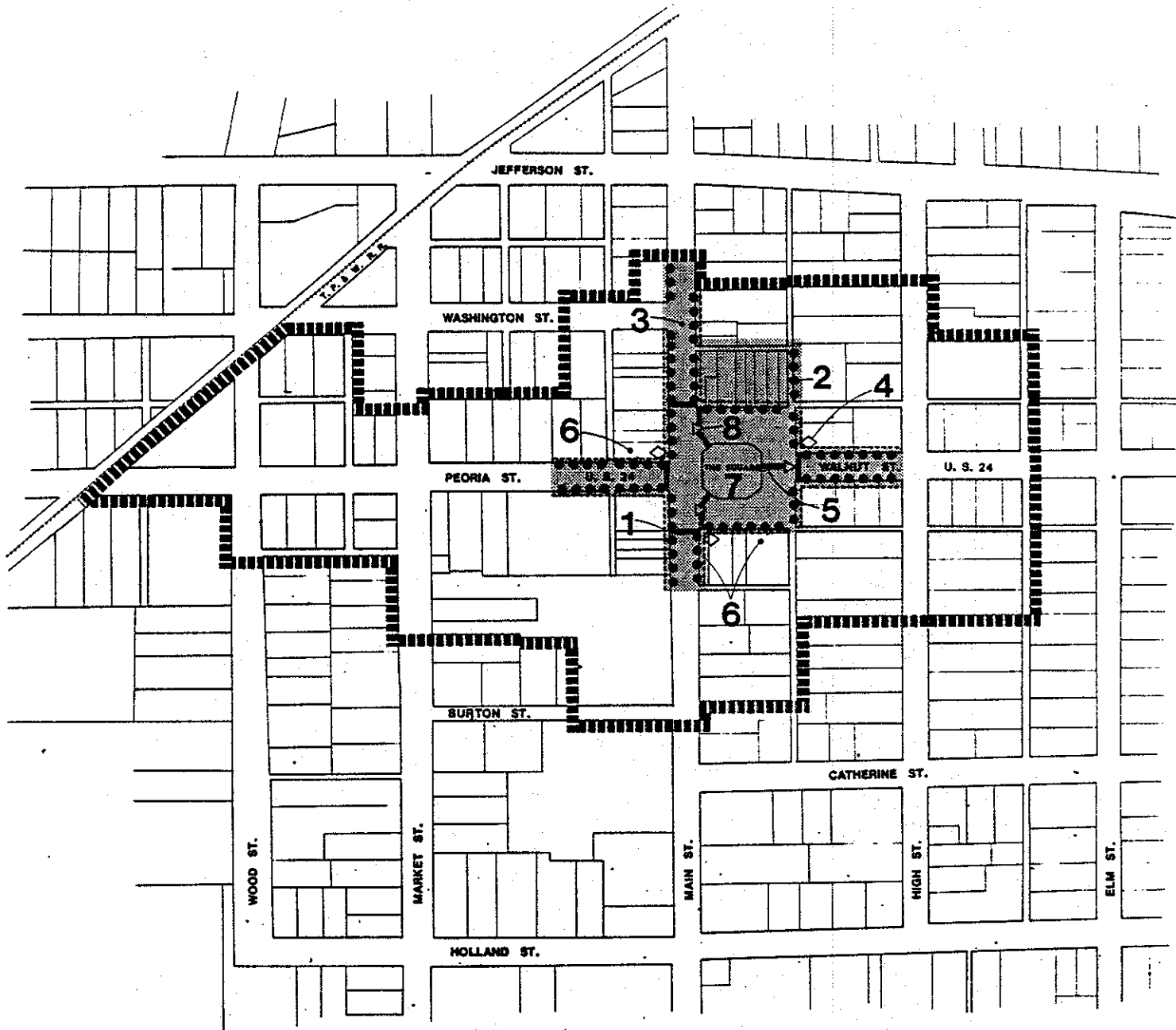


**EXHIBIT III  
BLIGHTING FACTORS  
DOWNTOWN SQUARE T.I.F.  
WASHINGTON, IL**

RGV URBAN CONSULTING, ST. LOUIS, MO.

**LEGEND**

- ① AGE OF BUILDINGS ( 35 YEARS & OVER )
- ② DETERIORATION
- ③ DILAPIDATION
- ④ OBSOLESCENCE
- ⑤ ABANDONMENT
- ⑥ EXCESSIVE VACANCY
- ⑦ EXCESSIVE LAND COVERAGE
- ⑧ DEPRECIATION OF PHYSICAL MAINTENANCE
- ⑨ LACK OF COMMUNITY PLANNING
- ⑩ DELETERIOUS LAND USE OR LAYOUT
- ▬▬▬ T.I.F. BOUNDARY
- ⑩ BLOCK NUMBER



## EXHIBIT IV PROJECT ACTIVITIES

**DOWNTOWN SQUARE T.I.F.  
WASHINGTON, IL**

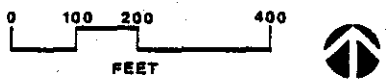
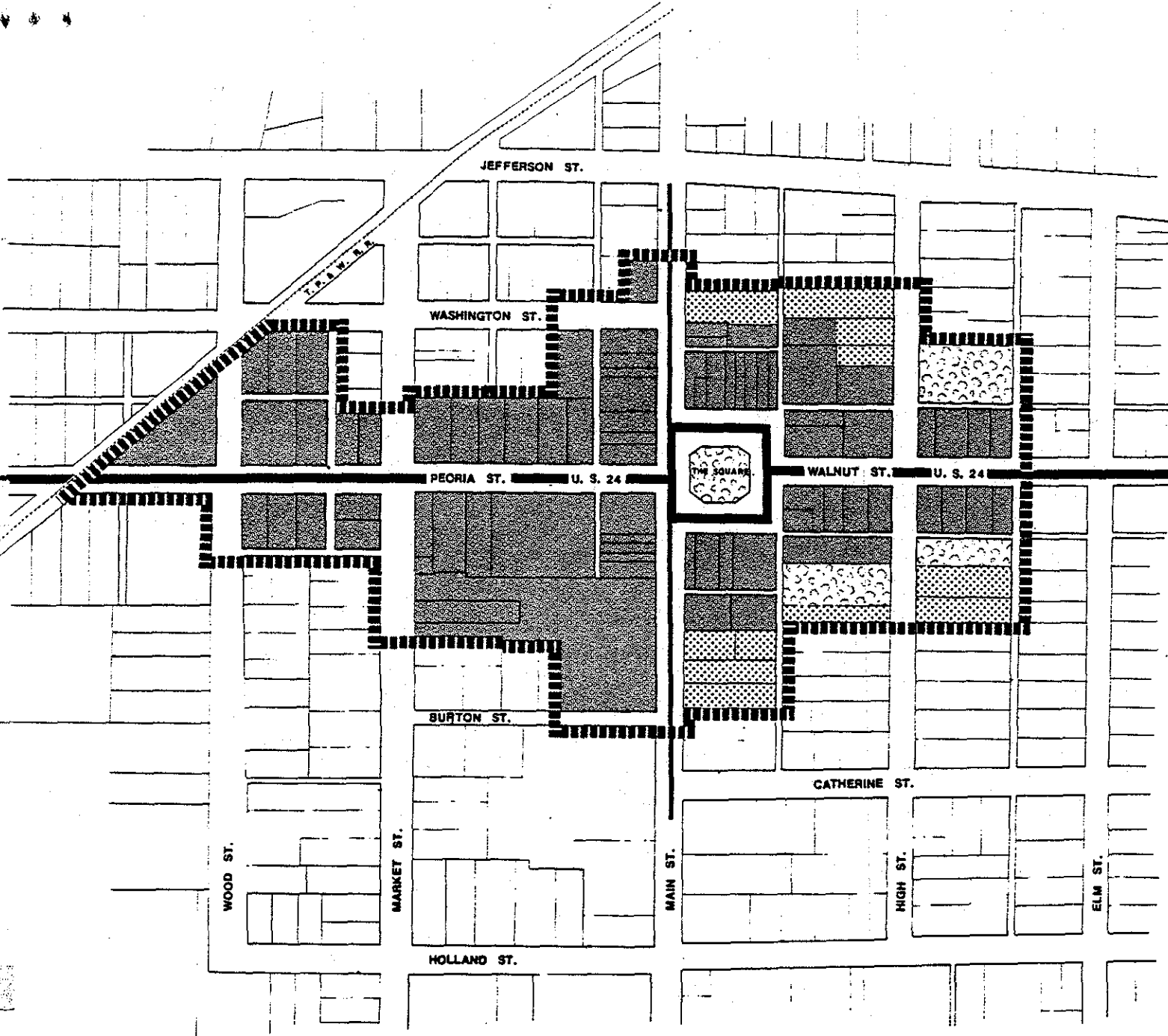
FCV URBAN CONSULTING, ST. LOUIS, MO.

### LEGEND

- 1 SIDEWALKS (WHERE NEEDED)
- 2 STREET TREES (WITHIN SIDEWALKS)
- 3 ORNAMENTAL AREA LIGHTING
- 4 STREET FURNITURE
- 5 CROSSWALKS
- 6 PARK PLAZAS
- 7 SQUARE IMPROVEMENTS
- 8 TRAFFIC ISLANDS

### OTHER ACTIVITIES

- STREET IMPROVEMENTS (WHERE NEEDED)
- PARKING LOT/S
- LAND ACQUISITION & CLEARANCE
- COMMERCIAL REHABILITATION
- INCUBATOR/INTEREST SUBSIDY



**EXHIBIT V  
GENERAL LAND USE**

**DOWNTOWN SQUARE T.I.F.  
WASHINGTON, IL**

RGV URBAN CONSULTING, ST. LOUIS, MO

**LEGEND**







-  COMMERCIAL
-  RESIDENTIAL
-  PUBLIC & SEMI-PUBLIC
-  MAJOR ARTERIAL STREET
-  SECONDARY ARTERIAL STREET
-  T.I.F. BOUNDARY

EXHIBIT VI

DESCRIPTION OF PUBLIC IMPROVEMENTS

A. PUBLIC IMPROVEMENTS

1. Sidewalks (where needed)	\$ 75,000
2. Street Trees (within sidewalks)	50,000
3. Area Lighting (ornamental)	100,000
4. Street Furniture	25,000
5. Crosswalks (pavers)	25,000
6. Park Plazas	300,000
7. Square Improvements	50,000
8. Traffic Islands (3)	25,000
9. Street and Alley Improvements (where needed)	200,000

Sub-Total \$850,000

B. PARKING LOT/S

\$125,000

(Acquisition, Clearance & Improvements  
for 50 Spaces)

Total \$975,000

EXHIBIT NO. VII

PROJECT BUDGET

<u>DESCRIPTION</u>	<u>ESTIMATED COSTS</u>
I. Administration, Studies, Surveys & Plans	\$200,000
II. Public Works Improvements (See Exhibit No. VI for detailed schedule)	975,000
III. Interest Subsidy	100,000
IV. Commercial Rehabilitation	200,000
V. Land Acquisition & Clearance	125,000
VI. Contingency Factor	80,000
	<hr/>
	\$1,680,000