

Tax Increment Finance
Village of Coal Valley
Route 6 Redevelopment Plan and Project Area

Amendment No. 1

January 2018

Prepared by



Original Document (June 2006) prepared by Ehlers & Associates, Inc.

Tax Increment Finance Village of Coal Valley Route 6 Redevelopment Plan and Project Area Amendment No. 1

Table of Contents

Executive Summary	1
Modifications to the Original Plan	2
I. INTRODUCTION.....	2
II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS.....	5
III. REDEVELOPMENT PLAN.....	6
IV. REDEVELOPMENT PROJECT COSTS	7
VI. REDEVELOPMENT PROGRAM CERTIFICATIONS	7
VII. PROVISIONS FOR AMENDMENT THE REDEVELOPMENT PLAN.....	14
 Tables	
Table 1: Redevelopment Project Area Amendment No. 1 Parcel Numbers and Most Recent EAV	15
 Attachments	
Attachment 1: Legal Description – Redevelopment Project Area Amendment No. 1	16
Attachment 1a: Legal Description – Added Area	22
Attachment 2: Boundary Map – Redevelopment Project Area Amendment No. 1	28
Attachment 2a: Boundary Map – Added Area	29
Attachment 3: Village of Coal Valley Route 6 Redevelopment Plan and Project Area (Original Plan).....	30
Attachment 4: Village of Coal Valley Route 6 Redevelopment Project Area Amendment No. 1 Added Area Eligibility Report	31
Attachment 5: Future Land Use Map.....	32

Executive Summary

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) ("Act") to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of communities' tax bases. The Act declares that in order to promote the public health, safety, morals, and welfare within these communities, blighting conditions must be eliminated. Therefore, to induce redevelopment pursuant to the Act, the Village of Coal Valley on November 1, 2006 adopted the following ordinances:

1. Ordinance 2006-00-16, approving the Tax Increment Finance Village of Coal Valley Route 6 Redevelopment Plan and Project Area ("Original Plan");
2. Ordinance 2006-00-17 designating the Route 6 Project Area ("Original Redevelopment Project Area"); and
3. Ordinance 2006-00-18 adopting tax increment financing for the Redevelopment Project Area.

In August of 2017, Ehlers and Associates, Inc. ("Ehlers") was retained by the Village of Coal Valley as its TIF Consultant ("Consultant") to amend the Original Plan to expand the boundaries, evaluate the redevelopment project estimated project costs and other plan components, and update the Original Plan to comply with current State law and Village ordinance and policy standards.

The boundary area is being expanded to include additional parcels fronting Route 6 that may be redeveloped, as well as adjacent parcels that require infrastructure and drainage work to address chronic flooding of these parcels.

The changes to the Original Plan are presented section by section and follow the format of the Original Plan. Changes are prefaced in *italics* with the appropriate replaced text below in this document entitled "Tax Increment Finance, Village of Coal Valley, Route 6 Redevelopment Plan and Project Area, Amendment No. 1, January 2018" ("Amendment No. 1"). The Village hereby certifies that there will not be displacement of 10 or more inhabited units as a result of the Original Plan or this Amendment No. 1. As such, a housing impact study is not required as part of this Amendment No. 1.

The area proposed to be added to the Original Redevelopment Project Area will herein be referred to as the Added Area ("Added Area"). The Original Redevelopment Project Area as amended to include the Added Area shall be referred to herein as the Redevelopment Project Area ("Redevelopment Project Area" or "RPA").

References herein to the "Redevelopment Plan" mean the Original Plan, as approved by Ordinance 2006-00-16, and as amended by this Amendment No. 1.

Modifications to the Original Plan

Each of the changes detailed below follow the format of the Original Plan.

The modifications made in this Amendment No. 1 to the Original Plan are summarized as follows:

1. Amend the Redevelopment Project Area to include 56 additional parcels.
2. Update the Redevelopment Plan language to comply with current TIF Act requirements and any applicable Village regulations.

The following attachments and tables are now included also, some of which are revised or have been added as part of the Amendment No. 1:

- Table 1: Redevelopment Project Area Parcel Numbers with Most Recent EAV (revised)
- Attachment 1: Legal Description – Redevelopment Project Area (revised)
- Attachment 1a: Legal Description – Added Area (new)
- Attachment 2: Boundary Area – Redevelopment Project Area (revised)
- Attachment 2a: Boundary Map – Added Area
- Attachment 3: Original Plan - Village of Coal Valley Route 6 Redevelopment Plan and Project Area
- Attachment 4: Village of Coal Valley Route 6 Redevelopment Project Area Amendment No. 1 Added Area Eligibility Report
- Attachment 5: Future Land Use Map

Unless noted otherwise, all provisions of the Original Plan remain in effect.

I. INTRODUCTION

A. Discussion of TIF

The third and fourth paragraphs, starting with “The generic boundary of the Redevelopment Project Area...”, are deleted and replaced with the following sentences:

Subsequently, in August of 2017, the Village engaged Ehlers to prepare an amendment to the Original Plan to expand the boundaries of the Redevelopment Project Area to include additional parcels.

A general description of the Redevelopment Project Area is the area located along 1st Avenue/ U.S. Route 6 between east of East 11th Street on the east side and west of 17th Street on the west side.

Attachment 1 is the Legal Description of the Route 6 Redevelopment Project Area Amendment No. 1. **Attachment 1a** is the Legal Description of the Added Area.

B. The Village of Coal Valley

The entire subsection is deleted and replaced with the following paragraphs:

The first European settlers who arrived in the area traded furs with Saux and Fox Native American tribes, who used the nearby river systems as transportation routes. William and Charles Bailey built the first house within the present Village limits. It is believed that they first discovered coal in the area, which attracted new settlers to Coal Valley.

In 1856, the Village was incorporated and Coal Valley Mining Company, the first major coal mining business in the area, was formed. In 1857, a rail line was completed between the Village and Rock Island. With a coal mining business established, more businesses and institutions were established, creating jobs and thus attracting more settlers. Although mining was the initial industry of the county, coal mining ended in 1942.

As its early success was the result of its plentiful transportation options, so too is the continuing success of the community. The Village is located within the Davenport, Moline, and Rock Island Metro Area and is only approximately 8 miles southeast of Davenport Iowa. The Village is situated along the I-280 and I-74 corridors that link to I-80 and U.S. Route 150. U.S. Route 6, which connects residents to the City of Moline, runs through the Village and a stretch of it comprises the Route 6 TIF District. These interstate highways provide easy access to the Chicago Metropolitan Area, Des Moines, St. Louis and Minneapolis. Air travel is provided through Quad City International Airport and commuters have the option to connect to the City of Moline via Citi Bus there. The area also provides rail and barge services to local industries.

The present incorporated boundary for the Village covers approximately 2.77 square miles. Although the primary coordinates for the Village are located within Rock Island County, the boundaries also extend into Henry County. Additionally, the Village is located within the Township of Coal Valley.

As of the 2010 United States Census, Coal Valley had a population of 3,743 persons, which is a 3.6 percent increase in population since the 2000 census. The most current U.S. Census estimate as of 2016 is 3,721 persons, which is a 0.58% decrease from 2010. The median household income is \$71,287 in 2015, a 44.8% increase not adjusting for inflation. The median age is 42.7 years, as compared to the Illinois median age of 37.7 years. In 2015, there were 1,523 households based on U.S. Census American Community Surveys (ACS) 5-year Estimates. The poverty rate in Coal Valley is 4.8%.

Home ownership is high, as 89% of the housing units are occupied by their owners based on ACS 5-year Estimates. As of 2015 U.S. Census Estimates, the median property value was \$166,700, a 4.8% increase since 2014.

Today, the Village of Coal Valley is a non-home rule municipality. It is governed by a Village President, elected for a four-year term, and a six-member Board of Trustees, who are elected for four-year, staggered terms. Village operations are overseen by the Village Administrator and conducted by the following departments: Building and Inspections, Finance, Parks, Police, Public Works, and Water and Sewer.

There are 4 public parks managed by the Village: Coal Valley Municipal Park (1st Street Park), Post Office Park, Stanley B. Engstrom Park, and West 5th Street Park. Each park includes playground equipment and the Village has access to two pavilions and one ballfield. In addition, the Niabi Zoo, which receives 250,000 visitors a year, sits in the middle of the Village's west and east borders. The zoo is part of the Rock Island County Forest Preserve and covers 40 acres. An additional 200 acres is set aside for preservation.

With respect to public safety, the Village has a contract with Rock Island County Sheriff's Department for dispatch and enhanced 911 services. The Village also provides policing services to the community, patrolling in both its jurisdictions, Rock Island County and Henry County. Currently, the Coal Valley Police Department has a total of 7 full-time and 2 part-time officers.

Library Services are provided by Robert R. Jones Public Library, located within the Village. Moline-Coal Valley School District 40 and Orion Community Unit School District 223 provide primary and secondary education in the Village. Several private and public colleges are located within a short driving distance, including Black Hawk College, Augustana College, St. Ambrose University, Trinity College of Nursing and Health Sciences, and Palmer College of Chiropractic. Numerous other institutions are within a two-hour driving distance including Joliet Junior College and Coe College.

C. Summary of the Village's Problems

The following paragraph is to be inserted immediately following the seventh paragraph:

Since the designation of the Original Redevelopment Project Area, the Redevelopment Project Area has seen limited growth. Recent improvements include the addition of several new commercial establishments, including the Route 6 Equity Growth Project. This project is a strip mall that includes Happy Joe's Pizza, Country Style Ice Cream, Mulligans Sports Bar and a Subway sandwich shop.

Amendment No. 1 adds to the Redevelopment Project Area properties that were not originally included, but are also suffering from chronic flooding, obsolescence, deleterious land use, a lack of community planning, and lagging EAV.

D. Tax Increment Financing

There are no changes to this subsection.

E. The Redevelopment Project Area of the Village of Coal Valley

The entire subsection is deleted and replaced with the following paragraphs:

At the request of the Village, the TIF Consultant surveyed the area identified by the Village. The Eligibility Reports for the Original Redevelopment Project Area and for the Added Area, as previously defined in the Amendment No.1 Executive Summary, include the findings to document any blighting or conservation area factors that may exist within the Redevelopment Project Area. The results of the analysis of the Original Redevelopment Project Area are included in **Attachment 3**. The results of the Added Area's eligibility are attached as **Attachment 4** of this Amendment No. 1.

The Redevelopment Project Area is approximately 155 acres, which includes the Original Redevelopment Project Area, 43 acres of the Added Area, and additional rights-of-way.

The boundaries of the Redevelopment Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Redevelopment Project Area including the Original Redevelopment Project Area and the Added Area are shown in **Attachment 2** and **Attachment 2a** and are generally described as the area located along 1st Avenue/ U.S. Route 6 between east of East 11th Street on the east side and west of 17th Street on the west side.

In August 2017, the Village engaged Ehlers to prepare an amendment to the Original Plan to expand the boundaries of the Redevelopment Project Area to include additional parcels, evaluate the redevelopment project estimated project costs and other plan components, and to update the Original Plan to comply with current State law and Village ordinance and policy standards. The boundaries of the Redevelopment Project Area are described in the legal description for the Redevelopment Project Area, as amended, in **Attachment 1** and for the Added Area in **Attachment 1a**. The eligibility findings are detailed in the Village of Coal Valley, Route 6 Redevelopment Project Area, Amendment No. 1, Added Area Eligibility Report, **Attachment 4**.

F. The Village of Coal Valley Tax Increment Redevelopment Project and Redevelopment Plan

There are no changes to this subsection.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The following paragraph is to be inserted immediately following the third paragraph (after the bullets):

In addition, a separate eligibility study was conducted for the Added Area to the Original Redevelopment Project Area. The results of those findings can be found in **Attachment 4**.

The following paragraphs are to be inserted immediately following the last paragraph of this section prior to the “Surveys and Analyses Conducted” subsection:

With respect to Amendment No. 1, the conservation area factors that qualify the Added Area are documented in **Attachment 4**. As set forth in the Act, the Added Area meets five criteria, in addition to the age factor, as required and listed below:

- Obsolescence
- Inadequate Utilities
- Deleterious Land Use or Layout
- Lack of Community Planning
- Lagging EAV

There must be a reasonable presence and distribution of these factors as stated in the Act. The conservation area factors are reasonably present and distributed throughout the Added Area as documented in the Rating Survey. For a more detailed analysis of these factors, refer to **Attachment 4**.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

There are no changes to this subsection.

B. Redevelopment Plan Objectives

Item 1 is replaced with the following text:

1) Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a blighted area in the Original Redevelopment Project Area and as a conservation area in the Added Area. This includes the chronic flooding problem. **Attachment 3** and **Attachment 4** describe these conditions.

The following Item 12 is added after Item 11:

12) Elevate land under existing or new properties within the floodplain to provide for adequate storm water drainage.

C. Redevelopment Program

In Item 4, “Displacement”, the second paragraph is deleted and replaced by the following text:

As a result of the Added Area from Amendment No. 1, there are more than seventy-five (75) occupied residential units in the Redevelopment Project Area. However, the Village certifies that there will be fewer than ten (10) residential displacements as a result of this Redevelopment Plan. Therefore, a Housing Impact Study and Relocation Plan are not necessary.

D. Redevelopment Policies

There are no changes to this subsection.

E. Redevelopment Implementation Strategies

There are no changes to this subsection.

IV. REDEVELOPMENT PROJECT COSTS

Estimated Redevelopment Project Costs

There are no changes to this subsection. (There was no Section V.)

VI. REDEVELOPMENT PROGRAM CERTIFICATIONS

A. An itemized-list of estimated Redevelopment Project Costs

There are no changes to this subsection.

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

The entire subsection is deleted and replaced with the following paragraphs:

Since the designation of the Original Redevelopment Project Area, the Redevelopment Project Area has seen limited growth. Recent improvements include the addition of several new commercial establishments, including the Route 6 Equity Growth Project. This project is a strip mall that includes Happy Joe's Pizza, Country Style Ice Cream, Mulligans Sports Bar and a Subway sandwich shop.

Amendment No. 1 adds to the Redevelopment Project Area properties that were not originally included, but are also suffering from chronic flooding, obsolescence, deleterious land use, a lack of community planning, and lagging EAV. This is evidenced in the Eligibility Report of the Original Plan, **Attachment 3**.

In addition, the Added Area has not had any significant redevelopment and continues to be impacted by many of the issues challenging redevelopment within the Original Redevelopment Project Area.

The Redevelopment Project Area as a whole, and also within the Added Area alone, is adversely impacted by the presence of eligibility factors as documented in Section II of this Redevelopment Plan. These factors are reasonably distributed throughout the Redevelopment Project Area. A lack of growth and development through investment by private enterprise was exhibited in the Original Redevelopment Project Area and the Added Area, which presently remains as a condition in certain areas. The above findings demonstrate a continued lack of investment in the

Redevelopment Project Area and the need to continue tax increment financing to address these issues. These factors go beyond normal development costs and TIF funds will be necessary to finance such infrastructure, land preparation, and building rehabilitation. The Redevelopment Project Area as a whole has not been subject to sound growth and development through investment by private enterprise and it would not reasonably be anticipated to be developed without TIF assistance. This Redevelopment Plan supports the need to continue tax increment financing to address these issues.

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.

There are no changes to this subsection.

D. The sources of funds to pay costs.

There are no changes to this subsection:

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

The entire subsection is deleted and replaced with the following paragraphs:

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project.

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 RPA 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 Redevelopment Plan for the RPA. 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 following paragraph is inserted after the second paragraph:

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Rock Island County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The certified initial 2005 EAV for the Original Project Area is \$1,508,919. The 2016 EAV of all taxable parcels in the Added Area is estimated to be \$2,935,707, resulting in a combined estimated initial EAV for the Redevelopment Project Area of \$4,444,626. (See **Table 1.**)

The EAV is subject to verification by the Rock Island County Clerk. After verification, the final figure shall be certified by the Rock Island County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Rock Island County.

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

The entire subsection is deleted and replaced with the following paragraph:

The estimated EAV of real property within the RPA, by the year 2029 (collection year 2030), is anticipated to be between \$5 million and \$7 million. The estimates are based on several key assumptions including the following: (1) the most recent State Multiplier of 1.000 applied to 2016 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2016 level; and (3) growth from reassessments of existing properties in the RPA will be at a rate of 1.0% per year with a reassessment every four years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from a conservative estimate of redevelopment activity within the RPA over a 23-year period. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

General land uses within the Redevelopment Project Area are shown in the Future Land Use Map attached herein as **Attachment 5.**

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

The entire subsection is deleted and replaced with the following two paragraphs:

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and the Redevelopment Project. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, gender, gender identity, sexual orientation, disability (physical or mental), age, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the Village 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 Village 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.**

There are no changes to this subsection.

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

There are no changes to this subsection.

Findings

The heading "Findings" above is to be inserted immediately prior to the following sentence on page 20 of the Original Plan:

The Village of Coal Valley 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.**

The second paragraph is deleted and replaced with the following paragraphs:

The EAV for the parcels in the Redevelopment Project Area is increasing at an annual rate that was less than the balance of the Village for four (4) of the last five (5) calendar years. The EAV has also increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years. These conditions demonstrate the lack of investment in the Redevelopment Project Area.

Table 1 of the Original Plan (**Attachment 3**) shows the EAV of the Original Redevelopment Project Area. **Table 1** of this Redevelopment Plan shows the EAV for the Redevelopment Project Area as amended.

The following paragraph is inserted immediately following the last paragraph of the subsection:

In the absence of Village-sponsored redevelopment initiatives, blighting conditions are expected to continue on these improved properties. 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... (additional provision for municipalities with a population of 100,000 or more).

The following paragraphs are inserted immediately following the last paragraph of the subsection:

Since the designation of the Original Redevelopment Project Area, the Village conducted the “Highways 6 and 150 Corridors Market Study”, which includes the Redevelopment Project Area. The study concluded that despite recent population growth, the U.S. 6 highway corridor has yet to realize its potential as a great place. It characterized Highway 6 as “a rural thoroughfare with no sidewalks that is transitioning into the earliest stages of a denser suburban corridor.”

The study states its key findings include the following current needs:

- Improved conditions near the entrance to Village along Highway 6, including better floodway protection.
- Better urban design and appearance of both corridors.
- The redevelopment of vacant or underutilized properties, specifically the “Jack and Jill” site in the Highway 6 corridor.
- An increase in the number of commercial businesses and retail opportunities to serve local residents.
- An expansion in the range of housing types.
- Additional population growth that is facilitated in an effective and planned manner.
- Improvement in the quality of life for existing and future residents with new amenities, events, and services.

The heading language in Item 3. is deleted and replaced with the following paragraph:

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 latest date as December 31 of the 24th year after the year in which the ordinance approving the Redevelopment Project Area is approved.

There are no changes to the comments in this subsection.

4. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment 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.

There are no changes to this subsection.

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.

The following paragraphs are inserted immediately following the last paragraph of the subsection:

Based on the historical lack of private investment without assistance and the documented problems in the Original Redevelopment Project Area and in the Added Area, the Village finds that the Redevelopment Project Area would not have reasonably have been developed in some areas, nor will the Redevelopment Project Area continue to be, without the use of incremental tax revenue.

Refer to Section II., Redevelopment Project Area Eligibility Conditions, for more detail.

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.

There are no changes to this subsection.

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

There are no changes to this subsection.

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 subsection is deleted and replaced with the following paragraph:

The Village of Coal Valley has determined that, with the addition of the Added Area, there may be more than 75 inhabited residential units in the Redevelopment Project Area and hereby certifies that this Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units.

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

The subsection is deleted and replaced with the following paragraph:

The Village of Coal Valley hereby certifies that, with the addition of the Added Area, this Redevelopment Project Area may have more than 75 occupied residential units, but the Redevelopment Plan will not result in the displacement of residents from ten (10) or more inhabited residential units, and therefore a housing impact study is not 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.

The subsection is deleted and replaced with the following paragraph:

As certified in subsections 8 and 9 above, with the addition of the Added Area, the Redevelopment Project Area may have more than 75 inhabited residential units. However, because the Village certifies that redevelopment will not displace 10 or more inhabited residential units, neither a housing impact study nor a relocation 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.

The subsection is deleted and replaced with the following paragraph:

As certified, the Redevelopment Plan and Project does not require a housing impact study or a relocation plan.

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.

The subsection is deleted and replaced with the following paragraph:

As certified, the Redevelopment Plan and Project does not require a housing impact study or a relocation plan.

New items 13, 14, and 15 are to be added immediately after item 12:

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 **Attachment 2** 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 both a Blighted Area (Original Redevelopment Project Area) and a Conservation Area (Added Area) according to the Act. The Redevelopment Plan Program (**Section III. C.** of this report) and the Redevelopment Plan Policies and Implementation Strategy as identified in the Redevelopment Project Costs (**Section VI.**) are specifically geared to remediation of Blighted Area and Conservation Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

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 Redevelopment 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 Redevelopment 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 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.

The Village 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.

VII. PROVISIONS FOR AMENDMENT THE REDEVELOPMENT PLAN

There are no changes to this section.

Tables

Table 1: Redevelopment Project Area Amendment No. 1 Parcel Numbers and Most Recent EAV

PIN	TIF BASE YEAR	TAX YEAR 2016 VALUE
1722200010	2005	107,607
1722200011	2005	16,137
1722200012	2005	86,172
1722200013	2005	30,305
1722201001	2005	275,000
1723100005	2005	38,757
1723100010	2005	43,853
1723100011	2005	154,745
1723100012	2005	Exempt
1723100013	2005	268,546
1723101002	2005	10,419
1723101003	2005	27,465
1723101004	2005	40,424
1723102001	2005	35,137
1723103001	2005	18,922
1723107001	2005	501,165
1723107003	2005	55,514
1723108001	2005	17,244
1723108002	2005	Exempt
1723109001	2005	6,667
1723200009	2005	7,784
1723200010	2005	42,609
1723200011	2005	39,439
1723200012	2005	13,858
1723200013	2005	31,581
1723200014	2005	17,516
1723201001	2005	37,557
1723201003	2005	99,394
1723211005	2005	17,388
1723300002	2005	5,232
1723300010	2005	38,787
1723300011	2005	167,197
1723300012	2005	160,836
1723301001	2005	25,981
1723301002	2005	25,923
1723302001	2005	24,830
1723302002	2005	24,733
1723303001	2005	319,456
1723304002	2005	146,362
1723304003	2005	36,284
SUBTOTAL-Original TIF		3,016,826

PIN	TIF BASE YEAR	TAX YEAR 2016 VALUE
1722200002	2016	65,186
1722200003	2016	10,982
1722200004	2016	9,194
1722200006	2016	66,430
1722200007	2016	62,366
1722200014	2016	202,517
1723100002	2016	115,352
1723104015	2016	333,978
1723104036	2016	54,356
1723105001	2016	151,385
1723105011	2016	82,591
1723105012	2016	20,682
1723105013	2016	19,780
1723105024	2016	272,240
1723202002	2016	33,092
1723202003	2016	103,333
1723203001	2016	33,375
1723203006	2016	52,495
1723203011	2016	36,719
1723203012	2016	32,355
1723205001	2016	78,844
1723205002	2016	33,307
1723205003	2016	33,900
1723205009	2016	Exempt
1723205010	2016	26,024
1723205011	2016	24,131
1723207001	2016	29,954
1723207002	2016	32,507
1723207011	2016	37,547

PIN	TIF BASE YEAR	TAX YEAR 2016 VALUE
1723207012	2016	26,481
1723207013	2016	35,881
1723207022	2016	Exempt
1723208001	2016	36,682
1723208002	2016	37,243
1723208003	2016	24,980
1723208013	2016	33,117
1723208014	2016	31,345
1723208015	2016	29,947
1723209001	2016	28,873
1723209002	2016	37,346
1723209003	2016	31,119
1723209012	2016	38,165
1723209013	2016	29,920
1723209014	2016	41,018
1723210001	2016	37,756
1723210002	2016	32,822
1723210003	2016	29,780
1723210011	2016	4,735
1723210012	2016	34,926
1723210013	2016	5,053
1723210014	2016	33,978
1723210015	2016	1,579
1723211002	2016	103,963
1723211006	2016	57,838
1724100009	2016	75,906
1724100010	2016	632
SUBTOTAL-Added Area		2,935,707

ESTIMATED BASE EAV	
Base EAV-Original TIF	1,508,919
TY2016 EAV-Added Area	2,935,707
Route 6 TIF Amendment No. 1	
ESTIMATED BASE EAV:	4,444,626

ESTIMATED CURRENT EAV	
TY2016 EAV-Original TIF	3,016,826
TY2016 EAV-Added Area	2,935,707
TY2016 TOTAL	
ESTIMATED EAV:	5,952,533

Attachments

Attachment 1: Legal Description – Redevelopment Project Area Amendment No. 1

That part of the Northwest Quarter of Sections Number Twenty-Two (22) and Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southwest corner of a parcel designated as parcel No. 1215-4 containing approximately 3.183 acres, located south of the southerly right-of-way line of F.A.I. 280 and 74, and north of the north right-of-way line of U.S. Route 6 (West 1st Avenue), in the Village of Coal Valley, Illinois, said parcel being located approximately 450 feet east of the Half Section Line of Section 22; thence from said southwest corner in a northerly direction 140.79 feet to the southerly right-of-way line of F.A.I. Route 280 and 74; thence in a southeasterly direction along the south right-of-way line of Route 280, a distance of 201.81 feet; thence in a northerly direction 30 feet; thence in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, approximately 229.79 feet to the northeast corner of said Parcel No. 1215-4; thence continuing in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, a chord length of 120.13 feet, along the north line of Parcel No. 1215-13, to said parcel's northeast corner; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, and the north boundary line of Parcel 1215-12, to the northwest corner of Parcel 1215-10; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, a distance of 150.88 feet to a concrete right-of-way marker, and thence continuing in an easterly direction along the F.A.I. Route 280 and 74 south line a distance of 191.45 feet to the northeast corner of said Parcel 1215-10; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 200.04 feet, to the northeast corner of said Parcel No. 1215-11; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 9.22 feet to a right-of-way marker; thence northeasterly along said south right-of-way line 190.70 feet to a right-of-way marker, and the northeast corner of said Parcel No. 1215-8; thence south parallel to the east line of said Section 22, a distance of 189.38 feet, to the north right-of-way line of present Route No. 6; thence in an easterly direction along the north right-of-way line of Route 6 to the southwest corner of parcel 1219-8; thence North 104 feet to the northwest corner of said parcel; thence east 397.77 feet to the northeast corner of said parcel; thence south 106.5 feet to said north right-of-way line of Route 6; thence in an easterly direction along the north right-of-way line of Route 6 to the southwest corner of parcel 1219-7; thence north along the west boundary of parcel CV 1219-7 a distance of 302.54 feet to the northwest corner of said parcel 1219-7; thence continuing along the north boundary of said parcel 1219-7 and the south right-of-way line of RAI 280/74, a distance of 560 feet to the northwest corner of Lot Number Two (2) in Valley Oaks Subdivision; thence in an easterly direction a distance of 323.84 feet along the north boundary of Lot Number Two (2) in Valley Oaks Subdivision and the south right-of-way line of F.A.I. 280/74 to the northeast corner of said Lot Number Two (2) in Valley Oaks Subdivision and the northwest corner of Lot Number One (1) in Valley Oaks Subdivision 2nd Addition; thence continuing in an easterly direction along the north line of Lot Number One (1) in Valley Oaks Subdivision 2nd Addition, a distance of 77.48 feet to the northeast corner of said

Lot Number One (1) in Valley Oaks Subdivision 2nd Addition and the northwest corner of Lot Number Three (3) in Hild's Second Addition; thence continuing in an easterly direction along the north boundary of said Lot Number Three (3) in Hild's Second Addition, a distance of 131.1 feet to the northeast corner of said Lot Number Three (3) in Hild's Second Addition and the northwest corner of Lot Number Two (2) in Hild's Second Addition; thence continuing in an easterly direction along the north boundary of Lot Number Two (2) in Hild's Second Addition, a distance of 120.9 feet to the northeast corner of said Lot Number Two (2) Hild's Second Addition and the northwest corner of parcel 1219-10; thence continuing S 89° 23' East a distance of 90 feet along the north boundary of parcel 1219-10 to the northeast corner of said parcel 1219-10; thence continuing in an easterly direction along the south right-of-way line of F.A.I. 280/74 and the north boundary of parcel 1219-4, an approximate distance of 57.91 feet to the northeast corner of said parcel 1219-4 and the northwest corner of parcel 1219-3; thence continuing S 88° 54' 46" E along the south right-of-way line of F.A.I. 280/74 and the north boundary of said parcel 1219-3, a distance of approximately 176 feet to the northeast corner of said parcel 1219-3 and the northwest corner of Lot Number One (1) in Lehnhardt Subdivision; thence continuing S 80° 54' 52" E along the north boundary of said Lot Number One (1) in Lehnhardt Subdivision a distance of 101 feet to the northeast corner of said Lot Number One (1) in Lehnhardt Subdivision and the northwest corner of parcel 1219-2; thence continuing in an easterly direction along the north line of said parcel 1219-2 and the south right-of-way of F.A.I. 280/74, a distance of 49 feet to the northeast corner of said parcel 1219-2 and the northwest corner of parcel 12772-1; thence continuing in an easterly direction along the north boundary of said parcel 12772-1 and the south right-of-way line of F.A.I. 280/74 a distance of 298.19 feet to the northeast corner of said parcel 12772-1 and the northwest corner of parcel 12768, thence continuing in an easterly direction 85 feet to the northeast corner of parcel 12768 and the northwest corner of parcel 12768-1; thence continuing in an easterly direction along the north boundary of said parcel 12768-1 and the south right-of-way line of F.A.I. 280/74, a distance of approximately 108 feet to the northeast corner of said parcel 12768-1 and the northwest corner of parcel 12768-2; thence continuing in an easterly direction along the north boundary of said parcel 12768-2 and the south right-of-way line of F.A.I. 280/74 a distance of approximately 85 feet to the northeast corner of said parcel 12768-2 (the preceding three (3) parcels also known as Lot Number One (1) and Outlot "A" between the north line of said Lot One (1) and the south line of the public highway known as F.A.I. Rt. 6 in Mielke's Subdivision); thence continuing easterly along the south right-of-way line of F.A.I. 280/74, a distance of 40 feet to the northwest corner of Lot Number One (1) Salerno First Addition; thence continuing in an easterly direction along the north boundary of said Lot Number One (1) Salerno First Addition, a distance of 124.13 feet to the northeast corner of said Lot Number One (1) Salerno First Addition and the northwest corner of Lot Number Two (2) Salerno First Addition; thence continuing in an easterly direction along the north boundary of said Lot Number Two (2) Salerno First Addition, a distance of 198.64 feet to the northeast corner of said Lot Number Two (2) Salerno First Addition and the northwest corner of Lot D in Highway Acres Addition; thence continuing in an easterly direction along the north boundary of Lot D in Highway Acres Addition and the south right-of-way line of F.A.I. 280/74 a distance of 70.22 feet; thence continuing easterly along the north boundary of Lot D in Highway Acres Addition and the south right-of-way of F.A.I. 280/74 a distance of 249.78 feet to the northeast corner of said Lot D in Highway Acres Addition; thence south along the east boundary of parcel CV 18-10 a distance of approximately 70 feet, to the north right-of-way line of Route 6; thence in a southerly direction, a distance of 50 feet, across the right-of-way of Route 6 to the north lot

line of Lot Number One (1) Fairview Subdivision, being a subdivision of Lot H, Highway Acres; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Fifth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 66 feet to the east right-of-way line of said East Fifth Street and to the northwest corner of Lot Number Twenty-Nine (29) in said Fairview Subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-Nine (29) along the south right of way line of Route 6 a distance of 112 feet to the northeast corner of said Lot Number Twenty-Nine (29) and to the northwest corner of Lot Number One (1) in Country Club Estates, a subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number One (1) along the north boundary line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Sixth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 60 feet to the east right-of-way line of East Sixth Street and to the northwest corner of Lot 21 Country Club Estate Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number Twenty-One (21) and to the northwest corner of Lot Number One (1) in Bil-Mar Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Seventh Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 80 feet to the east right-of-way line of East Seventh Street and to the northwest corner of Lot Number Twenty-One (21) in Bil-Mar Addition; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-One (21) and along the north line of Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number Twenty-One (21) and the northwest corner of a parcel designated as parcel 121102-1; thence continuing in an easterly direction along the southerly right-of-way line of Route 6 and from the northwest corner of said parcel 121102-1, a distance of 115.8 feet to the northeast corner of said parcel 121102-1 and to the northwest corner of parcel 1218-1; thence continuing in an easterly direction across the northerly boundary of said parcel 1218-1 and along the south right-of-way line of Route 6, a distance of 103 feet to the northeast corner of said parcel 1218-1 and to the northwest corner of parcel 1218-12; thence continuing in an easterly direction from the northwest corner of said parcel 1218-1 and the northwest corner of parcel 1218-12 continuing in an easterly direction, a distance of 53.35 feet and continuing on the south right-of-way line of Route 6, S 82° 56' 17" W a distance of 100.50 feet along the southerly right-of-way line of Route 6; thence continuing S 87° 14' 45" E, a distance of 46.71 feet to the northeast corner of said parcel 1218-12 and to the northwest corner of parcel 1227-1; thence continuing in a southeasterly direction along the south right-of-way line of Route 6 S 87° 14' 45" E a distance of 153.35 feet; thence continuing southeasterly along said right-of-way line S 79° 50' 10" E, a distance of 227.71 feet; thence continuing in a northeasterly direction N 77° 49' 35" E, a distance of 5.88 feet to the northeast corner of Parcel 1227-1 and the northwest corner of parcel 1227-1-A; thence continuing N 77° 49' 35" E a distance of 122.67 feet; thence continuing S 88° 40' 40" E a distance of 50.00 feet; thence continuing S 47° 42' 25" E, a distance of 106.75 feet to the west right-of-way line of Niabi Zoo Road; thence continuing in a southerly direction to the southeast corner of said

parcel 1227-1-A; thence continuing in a westerly direction along the south boundary line of 1227-1-A, a distance of 250 feet to the southwest corner of 1227-1-A; thence continuing in a westerly direction along the south boundary of parcel 1227-1, a distance of 384.15 feet to the southwest corner of said parcel; thence continuing in a southerly direction along the east boundary line of parcel 1218-12 to the southeast corner of said parcel and the north boundary of parcel 1218-1; thence continuing in a southerly direction along the easterly boundary line of parcel 1218-1, a distance of 324.2 feet, to the southeast corner of parcel 1218-1; thence continuing in a westerly direction along the south boundary line of parcel 1218-1 a distance of 260 feet to the southwest corner of parcel 1218-1 and the easterly boundary line of Outlot A in Bil-Mar Addition; thence continuing in a northerly direction, along the westerly boundary line of parcel 1218-1 to the southeast corner of parcel 1102-3; thence in a westerly along the south boundary of parcel 1102-3 a distance of 118.7 feet to the southeast corner of Lot 19 of Bil-Mar Addition; thence continuing along the south boundary of Lot 19 Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 19 Bil-Mar Addition and the east right-of-way line of East 7th Street; thence continuing across East 7th Street, a distance of 60 feet to the west right-of-way line of East 7th Street and the southeast corner of Lot 3 in Bil-Mar Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 3 Bil-Mar Addition and the east boundary line of Lot 19 in Country Club Estates; thence continuing in a southerly direction along the east boundary of said Lot 19 to the southeast corner of Lot 19 of Country Club Estates; thence continuing in a westerly direction along the south boundary line of Lot 19 Country Club Estates, a distance of 114.9 feet to the southwest corner of said Lot 19 in Country Club Estates and the east right-of-way line of East 6th Street; thence continuing in a westerly direction across East 6th Street a distance of 60 feet to the west right-of-way line of East 6th Street and the southeast corner of Lot 3 of Country Club Estates Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Country Club Estates Addition, a distance of 114.9 feet to the southwest corner of said Lot 3 in Country Club Estates Addition and the east boundary line of Lot 26 in Fairview Subdivision; thence in a northerly direction along the east boundary line of said Lot 26 in Fairview Subdivision to the northeast corner of said Lot 26 in Fairview Subdivision and the southeast corner of Lot 27 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary line of Lot 27 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 27 in Fairview Subdivision and the east right-of-way line of East 5th Street; thence continuing in a westerly direction across East 5th Street, a distance of 66 feet to the west right-of-way line of East 5th Street and the southeast corner of Lot 3 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary of Lot 3 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 3 in Fairview Subdivision and the east boundary of Lot 4 in the Resubdivision of Lot G, Highway Acres Addition; thence in a southerly direction to the southeast corner of Lot 4 of the Resubdivision of Lot G, Highway Acres Addition; thence in a westerly direction along the south boundary of said Lot 4, a distance of 136.7 feet to the southwest corner of said Lot 4 of the Resubdivision of Lot G, Highway Acres Addition to the southwest corner of said Lot 4 and the east right-of-way line of East 4th Street; thence continuing in a westerly direction across East 4th Street, a distance of 66 feet to the west right-of-way line of East 4th Street and the southeast corner of Lot 21 of the Resubdivision of Lot G in Highway Acres Addition; thence continuing in a westerly direction along the south boundary line of said Lot 21, a distance of 126.8 feet to the southwest corner of said Lot 21 of the Resubdivision of

Lot G in Highway Acres Addition and the east boundary of Lot 3 Plainview Court Subdivision; thence in a southerly direction to the southeast corner of said Lot 3 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 3 Plainview Court, a distance of 131.75 feet to the southwest corner of said Lot 3 in Plainview Court and the east right-of-way line of East 3rd Street; thence continuing in a westerly direction across East 3rd Street, a distance of 66 feet to the west right-of-way line of East 3rd Street and the southeast corner of Lot 15 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 15 in Plainview Court Subdivision, a distance of 131.75 feet to the southwest corner of said Lot 15 and the west boundary of Lot 15 in River Park Acres; thence in a northerly direction to the southeast corner of Lot 14 in River Park Acres; thence in a westerly direction along the south boundary of Lot 14 in River Park Acres, a distance of 167.5 feet to the southwest corner of said Lot 14 in River Park Acres and the east right-of-way line of East 2nd Street; thence continuing in a westerly direction across East 2nd Street, a distance of 66 feet to the west right-of-way line of East 2nd Street and the southeast corner of Lot 11 in River Park Acres; thence continuing in a westerly direction along the south boundary of Lot 11 in River Park Acres, a distance of 160 feet to the southwest corner of said Lot 11 in River Park Acres and the southeast corner of Lot 2 in River Park Acres; thence continuing in a westerly direction along the south boundary line of Lot 2 in River Park Acres, a distance of 160.13 feet to the southwest corner of said Lot 2 in River Park Acres and the East right-of-way line 1st Street; thence continuing in a westerly direction across 1st Street, a distance of 60 feet to the west right-of-way line of 1st Street; thence in a northerly direction along the west right-of-way line of 1st Street to the southeast corner of Lot 1 Selhost 1st Addition; thence continuing in a westerly direction along the south boundary line of said Lot 1 Selhost 1st Addition, a distance of 150 feet to the southwest corner of said lot 1 Selhost 1st Addition and the southeast corner of Lot 22 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 1st Addition, a distance of 140 feet to the east right-of-way line of West 2nd Street; thence continuing in a westerly direction across West 2nd Street, a distance of 66 feet to the west right-of-way line of West 2nd Street and the southeast corner of Lot 23 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 23 in Selhost 1st Addition, a distance of 140 feet to the southwest corner of said Lot 24 in Selhost 1st Addition and the southeast corner of Lot 1 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 1 Selhost 2nd Addition; a distance of 140 feet to the southwest corner of said Lot 1 Selhost 2nd Addition and the east right-of-way line of West 3rd Street; thence continuing in a westerly direction across West 3rd Street, a distance of 66 feet to the west right-of-way line of West 3rd Street and the southeast corner of Lot 22 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 2nd Addition, a distance of 140 feet to the southwest corner of said Lot 22 in Selhost 2nd Addition and the southeast corner of Lot 23 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary line of said Lot 23 Selhost 2nd Addition a distance of 140 feet to the southwest corner of said Lot 23 and the east right-of-way line of West 4th Street; thence continuing in a northerly direction along the west boundary line of said Lot 23 in Selhost 2nd Addition, a distance of 200 feet to the northwest corner of said Lot 23; thence in a westerly direction from the northwest corner of said Lot 23 Selhost 2nd Addition and the east right-of-way line of West 4th Street, a distance of 66 feet to the west right-of-way line of West 4th Street; thence continuing in a westerly direction along the south right-of-way line of Route 6, a distance of 280 feet to the east right-of-way line of West 5th Street; thence continuing in a westerly

direction a distance of 66 feet to the west right-of-way line of West 5th Street and the northeast corner of Lot Number Twenty-Four (24) in Meadow View Addition; also known as parcel 12902; thence in a southerly direction along the east boundary of said Lot Number Twenty-Four (24) Meadow View Addition, a distance of 72.55 feet to the southeast corner of said Lot Number Twenty-Four (24) in Meadow View Addition; thence in a westerly direction along the south boundary of said Lot Number Twenty-Four (24) in Meadow View Addition, a distance of 143.5 feet to the southwest corner of said Lot Number Twenty-Four (24) in Meadow View Addition, and a point on the east boundary line of parcel 12905; thence in a southerly direction along the east boundary line of parcel 12905, a distance of approximately 833.6 feet, to the southeast corner of said parcel 12905 and the one-half (1/2) Section Line of Section 23; thence in an easterly direction along the midline right-of-way line of West 2nd Avenue to the west right-of-way line of 1st Street; thence in a southerly direction across West 2nd Avenue to a point on the south right-of-way line of West 2nd Avenue and the northeast corner of parcel 121613; thence in a southerly direction along the east boundary of said parcel 121613, a distance of 273 feet to the southeast corner of said parcel 121613; thence continuing in a southerly direction along the west right-of-way line of 1st Street, a distance of 232 feet, to the north right-of-way line of West 4th Avenue; thence in a southwesterly direction along the north right-of-way line of West 4th Avenue, a distance of 106 feet; thence continuing in a southwesterly direction along the north right-of-way line of West 4th Avenue, a distance of 444.07 feet to the southeast corner of parcel 1220-1-C; thence continuing in a southwesterly direction along the south boundary of parcel 1220-1-C, to the southwest corner of parcel 1220-1-C; thence in a northerly direction along the west boundary of parcel 1220-1-C, a distance of 644.5 feet to the northwest corner of said parcel 1220-1-C and the southwest corner of parcel 1220-1-A, also known as Unit One of Valley Creek Condominiums; thence continuing in a northwesterly direction along the west line of Unit One Valley Creek Condominiums, a distance of 235.8 feet to the northwest corner of Unit One Valley Creek Condominiums and the south right-of-way line of West 2nd Avenue; thence continuing in a westerly direction along the south right-of-way line of West 2nd Avenue, a distance of 1651.2 feet to the southwest corner of parcel 12905 and the southeast corner of parcel 1215-3; thence continuing in a northerly direction along the west boundary of parcel 12905 and the east boundary of parcel 1215-3, a distance of 963.5 feet to the northwest corner of said parcel 1215-5 and the south right-of-way line of Route 6; thence continuing in a northerly direction to the north right-of-way line of Route 6 and the southeast corner of parcel 1215.4; thence in a westerly direction along the north right-of-way line of Route 6 to the southwest corner of said parcel 1215.4 and the point of beginning.

Attachment 1a: Legal Description – Added Area

VILLAGE OF COAL VALLEY – Route 6 Redevelopment Project Area
ATTACHMENT NO. 1: LEGAL DESCRIPTION FOR THE ADDED AREA:

ADDED PARCEL A:

That part of the Northwest Quarter of Sections Number Twenty-Two (22) and Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southwest corner of a parcel designated as parcel No. 1215-4 containing approximately 3.183 acres, located south of the southerly right-of-way line of F.A.I. 280 and 74, and north of the north right-of-way line of U.S. Route 6 (West 1st Avenue), in the Village of Coal Valley, Illinois, said parcel being located approximately 450 feet east of the Half Section Line of Section 22; thence from said southwest corner in a northerly direction 140.79 feet to the southerly right-of-way line of F.A.I. Route 280 and 74; thence in a southeasterly direction along the south right-of-way line of Route 280, a distance of 201.81 feet; thence in a northerly direction 30 feet; thence in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, approximately 229.79 feet to the northeast corner of said Parcel No. 1215-4; thence continuing in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, a chord length of 120.13 feet, along the north line of Parcel No. 1215-13, to said parcel's northeast corner; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, and the north boundary line of Parcel 1215-12, to the northwest corner of Parcel 1215-10; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, a distance of 150.88 feet to a concrete right-of-way marker, and thence continuing in an easterly direction along the F.A.I. Route 280 and 74 south line a distance of 191.45 feet to the northeast corner of said Parcel 1215-10; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 200.04 feet, to the northeast corner of said Parcel No. 1215-11; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 9.22 feet to a right-of-way marker; thence northeasterly along said south right-of-way line 190.70 feet to a right-of-way marker, and the northeast corner of said Parcel No. 1215-8; thence south parallel to the east line of said Section 22, a distance of 189.38 feet, to the north right-of-way line of present Route No. 6; thence continuing west along the said north right-of-way line a distance of approximately 1390 feet to the said southwest corner of Parcel No. 1215-4, and the place of beginning.

ADDED PARCEL B:

That part of the Northwest Quarter of Section Number Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Section No. Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian; thence north 968.5 feet to the north right-of-way line of Highway Number 6; thence West along the North line of said highway, 2178.8 feet to the Place of Beginning; thence

North 104 feet; thence east 397.77 feet; thence south 106.5 feet to said north right-of-way line of Rt. 6; thence westerly along the north right-of-way line 397.77 feet, more or less, to the Place of Beginning, situated in the County of Rock Island and State of Illinois, and described as Parcel 1219.8, containing one (1) acre.

ADDED PARCEL C:

That part of the Northwest Quarter of Section Number Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the northwest corner of Lot Twenty-Three (23) in Selhost Second Subdivision; thence in an easterly direction, a distance of 140 feet along the south right-of-way line of Highway Number 6, to the northeast corner of said Lot Twenty-three (23); thence continuing in an easterly direction, a distance of 140 feet along said south right-of-way line, from the northwest corner of Lot Twenty-Two (22), and along the north line of said Lot Number Twenty-Two (22) to the northeast corner of said Lot Number Twenty-Two (22); thence continuing in an easterly direction a distance of 66 feet from the west boundary line of the right-of-way of West 3rd Street, to the east boundary line of said right-of-way line and to the northwest corner of Lot Number One (1) in Selhost Second Subdivision; thence continuing in an easterly direction along the north line of Lot Number One (1), 140 feet to the northeast corner of said Lot Number One (1), and the northwest corner of Lot Number Twenty-Three (23) of Selhost First Subdivision; thence continuing in an easterly direction a distance of 140 feet, along the north line of said Lot Number Twenty-Three (23) to the northeast corner of said Lot Number Twenty-Three (23); thence continuing in an easterly direction from the west boundary line of the right-of-way of West 2nd Street, a distance of 66 feet to the east boundary line of the right-of-way line of West 2nd Street, and to the northwest corner of the parcel designated as Tax Parcel 12664-1, and legally described as the north 80 feet of Lot Twenty-Two (22) in Selhost First Subdivision; thence continuing in an easterly direction from the northwest corner of said Parcel 12664-1, a distance of 140 feet, along the north line of said parcel, to the northeast corner of said parcel, and the northwest corner of Lot Number One (1) in Selhost First Subdivision, except that portion vested in the State of Illinois, which fronts 20 feet on Route 6; thence in an easterly direction a distance of 130 feet, along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, to the northeast corner of said Lot Number One (1), and the west boundary line of the right-of-way of East First Street; thence continuing in an easterly direction from the west boundary line of the right-of-way of East First Street across the public right-of-way of East First Street to the northwest corner of Lot Number One (1) in River Park Acres Second Addition; thence continuing from the northwest corner of said Lot Number One (1) in an easterly direction along the south boundary line of the right-of-way of Route 6, a distance of 145.13 feet to the northeast corner of said Lot Number One (1); thence from the northeast corner of said Lot Number One (1) a distance of 160 feet from the northwest corner of Lot Number Twelve (12) in River Park Acres Addition to the northeast corner of said Lot Number Twelve (12) in River Park Acres Addition, which is also the west right-of-way line of East Second Street; thence continuing in an easterly direction a distance of 66 feet from the west right-of-way line of East Second Street to the east right-of-way line of East Second Street and to the northwest corner of Lot Number Thirteen (13) of said River Park Acres Addition to the Village of Coal Valley; thence continuing in an easterly direction a distance of 167.5 feet along the south right of way line of Route 6 to the northeast corner of said Lot Number Thirteen (13); thence

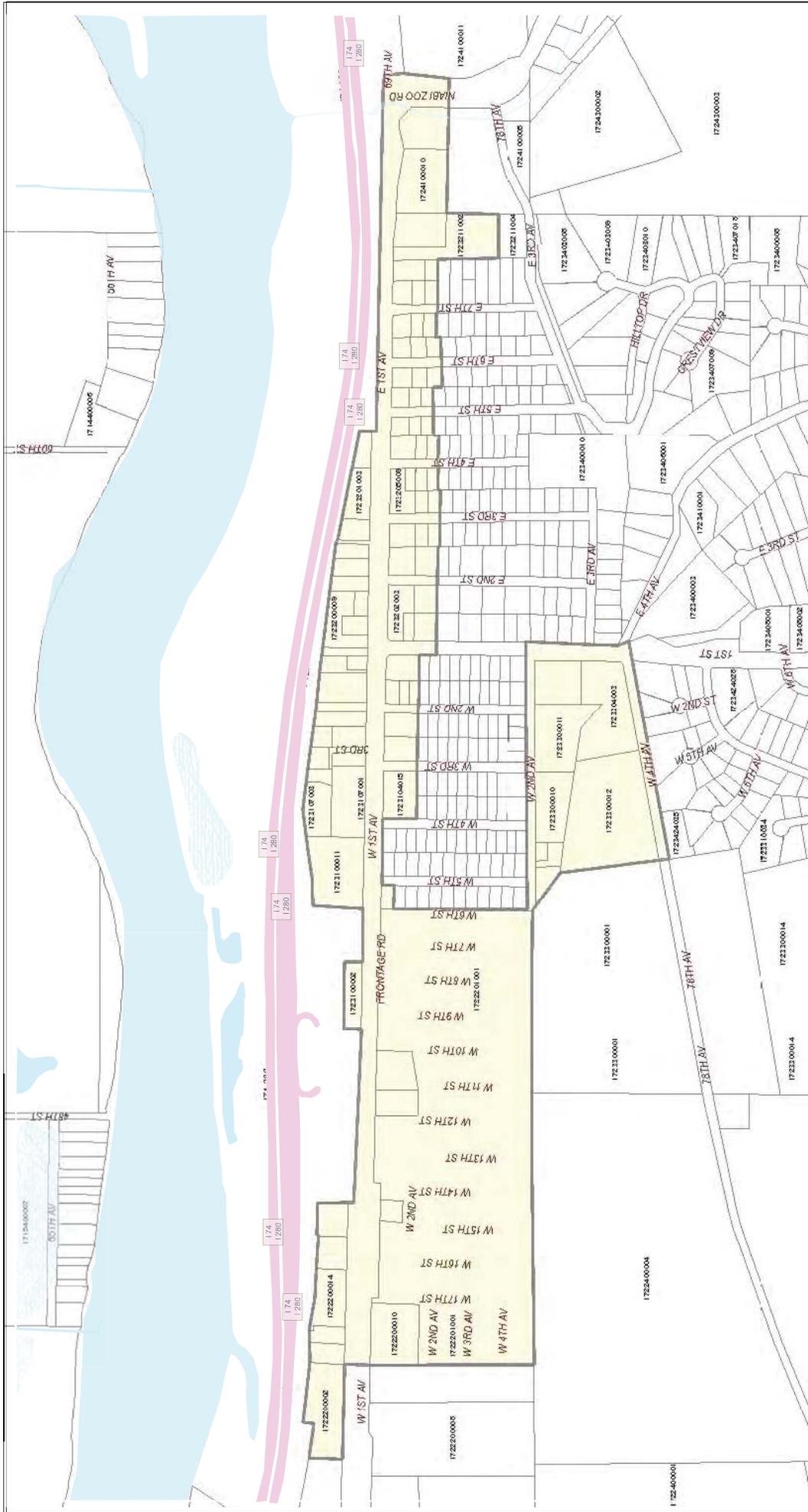
continuing in an easterly direction along the south right-of-way line of Route 6 from the northeast corner of said Lot Number Thirteen (13) and the northwest corner of Lot Number Seventeen (17) of Plainview Court Subdivision, a distance of 131.75 feet to the northeast corner of said Lot Number Seventeen (17), and to the west right-of-way line of East third Street; thence continuing in an easterly direction a distance of 66 feet along the south right-of-way line of Route 6 to the easterly right-of-way line of East Third Street and to the northwest corner of Lot Number One (1) in Plainview Court Subdivision; thence continuing in an easterly direction along the north line of said Lot Number One (1) a distance of 131.75 feet to the northeast corner of said Lot Number One (1) and the northwest corner of Lot Number Twenty-Four (24) in the Re-Subdivision of Lot G, Highway Acres Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-Four (24) and the southerly right-of-way line of Route 6, a distance of 128.8 feet to the northeast corner of said Lot Number Twenty-Four (24), and to the westerly right-of-way line of East Fourth Street; thence continuing in an easterly direction along the south boundary right-of-way line of Route 6, a distance of 66 feet to the easterly right-of-way line of said East Fourth Street and to the northwest corner of Lot Number One (1) in the Re-Subdivision of Lot G of Highway Acres Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 136.7 feet to the northeast corner of said Lot Number One (1) and to the northwest corner of Lot Number One (1) in Fairview Subdivision, being a subdivision of Lot H, Highway Acres; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 112 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Fifth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 66 feet to the east right-of-way line of said East Fifth Street and to the northwest corner of Lot Number Twenty-Nine (29) in said Fairview Subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-Nine (29) along the south right of way line of Route 6 a distance of 112 feet to the northeast corner of said Lot Number Twenty-Nine (29) and to the northwest corner of Lot Number One (1) in Country Club Estates, a subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number One (1) along the north boundary line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Sixth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 60 feet to the east right-of-way line of East Sixth Street and to the northwest corner of Lot 21 Country Club Estate Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number Twenty-One (21) and to the northwest corner of Lot Number One (1) in Bil-Mar Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Seventh Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 80 feet to the east right-of-way line of East Seventh Street and to the northwest corner of Lot Number Twenty-One (21) in Bil-Mar Addition; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-One (21) and along the north line of Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number Twenty-One (21) and the northwest corner of a parcel designated as parcel 121102-1; thence continuing in an easterly direction along the southerly right-

of-way line of Route 6 and from the northwest corner of said parcel 121102-1, a distance of 115.8 feet to the northeast corner of said parcel 121102-1 and to the northwest corner of parcel 1218-1; thence continuing in an easterly direction across the northerly boundary of said parcel 1218-1 and along the south right-of-way line of Route 6, a distance of 103 feet to the northeast corner of said parcel 1218-1 and to the northwest corner of parcel 1218-12; thence continuing in an easterly direction from the northwest corner of said parcel 1218-1 and the northwest corner of parcel 1218-12 continuing in an easterly direction, a distance of 53.35 feet and continuing on the south right-of-way line of Route 6, S 82° 56' 17" W a distance of 100.50 feet along the southerly right-of-way line of Route 6; thence continuing S 87° 14' 45" E, a distance of 46.71 feet to the northeast corner of said parcel 1218-12 and to the northwest corner of parcel 1227-1; thence continuing in a southeasterly direction along the south right-of-way line of Route 6 S 87° 14' 45" E a distance of 153.35 feet; thence continuing southeasterly along said right-of-way line S 79° 50' 10" E, a distance of 227.71 feet; thence continuing in a northeasterly direction N 77° 49' 35" E, a distance of 5.88 feet to the northeast corner of Parcel 1227-1 and the northwest corner of parcel 1227-1-A; thence continuing N 77° 49' 35" E a distance of 122.67 feet; thence continuing S 88° 40' 40" E a distance of 50.00 feet; thence continuing S 47° 42' 25" E, a distance of 106.75 feet to the west right-of-way line of Niabi Zoo Road; thence continuing in a southerly direction to the southeast corner of said parcel 1227-1-A; thence continuing in a westerly direction along the south boundary line of 1227-1-A, a distance of 250 feet to the southwest corner of 1227-1-A; thence continuing in a westerly direction along the south boundary of parcel 1227-1, a distance of 384.15 feet to the southwest corner of said parcel; thence continuing in a southerly direction along the east boundary line of parcel 1218-12 to the southeast corner of said parcel and the north boundary of parcel 1218-1; thence continuing in a southerly direction along the easterly boundary line of parcel 1218-1, a distance of 324.2 feet, to the southeast corner of parcel 1218-1; thence continuing in a westerly direction along the south boundary line of parcel 1218-1 a distance of 260 feet to the southwest corner of parcel 1218-1 and the easterly boundary line of Outlot A in Bil-Mar Addition; thence continuing in a northerly direction, along the westerly boundary line of parcel 1218-1 to the southeast corner of parcel 1102-3; thence in a westerly along the south boundary of parcel 1102-3 a distance of 118.7 feet to the southeast corner of Lot 19 of Bil-Mar Addition; thence continuing along the south boundary of Lot 19 Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 19 Bil-Mar Addition and the east right-of-way line of East 7th Street; thence continuing across East 7th Street, a distance of 60 feet to the west right-of-way line of East 7th Street and the southeast corner of Lot 3 in Bil-Mar Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 3 Bil-Mar Addition and the east boundary line of Lot 19 in Country Club Estates; thence continuing in a southerly direction along the east boundary of said Lot 19 to the southeast corner of Lot 19 of Country Club Estates; thence continuing in a westerly direction along the south boundary line of Lot 19 Country Club Estates, a distance of 114.9 feet to the southwest corner of said Lot 19 in Country Club Estates and the east right-of-way line of East 6th Street; thence continuing in a westerly direction across East 6th Street a distance of 60 feet to the west right-of-way line of East 6th Street and the southeast corner of Lot 3 of Country Club Estates Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Country Club Estates Addition, a distance of 114.9 feet to the southwest corner of said Lot 3 in Country Club Estates Addition and the east boundary line of Lot 26 in Fairview Subdivision; thence in a northerly direction along the east boundary line of said Lot 26 in Fairview Subdivision to the northeast corner of said Lot 26 in Fairview Subdivision and the southeast corner of Lot 27

in Fairview Subdivision; thence continuing in a westerly direction along the south boundary line of Lot 27 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 27 in Fairview Subdivision and the east right-of-way line of East 5th Street; thence continuing in a westerly direction across East 5th Street, a distance of 66 feet to the west right-of-way line of East 5th Street and the southeast corner of Lot 3 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary of Lot 3 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 3 in Fairview Subdivision and the east boundary of Lot 4 in the Resubdivision of Lot G, Highway Acres Addition; thence in a southerly direction to the southeast corner of Lot 4 of the Resubdivision of Lot G, Highway Acres Addition; thence in a westerly direction along the south boundary of said Lot 4, a distance of 136.7 feet to the southwest corner of said Lot 4 of the Resubdivision of Lot G, Highway Acres Addition to the southwest corner of said Lot 4 and the east right-of-way line of East 4th Street; thence continuing in a westerly direction across East 4th Street, a distance of 66 feet to the west right-of-way line of East 4th Street and the southeast corner of Lot 21 of the Resubdivision of Lot G in Highway Acres Addition; thence continuing in a westerly direction along the south boundary line of said Lot 21, a distance of 126.8 feet to the southwest corner of said Lot 21 of the Resubdivision of Lot G in Highway Acres Addition and the east boundary of Lot 3 Plainview Court Subdivision; thence in a southerly direction to the southeast corner of said Lot 3 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 3 Plainview Court, a distance of 131.75 feet to the southwest corner of said Lot 3 in Plainview Court and the east right-of-way line of East 3rd Street; thence continuing in a westerly direction across East 3rd Street, a distance of 66 feet to the west right-of-way line of East 3rd Street and the southeast corner of Lot 15 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 15 in Plainview Court Subdivision, a distance of 131.75 feet to the southwest corner of said Lot 15 and the west boundary of Lot 15 in River Park Acres; thence in a northerly direction to the southeast corner of Lot 14 in River Park Acres; thence in a westerly direction along the south boundary of Lot 14 in River Park Acres, a distance of 167.5 feet to the southwest corner of said Lot 14 in River Park Acres and the east right-of-way line of East 2nd Street; thence continuing in a westerly direction across East 2nd Street, a distance of 66 feet to the west right-of-way line of East 2nd Street and the southeast corner of Lot 11 in River Park Acres; thence continuing in a westerly direction along the south boundary of Lot 11 in River Park Acres, a distance of 160 feet to the southwest corner of said Lot 11 in River Park Acres and the southeast corner of Lot 2 in River Park Acres; thence continuing in a westerly direction along the south boundary line of Lot 2 in River Park Acres, a distance of 160.13 feet to the southwest corner of said Lot 2 in River Park Acres and the East right-of-way line 1st Street; thence continuing in a westerly direction across 1st Street, a distance of 60 feet to the west right-of-way line of 1st Street; thence in a northerly direction along the west right-of-way line of 1st Street to the southeast corner of Lot 1 Selhost 1st Addition; thence continuing in a westerly direction along the south boundary line of said Lot 1 Selhost 1st Addition, a distance of 150 feet to the southwest corner of said lot 1 Selhost 1st Addition and the southeast corner of Lot 22 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 1st Addition, a distance of 140 feet to the east right-of-way line of West 2nd Street; thence continuing in a westerly direction across West 2nd Street, a distance of 66 feet to the west right-of-way line of West 2nd Street and the southeast corner of Lot 23 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 23 in Selhost 1st Addition, a distance of 140 feet to the southwest corner of said Lot 24 in Selhost 1st Addition and the southeast corner of Lot 1 in Selhost 2nd Addition; thence continuing in a westerly

direction along the south boundary of said Lot 1 Selhost 2nd Addition; a distance of 140 feet to the southwest corner of said Lot 1 Selhost 2nd Addition and the east right-of-way line of West 3rd Street; thence continuing in a westerly direction across West 3rd Street, a distance of 66 feet to the west right-of-way line of West 3rd Street and the southeast corner of Lot 22 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 2nd Addition, a distance of 140 feet to the southwest corner of said Lot 22 in Selhost 2nd Addition and the southeast corner of Lot 23 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary line of said Lot 23 Selhost 2nd Addition a distance of 140 feet to the southwest corner of said Lot 23 and the east right-of-way line of West 4th Street; thence continuing in a northerly direction along the west boundary line of said Lot 23 in Selhost 2nd Addition, a distance of 200 feet to the northwest corner of said Lot 23 and the Point of Beginning.

Attachment 2: Boundary Map – Redevelopment Project Area Amendment
No. 1



1" = 589 Feet

— District Boundary

Village of Coal Valley, Illinois
 Boundary Map
 Route 6 TIF Amendment No. 1



EHLERS
 LEADERS IN PUBLIC FINANCE

Print Date: 10/24/2017

Attachment 2a: Boundary Map – Added Area

Attachment 3: Village of Coal Valley Route 6 Redevelopment Plan and Project Area (Original Plan)

Village of Coal Valley, Illinois
Redevelopment Project Area
Tax Increment Finance Program



Redevelopment Plan and Project

June 2006

Prepared By:
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Lisle, IL 60532
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Village of Coal Valley, IL
Route 6 Redevelopment Project Area
Redevelopment Plan

Table of Contents

I. **Introduction**
 Discussion of TIF 1
 The Village of Coal Valley 2
 Summary of Village’s Problems 3
 Tax Increment Financing..... 4
 The *Redevelopment Project Area* of the Village of Coal Valley.. 5
 Village of Coal Valley Redevelopment Project and Plan 7

II. *Redevelopment Project Area* Eligibility Conditions
 Surveys and Analyses Conducted 11

III. **Redevelopment Plan**
 Redevelopment Plan Goals 12
 Redevelopment Plan Objectives 12
 Redevelopment Program 13
 Redevelopment Policies..... 16
 Redevelopment Implementation Strategies 17

IV. **Redevelopment Project Costs** 18

VI. **Redevelopment Program Certifications** 21

VII. **Provisions for Amending the Redevelopment Plan**..... 30

Tables

Table 1: TIF Base / Five-Year EAV

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

Attachments

Attachment 1: Legal Description

Attachment 2: Map

Attachment 3: Eligibility Report

I. INTRODUCTION

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended, the “Act”), the Village of Coal Valley, Illinois (the “Village”) anticipates designating the Route 6 Redevelopment Project Area as a “*Redevelopment Project Area*” under the Act (the “*Redevelopment Project Area*”), prior to which the Village shall have adopted and approved this “Tax Increment Finance Redevelopment Plan and Redevelopment Project” as a “Redevelopment Plan” (the “Redevelopment Plan”) and “Redevelopment Project” (the “Redevelopment Project”) and the use of tax increment finance (“TIF”) in connection with the payment of qualifying “Redevelopment Project Costs” under the Act and implementation of this Redevelopment Plan and the Redevelopment Project.

As part of a strategy to encourage managed redevelopment and stimulate private investment in the *Redevelopment Project Area*, the Village of Coal Valley engaged Ehlers and Associates, Inc. (the “Consultant”) to investigate whether the *Redevelopment Project Area* qualifies under the Act as a "conservation area," a "blighted area," or a combination thereof.

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

The *Redevelopment Project Area* begins at the north side of West 1st Avenue (Illinois Route 6) on a line with the northwest corner of parcel 15-5. It continues east along West 1st Avenue to the southwest side of parcel 19-7. It follows this parcel line north and then east and follows the north parcels lines of 1041, 1040, 1039, 19-4, 19-3, 19-14, 19-10, 19-3, 19-14, 19-2, 772-1, 768, 768-1, 1532, 1533, and 1810 where it turns south to West 1st Avenue and runs along the south side of West 1st Avenue to the single family lot 962 which it follows to the drainage way west of 5th Street. It turns south at that point and runs south to the north side of West 2nd Avenue. It runs east on West 2nd Avenue to the east side of West 2nd Street where it turns south. It runs to the north parcel line of 614 and follows that parcel line turning east and then south running to the south side of West 4th Avenue. It runs southwest on West 4th Avenue to a line with the west parcel line of 1220-1-C running along that parcel line. It then turns northwest running along the parcel line of 1220-1-A. It runs across the drainage way to about 1/5 of the way of parcel 905 where it turns north. It runs to about $\frac{3}{4}$ of the way

north on pin 905. At that point it turns west running on a line in parcel 905 and 15-5. It then turns north at 15-5 to the beginning.

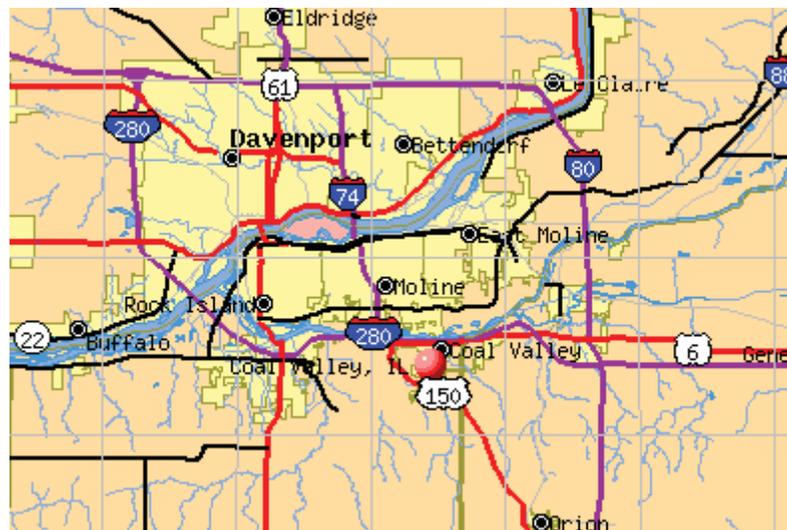
Attachment 1 is the Legal Description of the *Redevelopment Project Area*. Attachment 2 is the Map of the *Redevelopment Project Area*.

B. The Village of Coal Valley

The Village of Coal Valley has an estimated population in 2003 of 3821. Its medial household income is \$49,228 above the national median of \$41,994.

The Village has 2.9 square miles of land.

The Village of Coal Valley is located south of I -280 where it intersects with I-74. The Village is in Rock Island County, Illinois next to Moline, Illinois. The Village is in close proximity to the Metropolitan Airport. The nearest City of 50,000 is Davenport Iowa which is approximately 11.7 miles away. The Quad Cities Airport services the Village's air carrier and general aviation needs. Additional general aviation airports in the vicinity include the Davenport Municipal and the Mercer County airports.



A Village President and a Village Board composed of six Trustees govern the Village.

The Village provides the following services Police, Fire (volunteer), water and sewer. Garbage collection and disposal are provided by private services.

Mid American Energy Company provides electrical and gas services. Local phone service is provided by SBC and a myriad of companies provide long distance and cellular phone services.

Black Hawk Community College is the community college serving the community. In addition, Scott Community College, Teikyo-Marycrest University, Augustana College, Eastern Iowa Community College, and Saint Ambrose University are within fifteen miles of the Village. Western Illinois University, Illinois Central College, Bradley University, and the University of Iowa are a little over an hour's drive to the community. A number of universities in the Chicago area are approximately two and one half hours away.

Elementary School Districts providing primary education in the Village include Bicentennial Elementary School and Arrowhead Ranch Boys School.

Robert R. Jones Public Library District and Riverbend Library System provide library services for the community.

Illini Hospital in Silvis, Illinois is the closest hospital. Additional local facilities include Trinity Medical Center West in Rock Island and Genesis Medical Center in Davenport. Advanced treatment and research hospitals are available at in the Chicago area approximately two and one half hours away.

C. Summary of Village's Problems

The Village of Coal Valley is in close proximity to the Quad Cities area. This area is making a slow recovery from the catastrophic loss of jobs in Rock Island County during the 1970-s and 80. However, employment and payroll have not been replaced in industry jobs.

The Village borders I-280. This close proximity to the interstate provides good access to the Village. However, this same expressway hinders access to the US 6 corridor. No access from the north is available due to this expressway.

Likewise, the Village is in close proximity to the Rock River. While this provides navigational access to the community it also results in flooding. FEMA identified the Village as having chronic flooding and

being in the flood plain. The Route 6 corridor, which is being addressed in this document, has substantial areas within the corridor that suffer from chronic flooding problems. In addition, there are a number of structures that are obsolete and deteriorating. There is a trailer court which shows vacant lots and significant deterioration.

The vacant land, including the trailer court, also lacks adequate platting. Rights-of-way and roads are not present to support development. Finally, the Equalized Assessed Valuation of this area also has not grown at the rate of the rest of the Village. In fact there are has been a decline in the rate of growth for EAV two of the last five years.

The Village also lacks housing options. While there are a number of affordable housing units in the Village by virtue of the trailer courts, these units are now deteriorating and creating problem. The Village needs alternative housing for senior citizens. These units should address the needs of all seniors including Alzeimers care.

The Village also needs to upgrade and renew its commercial facilities. Structures are deteriorating and obsolete. They need modernization to compete and provide appropriate commercial opportunities to the citizenry.

Due to these problems and others, the Village is seeking to designate a Redevelopment Project Area in the Route 6 corridor and provide Tax Increment Financing as an economic development incentive to redevelop all or a portion of this Redevelopment Project Area.

D. Tax Increment Financing

In January 1977, the Illinois General Assembly passed the initial version of the present Tax Increment Allocation Redevelopment Act. This legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly on many occasions since 1977 amended the Act and it is now in 65 ILCS 5/11-74.4-1 *et seq.* (the “Act”). The Act provides a means for municipalities, after the approval of a Redevelopment Plan and a Redevelopment Project, designation of the *Redevelopment Project Area* and adoption of tax increment finance, to redevelop blighted, conservation, or industrial park conservation *Redevelopment Project Areas* and to pay or finance “Redevelopment Project Costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the current equalized assessed valuation (“EAV”) of real property within the *Redevelopment Project Area* over and above the

Initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for those Redevelopment Project Costs as set forth in this Redevelopment Plan. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other non-designated revenue sources such as utility taxes or sales taxes, bonds backed by the general obligation of the municipality or payable solely by Incremental Property Taxes.

Tax increment finance does not generate tax revenues by increasing tax rates, but rather through the capture for the term of the designated *Redevelopment Project Area* of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties results from a municipality's redevelopment program, improvements and activities, various development and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied on the Initial EAV of properties within the *Redevelopment Project Area*. Additionally, taxing districts can receive distributions of Incremental Property Taxes designated by the Village as "surplus" under the Act. This can occur when taxes received exceed principal and interest obligations for that year and expected Redevelopment Project Cost expenditures necessary to implement the Redevelopment Plan or fails to timely earmark Incremental Taxes for certain Redevelopment Project Costs. Taxing districts also benefit from the increased property tax base after Redevelopment Project Costs and obligations payable from property taxes are paid.

E. The *Redevelopment Project Area* of the Village of Coal Valley

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to as the Village of Coal Valley, Route 6 Redevelopment Project Area to document any blighting or conservation area factors that may exist within the *Redevelopment Project Area*. The Consultant documented these factors in an analysis entitled the "Village of Coal Valley, Route 6 Redevelopment Project Area Eligibility Report, June 2006" (the "Eligibility Report"), in Attachment 3 to this Redevelopment Plan. The *Redevelopment Project Area* and its existing conditions are briefly described below. For greater detail on these factors, refer to the Eligibility Report, in

such Attachment 3.

The *Redevelopment Project Area* begins at the north side of West 1st Avenue (Illinois Route 6) on a line with the northwest corner of parcel 15-5. It continues east along West 1st Avenue to the southwest side of parcel 19-7. It follows this parcel line north and then east and follows the north parcels lines of 1041, 1040, 1039, 19-4, 19-3, 19-14, 19-10, 19-3, 19-14, 19-2, 772-1, 768-1, 1532, 1533, and 1810 where it turns south to West 1st Avenue and runs along the south side of West 1st Avenue to the single family lot 962 which it follows to the drainage way west of 5th Street. It turns south at that point and runs south to the north side of West 2nd Avenue. It runs east on West 2nd Avenue to the east side of West 2nd Street where it turns south. It runs to the north parcel line of 614 and follows that parcel line turning east and then south running to the south side of West 4th Avenue. It runs southwest on West 4th Avenue to a line with the west parcel line of 1220-1-C running along that parcel line. It then turns northwest running along the parcel line of 1220-1-A. It runs across the drainage way to about 1/5 of the way of parcel 905 where it turns north. It runs to about $\frac{3}{4}$ of the way north on pin 905. At that point it turns west running on a line in parcel 905 and 15-5. It then turns north at 15-5 to the beginning.

The *Redevelopment Project Area* contains approximately 59 acres.

Attachment 1 is a legal description of the *Redevelopment Project Area* and is incorporated into this document by reference hereto. Attachment 2 is a map of the *Redevelopment Project Area* which is incorporated into this document by reference hereto.



Ariel Map of Redevelopment Project Area

F. The Village of Coal Valley Tax Increment Redevelopment Project and Redevelopment Plan

The *Redevelopment Project Area* as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the *Redevelopment Project Area* as a whole will be developed or redeveloped on a comprehensive and coordinated basis without the use of TIF.

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

In order for future development and redevelopment successes to occur, cooperation is necessary between the private sector and the Village. Tax Increment Finance and other Village, State and Federal programs within the *Redevelopment Project Area* is a means of implementing such cooperation. By means of public investment, the *Redevelopment Project Area* will become a stable environment that will attract additional private investment. With this as a sound financial base, the Village will be better able to provide adequate services for its citizens and increase the viability of the Village.

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

Attachment 1 is the legal description and Attachment 2 is the map depicting the boundaries of the *Redevelopment Project Area*.

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. The Village will use Incremental Property Taxes to stimulate the comprehensive and coordinated development of the *Redevelopment Project Area*. Only through the implementation of Redevelopment Project Costs allowed under the Act would the *Redevelopment Project Area* develop on a

comprehensive and coordinated basis, thereby reducing the blighting factors, which have precluded substantial development and redevelopment of the *Redevelopment Project Area* by the private sector. Left on its own, the *Redevelopment Project Area*, without costs authorized by the Act, would continue to experience blight conditions and will see that blight expand.

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

- To eradicate blighting conditions in the commercial structures;
- To retain and create employment opportunities;
- To add to the inventory of residential and commercial development;
- To make public investments that will encourage private investment;
- To restore and enhance the tax base of taxing districts within the *Redevelopment Project Area*;
- To increase sales tax for the Village;
- To provide private incentives such as interest subsidies;
- To acquire, construct, (which includes repair, remodeling and rehabilitation) and install public facilities and improvements;
- To encourage private development of residential, business and commercial improvements and facilities;
- To develop specialized residential properties;
- To alleviate a chronic flooding condition affecting portions of the Redevelopment Project Area.

To accomplish redevelopment on a comprehensive basis within the *Redevelopment Project Area*, the following steps should be taken:

- 1) Coordinate design within the *Redevelopment Project Area*;
- 2) Repair, remodel, or replace obsolescent and deteriorating structures;
- 3) Construct, improve and replace existing public facilities and improvements that are deteriorating or are needed to support the development;
- 4) Maximize and improve access including the platting of areas to provide for streets and ROW's;
- 5) Relocate affected businesses;

- 6) Provide for new or rebuilt public infrastructure, facilities and improvements to maximize the development;
- 7) Undertake a landscaping/ façade/ beautification plan;
- 8) Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development Activities;
- 9) Provide financing assistance and interest subsidy for public and private development activities;
- 10) Develop public improvements (i.e. drainage and flood management control facilities such as, for example, detention basins) to alleviate the flooding problem.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The *Redevelopment Project Area's* blight conditions documented in this section are based on surveys and analyses conducted by the Consultant in June 2006. As set forth in the Act, the *Redevelopment Project Area* qualifies as a "blighted area".

Below is a summary of these findings.

The *Redevelopment Project Area* meets the required five criteria as listed below for designation as "blighted" for improved land.

- Obsolescence
- Deterioration
- Excessive Vacancies
- Lack of community planning
- EAV increased at a lesser rate than the Village as a whole for three of the last five years.

The *Redevelopment Project Area* meets the requirements of the Act for designation of vacant land as a Blighted Area. These eligibility factors in the vacant area include:

- Obsolete platting of vacant land that failed to create rights-of-ways for streets or alleys and that omitted easements for public utilities.
- The total equalized assessed value of the proposed *Redevelopment Project Area* the year in which the *Redevelopment Project Area* is designated is increasing at an annual rate: that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available. (Four years were less in the *Redevelopment Project Area*.)
- Deterioration of structures or site improvements in neighboring or adjacent areas

Further, the *Redevelopment Project Area* meets the requirements of the Act for designation of vacant land as a Blighted Area based on an additional section of the Act. In this section of the Act, one criterion meets the requirements. In this case, there is one criterion present as follows:

- The Village could conclude that the vacant property in the *Redevelopment Project Area* suffers from chronic flooding that impacts real property based on determination of a regulatory agency in this case Federal Emergency Management Agency.

The Vacant Land has also been platted.

Finally, there must be a reasonable presence and distribution of these factors as stated in the Act. The criteria are reasonably present and are distributed throughout the *Redevelopment Project Area* as documented in the Rating Survey.

For a more detailed analysis of the blight designations refer to “Village of Coal Valley, Route 6 Eligibility Study” June 2006 Attachment 3. This document is incorporated by reference hereto.

Surveys and Analyses Conducted

The conditions summarized above are based upon surveys and analysis conducted by the Consultant. The surveys and analysis on improved areas conducted include:

- 1) An exterior survey of the condition and use of each structure;
- 2) Field survey of environmental conditions covering streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- 3) Analysis of existing land and building uses and their relationships;
- 4) Analysis of tax maps to ascertain platting;
- 5) Analysis of vacant sites; and
- 6) Review of previously prepared plans, studies and data.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

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

- 1) An improved quality of life in the *Redevelopment Project Area* and the Village by the reduction of physical and economic deterioration.
- 2) An environment within the *Redevelopment Project Area* which will contribute more positively to the health, safety and general welfare of the Village, and preserve or enhance the value of properties adjacent to *Redevelopment Project Area*.
- 3) A diversified and increased tax base for the Village and an increased property tax base for other local governments having jurisdiction overlapping the *Redevelopment Project Area*.
- 4) A strong and diverse the economy for the Village and the larger community.
- 5) A sound economic environment in the *Redevelopment Project Area*, thereby creating employment opportunities within the community.
- 6) An array of safe and appropriate housing for residents.
- 7) A reduction of environmental problems within the Redevelopment Project Area.

B. Redevelopment Plan Objectives

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

- 1) Reduce or eliminate those conditions that qualify the *Redevelopment Project Area* as a “blighted area.” This includes the chronic flooding problem. Attachment 3 describes these conditions.

- 2) Encourage a high-quality appearance of buildings and rights-of-way and encourage high standards of design.
- 3) Strengthen the economic well-being of the *Redevelopment Project Area* and the Village by increasing business activity, tax base, and job opportunities.
- 4) Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
- 5) Stimulate private investment in appropriate new construction and rehabilitation.
- 6) Achieve attractive development with a complementary mix of uses within the *Redevelopment Project Area*.
- 7) 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.
- 8) Provide needed incentives to encourage a broad range of improvements.
- 9) Improve the visual attractiveness of the Village by landscaping, renovation or removal of buildings and other structures, screening of unattractive uses, and façade improvements.
- 10) Provide an appropriate array of housing opportunities within the Village including senior housing and special needs senior housing.
- 11) Create flood detention and retention facilities.

C. Redevelopment Program

The Village proposes to achieve its redevelopment goals and objectives for the *Redevelopment Project Area* through public payments, subsidy and 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 Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2) Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of redevelopment. 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 Village for the purpose of new development.

3) Site Preparation

The Village may assist businesses in the assembly, acquisition and preparation of land and buildings for the relocation of businesses including IEPA hazardous waste clean up and mitigation of flooding or wet lands. To the extent these conditions are found, funds may be used to assess the conditions and, where applicable, provide for or assist with the clean up.

4) Displacement

In the event that active businesses and residential units are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services.

As there are fewer than ten residential displacements or seventy-five occupied residential units, a Housing Impact Study and Relocation Plan will not be necessary.

5) Redevelopment Agreements

The Village may enter into redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land, demolition of buildings, rehabilitation of buildings, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Redevelopment agreements may contain terms

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

6) Provision of Public Works or Improvements

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

a) Streets, Sidewalks, Utilities and Parking

It is anticipated that public infrastructure improvements will 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*. Parking lots will need to be constructed, and replaced, improved, or modified to meet the needs of businesses.

b) Landscaping

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

c) Stormwater Management and Sanitary System Improvements

Stormwater and sanitary system improvements may be provided. Stormwater Improvements may address chronic flooding problems. The chronic flooding problems are to be at least partially mitigated.

d) Water System Improvements

Additions may be made to the water system.

7) Building Rehabilitation and Facade Improvements

The Village will encourage the rehabilitation of buildings, both public and private, which includes upgrading commercial facades that are basically sound.

8) Building Demolition

Where possible, buildings will be remodeled, repaired and rehabilitated. Where this is not possible, due to deterioration or with buildings that are not compatible in the market, buildings may

be demolished.

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 Subsidies

Funds may be provided to redevelopers or developers for a portion of interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of qualifying redevelopment facilities and improvements.

12) Assist in Financing Project Contiguous TIF Districts

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

D. Redevelopment Policies

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

The Village may also employ other financial incentives for private investment within the *Redevelopment Project Area*. This includes Tax Increment Financing, which constitutes one of the key financial components for enabling the redevelopment of the *Redevelopment Project Area*. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Implementation Strategy

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

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

IV. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be 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 (2006dollars) 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 the *Redevelopment Project Area*, the Village shall be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs. Redevelopment Project Costs, described in this Redevelopment 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 Redevelopment Plan, inclusion herein, does not commit the Village to finance all these costs with TIF.

- | | |
|---|-------------|
| (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 <i>Redevelopment Project Area</i> or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services.... | \$1,000,000 |
| (2) Costs of marketing sites within the <i>Redevelopment Project Area</i> to prospective businesses, developers, and investors..... | \$250,000 |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land..... | \$5,000,000 |

- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, and fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a **Redevelopment Project**, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private 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*..... \$ 500,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto..... \$1,000,000
- (8) To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project..... \$3,000,000
- (9) Relocation costs to the extent that a municipality determines that relocation costs should be paid or as 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.....	\$1,000,000
(13) Contributions to Schools for an increased student population as a result of TIF Projects	\$1,000,000
(14) Contributions to Library for an increased library population as the result of TIF projects.....	\$1,000,000
(15) Construction Costs for Affordable Housing.....	\$5,000,000

The above costs may be affected by direct payment of or reimbursing developers who incur **Redevelopment Project Costs** authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the **Act** from one *Redevelopment Project Area* for eligible costs 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 Village will carefully stage or phase Village 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 **Redevelopment Project Costs**.

Notes:

1. All costs shown are in 2006 dollars and do not include additional costs to be incurred in future financing (e.g., bond. issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Private redevelopment costs and investments are in addition to the above.
3. If allowed by the Act adjustments to line items may be made within the total budget.
4. Certain infrastructure work in connection and appurtenant to the Redevelopment Project Area can be undertaken.

VI. REDEVELOPMENT PROGRAM CERTIFICATIONS

This section reviews the Redevelopment Plan and provides appropriate responses to certifications required in the Act. According to 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 Section IV. Redevelopment Project Costs, which is incorporated by this reference.

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

The *Redevelopment Project Area* on the whole has not been subject to growth and development through investment by private enterprise and will not be without TIF assistance. Evidence includes the following:

The *Redevelopment Project Area* has had an annual rate of growth less than the remainder of the Village for the last five years. Two of the last three years have shown a decrease in EAV preceded by a 20.34 decrease in the year 2000. The average growth rate for the EAV of the *Redevelopment Project Area* has been -2.6% while the Village’s average rate of growth for EAV has been 7.6%.

Despite its advantageous location near an active Regional Airport the Redevelopment Project Area still lags behind economic growth being experienced the community and surrounding areas. Development of the area is complicated by the expressway that is contiguous to the Likewise, flooding exists in parts of the Redevelopment Project Area. As noted in Table 1, the EAV of the Village has increased at a rate higher than that of the *Redevelopment Project Area* for the last five years. In fact two years saw a decrease in the EAV in the **Redevelopment Project Area**. This follows a significant decrease of over twenty percent in the previous sixth year.

Table 1 is incorporated by this reference.

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 the Redevelopment Plan, is unlikely to cause increased demand for services or capital improvements in other taxing districts. This impact as well as its remediation is addressed in the following analysis by district.

No current property taxes are to be diverted from any taxing district. The following is an assessment by taxing district within the *Redevelopment Project Area*:

Village of Coal Valley

There will be no increased demand for services or negative financial impact. It will be necessary to develop utilities in the vacant land. It will be necessary to address flooding issues. Redevelopment Project Costs address these needs. Funds are available in the budget for capital costs to meet these needs.

Increased fire and paramedic services may be needed. Funds will be included for capital cost that might be necessary as a result of the *Redevelopment Plan and Project*.

Rock Island County

There will be no increased demand for services or negative financial impact.

Coal Valley Township

There will be no increased demand for services or negative financial impact.

Road & Bridge-Coal Valley Township

There will be no increased demand for services or negative financial impact.

Road & Bridge Municipal Coal Valley

There will be no increased demand for services or negative financial impact.

School District 40

There will be no increased demand for services or negative financial impact. Should there be an unexpected increase in the number of students as the result of activities undertaken in the Redevelopment Project Area, the School District will be compensated according to the Act. However, the project is expected to provide residential units for seniors only.

Coal Valley Fire Prot. Dist.

There will be no increased demand for services or negative financial impact. However, should special equipment be required as the result of the nature of housing in the Redevelopment Project Area, funds for capital equipment are included within the budget.

Metro Air Authority

There will be no increased demand for services or negative financial impact.

R Jones Library

There will be no increased demand for services or negative financial impact. If there are additional library patrons as the result of activities undertaken in the Redevelopment Project Area, the District will be compensated according to the Act. In addition, capital funds are included in the budget should there be appropriate capital expenses.

Blackhawk College 503

There will be no increased demand for services or negative financial impact.

D. The sources of funds to pay costs.

The real estate property tax increment is the principal source of funds to pay for Redevelopment Project Costs or to pay and/or secure municipal TIF general or revenue obligations. In addition, the Village may utilize state and federal grants. Finally, the community 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 Village may issue obligations secured by Incremental Property Taxes pursuant to the Act. To enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds or other obligations, including alternate bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall have a term not to exceed twenty (20) years and shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving this *Redevelopment Project Area* and approving this Redevelopment Plan, with the Village having the right under the Act and this Redevelopment Plan to have obligations maturing in the 24th year and

to apply Incremental Property Taxes received in such 24th year. Obligations may be of parity or senior/junior natures.

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.

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

See Table 1 for the most recent equalized assessed valuation, which is incorporated here by reference.

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

Most General Land Uses within the *Redevelopment Project Area* will remain the same. The agricultural zoning in one small area will be changed to residential zoning. See Table 1, which is incorporated here by reference for estimated EAV.

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

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

In order to implement this principle for this Redevelopment Plan, the Village 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 Village shall be required to agree to the principles set forth in this section.

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

This Redevelopment Plan does not concern 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.

The *Redevelopment Project Area* is within the boundaries of the Village.

The Village of Coal Valley 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 adoption of the Redevelopment Plan.

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

Table 1 shows the EAV of the community and *Redevelopment Project Area*. During the last five years the EAV of the community has averaged an increase of 7.6% where the *Redevelopment Project Area* has exhibited an increase of 1.6%. In addition, in two of the last five years show a decrease in EAV.

Without the adoption of this Redevelopment Plan, the *Redevelopment Project Area* is not reasonably expected to be redeveloped by private enterprise. In the absence of Village assisted redevelopment initiatives and activities, there is a

prospect that blighting conditions will continue to exist. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the *Redevelopment Project Area* could lead to a reduction of real estate tax revenue to all taxing districts.

2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole... (additional provisions for municipalities with a population of 100,000 or more).

This **Redevelopment Plan** conforms to and is consistent with the comprehensive plan for the development of the municipality. The Village's Comprehensive Plan is entitled Comprehensive Plan of Coal Valley, Illinois; October 2005 Update.

Vision

"The Village Coal valley will continue to be primarily a residential community offering a positive living environment for people of all ages and backgrounds. The area of the Village will be expanded to include a greater range of housing types; to accommodate the needs of its residents and to provide space for additional commercial and light industrial development and to diversify the tax base. Local public services and facilities will be developed and maintained at a level desired and needed by Village residents and its expanded commercial and light industrial activities."

The following are goals, objectives, and policies of the Comprehensive Plan conform to the Redevelopment Plan:

Goal #6—Economic Development

The maintenance and expansion of businesses in the Village by encouraging commercial and light industrial Development

Objective 1. To review and assess the needs of existing businesses and to develop the local capacity, when possible, to assist new and existing businesses.

Goal #7—Housing

The expansion of housing types in the Village to accommodate the needs of current and future residents.

Objective 2. To seek out funding programs that improve housing opportunities in the Village.

The *Redevelopment Project Area* should be redeveloped primarily in a planned and cohesive manner providing sites for residential and commercial uses. The various land uses are arranged and located to minimize conflicts between neighboring land use activities.

In addition to the land use proposals shown, the general land use plan as described above, all Redevelopment Projects shall be subject to the provisions of the Village's ordinances and other applicable codes as may be in existence and may be amended from time to time.

Based on the above comparison the Village finds that the Goals and Objectives of the Redevelopment Plan support the Goals and Objectives of the Village's Comprehensive Plan.

- 3. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the Redevelopment Project and retirement of obligations issues to finance the Redevelopment Project Costs. The Act sets the maximum date at not more than 23 years.**

The Redevelopment Project is to be completed in 2029 on or before the anniversary date of the adoption of the ordinance adopting this Redevelopment Plan and Project. The Village reserves the right under the Act and this Redevelopment Plan to receive the 23rd year of Incremental Property Taxes by December 31 of the 24th year, December 31, 2030.

- 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 Project Redevelopment Project Area would not reasonably be developed without the use of incremental revenue.**

The Village finds that the *Redevelopment Project Area* would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under redevelopment program Certification B that is incorporated here by this reference.

- 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*.**

Except in the case of contiguous TIF's should they be created and certain infrastructure work in connection and appurtenant to the Redevelopment Project Area, the Village of Coal Valley certifies that Incremental Property Taxes will be exclusively utilized for the development of the *Redevelopment Project Area*. Incremental Property Taxes will be used according to the budget set forth in this plan for the development and redevelopment of the *Redevelopment Project Area*.

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

The Village of Coal Valley hereby certifies that this Redevelopment Plan will not result in displacement of residents from 10 or more inhabited residential units.

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

The Village of Coal Valley hereby certifies that there are fewer than 75 inhabited residential units in the *Redevelopment Project Area*.

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

The Village of Coal Valley hereby certifies that this Redevelopment Plan will not result in displacement of residents from 10 or more inhabited residential units and there are fewer than 75 inhabited residential units within the *Redevelopment Project Area*; therefore no housing impact study is required.

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

As certified above in 7. and 8., the Redevelopment 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 Redevelopment Plan does not require a housing impact study and, therefore, requires no relocation plan.

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

As certified, the Redevelopment Plan does not require a housing impact study. Should there be more ten relocations or more in the Redevelopment Project Area, the Village will develop a housing impact study and relocation plan according to the Act.

VII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

**TABLE 1
VILLAGE OF COAL VALLEY
ROUTE 6
REDEVELOPMENT PROJECT AREA**

TIF BASE and FIVE-YEAR EAV

Coal Valley PARCEL	EAV							
	2005	2004	2003	2002	2001	2000	1999	
768	11,997	11,648	11,420	11,420	8,775	8,688	8,518	
770	24,587	23,871	23,402	23,402	23,402	23,170	22,716	
771	33,322	32,352	31,718	15,453	31,729	31,415	30,799	
905	280,132	271,973	286,688	330,145	297,146	261,204	692,582	
911	25,938	25,183	24,689	24,689	21,336	21,125	20,711	
1038	33,638	32,659	32,018	32,018	28,097	27,818	27,273	
1039	23,829	23,135	22,682	22,682	21,026	20,818	20,410	
1040	9,002	8,740	8,569	8,569	7,872	7,794	7,641	
1041	10,102	9,808	9,616	9,616	8,659	8,574	8,406	
1532	32,609	31,659	31,038	31,038	27,299	27,029	26,499	
1533	38,658	37,532	36,796	36,796	36,796	36,432	35,718	
1611	25,966	25,210	24,716	24,716	24,716	24,471	23,991	
1612	74,657	72,482	71,061	71,061	71,061	70,358	68,979	
1613	226,913	220,304	215,984	215,984	215,984	213,846	209,653	
1614	59,262	57,536	56,407	56,407	54,241	48,193	43,380	
1220-1-A	4,518	4,386	4,300	4,300	4,294	4,252	4,169	
15-5	72,793	70,673	69,287	69,287	69,287	68,601	31,988	
18-10	5,412	5,254	5,151	5,151	5,151	5,100	2,750	
19-10	33,472	32,497	31,860	33,275	24,925	24,678	24,194	
19-12								
19-14	33,721	32,739	32,097	32,097	32,097	31,779	31,156	
19-2	7,879	7,649	7,499	7,499	7,499	7,424	7,278	
19-4	22,248	21,600	21,176	21,176	16,356	16,194	15,876	
19-6	4,329	4,203	23,673	23,673	18,458	18,275	17,917	
19-7	83,896	81,452	79,855	79,855	79,855	79,065	77,515	
20-1	202,861	204,849	200,832	200,832	200,832	198,843	194,944	
20-1-A-1	21,552	17,999	17,646	17,646	17,545	17,371	17,030	
20-1-A-2	21,472	17,944	17,592	17,592	17,502	17,328	16,988	
20-1-A-3	22,553	20,439	20,038	20,038	19,984	19,786	19,398	
20-1-A-4	22,504	20,392	19,992	19,992	19,940	19,742	19,355	
20-1-C	2,271	2,523	2,803	3,115	3,460	3,845	3,805	
20-1-D	20,600							
768-1	27,413	26,615	26,093	26,093	20,530	20,326	19,927	
768-2	15,178	14,736	14,447	14,447	11,236	11,124	10,906	
772-1	5,122	4,973	4,876	4,876	5,151	5,100	5,000	
906-1	13,826	13,423	14,160	38,020	38,020	37,644	36,905	
TOTAL	1,554,232	1,488,438	1,500,181	1,552,960	1,490,261	1,437,412	1,804,377	

**TABLE 2
VILLAGE OF COAL VALLEY
ROUTE 6
REDEVELOPMENT PLAN AND PROJECT AREA**

PROJECTED EAV AND TAX INCREMENT

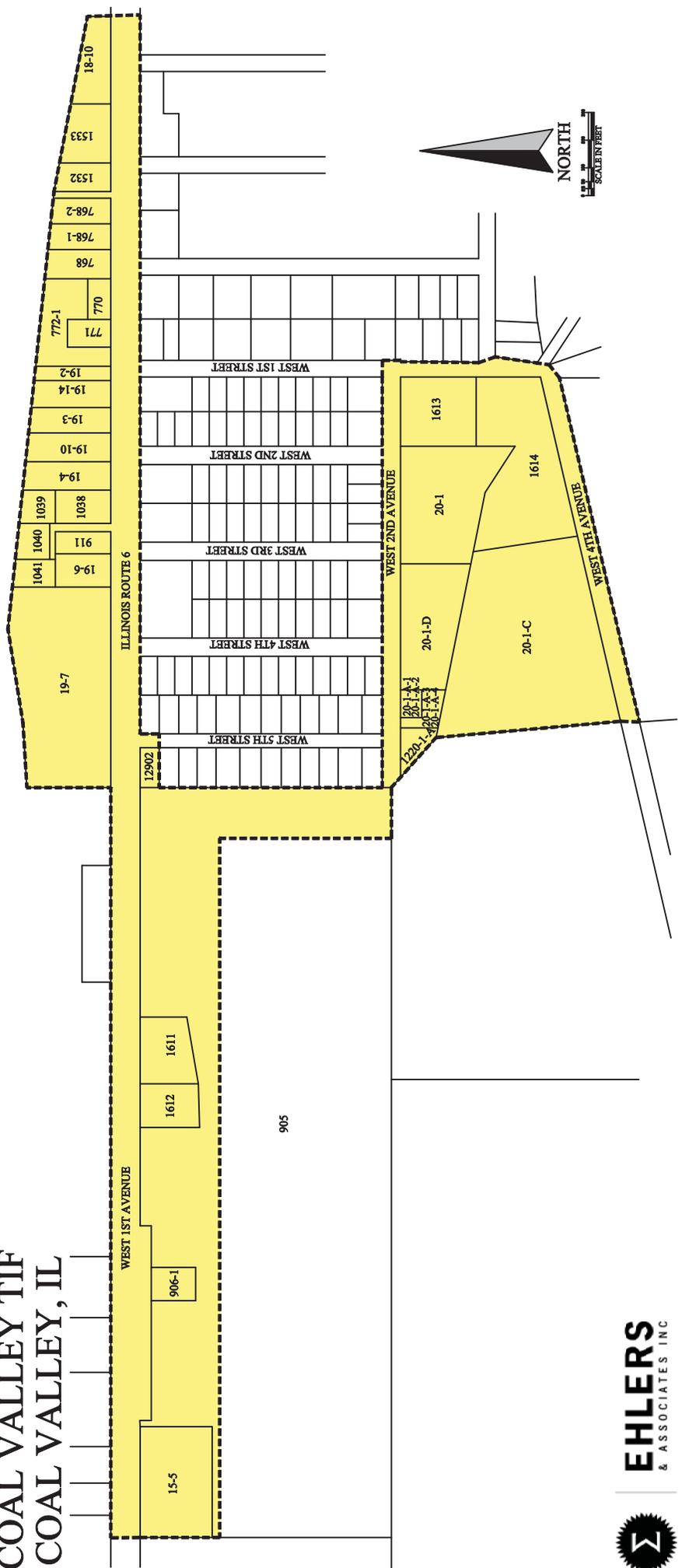
Route 6 Redevelopment Project Area								
Base Value		\$ 1,554,232		Inflation Factor			1.00%	
<i>Construction Year</i>	<i>Valuation Year</i>	<i>Revenue Year</i>	<i>Inflation Increment</i>	<i>Value Added</i>	<i>Valuation Increment</i>	<i>Tax Rate</i>	<i>Tax Increment</i>	
1	2007	2008	2009		0	0	7.9017	0
2	2008	2009	2010	15,542	950,000	965,542	7.9017	76,294
3	2009	2010	2011	25,198	950,000	1,940,740	7.9017	153,351
4	2010	2011	2012	34,950	750,000	2,725,690	7.9017	215,376
5	2011	2012	2013	42,799	50,000	2,818,489	7.9017	222,709
6	2012	2013	2014	43,727	50,000	2,912,216	7.9017	230,115
7	2013	2014	2015	44,664	25,000	2,981,881	7.9017	235,619
8	2014	2015	2016	45,361	25,000	3,052,242	7.9017	241,179
9	2015	2016	2017	46,065	500,000	3,598,307	7.9017	284,327
10	2016	2017	2018	51,525	500,000	4,149,832	7.9017	327,907
11	2017	2018	2019	57,041	25,000	4,231,873	7.9017	334,390
12	2018	2019	2020	57,861	25,000	4,314,734	7.9017	340,937
13	2019	2020	2021	58,690	25,000	4,398,423	7.9017	347,550
14	2020	2021	2022	59,527		4,457,950	7.9017	352,254
15	2021	2022	2023	60,122		4,518,072	7.9017	357,004
16	2022	2023	2024	60,723		4,578,795	7.9017	361,803
17	2023	2024	2025	61,330		4,640,125	7.9017	366,649
18	2024	2025	2026	61,944		4,702,069	7.9017	371,543
19	2025	2026	2027	62,563		4,764,632	7.9017	376,487
20	2026	2027	2028	63,189		4,827,820	7.9017	381,480
21	2027	2028	2029	63,821		4,891,641	7.9017	386,523
22	2028	2029	2030	64,459		4,956,099	7.9017	391,616
23	2029	2030	2031	65,103		5,021,203	7.9017	396,760
Totals					3,875,000			6,751,874
Present Value at 5.75%							\$	3,238,360

**ATTACHMENT 1
VILLAGE OF COAL VALLEY
ROUTE 6
REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

**ATTACHMENT 2
VILLAGE OF COAL VALLEY
ROUTE 6
REDEVELOPMENT PROJECT AREA**

MAP

COAL VALLEY TIF COAL VALLEY, IL



**ATTACHMENT 3
VILLAGE OF COAL VALLEY
ROUTE 6
REDEVELOPMENT PLAN AND PROJECT AREA**

ELIGIBILITY REPORT
(See Separate Report)

Village of Coal Valley, Illinois
Redevelopment Project Area
Tax Increment Finance Program



Eligibility Report

June 2006

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**Village of Coal Valley
Route 6 Redevelopment Project Area
Eligibility Report
Table of Contents**

Executive Summary	3
I. Basis for Redevelopment	
Statutory Required Findings.....	3
Eligibility of a Blighted Area.....	4
Eligibility of a Conservation Area	5
Eligibility of an Industrial Park Conservation Area.....	5
Conclusion and Findings.....	6
II. The <i>Redevelopment Project Area</i>	8
III. Analysis of Conditions in the Area	
Eligibility Survey and Analysis.....	9
Presence of Blight Factors	10
Eligibility of a Blighted Area	10
Eligibility of a Conservation Area	18
IV. Eligibility Conclusions	19
V. Tables	
Table 1: TIF Base / Five-Year EAV.....	21
Table 2: Rating Survey	22
VI. Attachments	
Attachment 1: Legal Description	
Attachment 2: Map	
Attachment 3: Flood Maps	
Attachment 4: Photographs of <i>Redevelopment Project Area</i>	

EXECUTIVE SUMMARY

This Village of Coal Valley’s *Route 6 Redevelopment Project Area Eligibility Report* (the “*Eligibility Report*”), among other things, documents the eligibility and qualifications of the *Redevelopment Project Area* (the “*Redevelopment Project Area*”) in the Village of Coal Valley, Illinois (the “*Village*”) for designation as a *blighted area* pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “*Act*”).

As set forth in the Act, “*Redevelopment Project Area*” (*Redevelopment Project Area*) means an area designated by a municipality, which is not less in the aggregate than 1½ 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” (an “**Industrial Park Conservation Area**”) or a blighted area (“**Blighted Area**”) or a conservation area (“**Conservation Area**”), or a combination of both.

“**Blighted Area**” provisions apply to this *Redevelopment Project Area*.

As defined in the Act “...‘**blighted**’ area means any improved or vacant area within the boundaries of a *Redevelopment Project Area* located within the territorial limits of the municipality where:” industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the *Redevelopment Project Area*.

As defined in the Act “...‘**conservation**’ area means any improved or vacant area within the boundaries of a *Redevelopment Project Area* located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...”

As defined in the Act “...‘**industrial park conservation area**’ means 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 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the *Redevelopment Project Area*, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.”

This Eligibility Report documents the relevant statutory requirements and how the *Redevelopment Project Area* meets the eligibility criteria.

I. BASIS FOR REDEVELOPMENT

A. Statutorily Required Findings

The Illinois General Assembly made two key findings in adopting the *Act*:

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

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

To ensure that the exercise of these powers is proper and in the public interest, the *Act* also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project qualifies either as a “Blighted Area” or as a “Conservation Area” or a Combination of Blighted and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the *Act*.

B. Eligibility of a Blighted Area

“Blighted area,” means any improved or vacant area within the boundaries of a *Redevelopment Project Area* located within the territorial limits of the municipality where:

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

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

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

1. Obsolete platting
2. Diversity of ownership
3. Tax sale and special ownership
4. Deterioration of structures or site improvements in neighboring or adjacent Areas
5. The *Redevelopment Project Area* has incurred Illinois Environmental Protection Agency or United States Environmental Protection remediation costs.

6. The Total EAV of the proposed area has declined or not appropriately appreciated for (3) of the last (5) calendar years.

3. If vacant (Vacant Land), the sound growth of the *Redevelopment Project Area* is impaired by one of the following factors that **(i)** is present, with that presence documented to a meaningful extent, so that a Village may reasonably find that the factor is clearly present within the intent of the *Act*, and **(ii)** is reasonably distributed throughout the vacant part of the area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of unused rail yards, rail tracks, or railroad rights-of-way. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
3. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
4. Prior to the effective date of the applicable amendatory *Act* of the 91st General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the *Redevelopment Project Area*, and the area meets at least one of the factors itemized in paragraph (1) above, 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.
5. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Eligibility of a Conservation Area

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

The factors are the same factors listed for developed land in a **Blighted Area**.

D. Eligibility of an Industrial Park Conservation Area

In order to be determined to be an **Industrial Park Conservation Area**, vacant property must meet the following requirements and definitions:

1. Annexation Prior to Adoption
2. Industrial Zoning
3. Property is Vacant
4. Labor Surplus Municipality

5. Property is to become part of an industrial park
6. Contiguous to blighted area

E. Conclusions and Eligibility Findings

1. There are three categories under which an area can be determined to meet the blight criteria. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the **Blighted** and **Conservation** designation deals with improved land. Two sets within the blighted designation deal with vacant land. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the *Redevelopment Project Area* and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the *Act*; Each claimed factor is distributed throughout the *Redevelopment Project Area* and is present to a meaningful extent throughout the *Redevelopment Project Area*.
3. The property must equal or exceed 1.5 acres. The property exceeds 1.5 acres at 75 acres.

This report concludes that the Coal Valley Route 6 Redevelopment Area is eligible for TIF designation as blighted for improved and vacant land.

Five criteria of thirteen criteria required for improved land. The *Redevelopment Project Area* meets the requirements for designation as **Blighted** based on the following five criteria present for improved land:

- Obsolescence
- Deterioration
- Excessive land coverage
- Lack of community planning
- EAV increased at a lesser rate than the Village as a whole for three of the last five years.

The *Redevelopment Project Area* is not eligible to be designated as a “**Conservation Area**” because on 48% of the structures are 35 years or older. Fifty percent is required for designation. As it meets the criteria for “**Blighted Area**” the *Redevelopment Project Area* meets the other requirement for designation in that it meets five criteria and three are required.

The following blocks constitute vacant land or partially vacant land:

20-1 D
20-1-C
905*

*Denotes Trailer Area

The Coal Valley Route 6 Redevelopment Project Area meets the requirements for designation as **Blighted** (vacant) based on the following:

1. For vacant land, the minimum of two criteria is required under one section, three criteria are met as follows:
 - EAV Increase less than City Increase, (four) of five years
 - Obsolete Platting
 - Adjacent Structures and Site Improvements are deteriorated.
2. For vacant land, the minimum of one criteria is required under one section, one criteria is met:
 - Flooding is present in the trailer court area. The owner of the trailer court to keep floodwaters out of that facility has constructed an artificial dyke and that area is on the flood plain map. The small area of vacant land north of West 4th avenue does not appear on the FEMA map; however, it experiences chronic flooding problems as reported by the Village. This area is a small part of the overall *Redevelopment Project Area*.

For designation as a **blighted area** only one of the two sets of criteria needs to be met. In this case, the vacant land meets both sets of criteria. The above factors are distributed throughout the vacant portions of the *Redevelopment Project Area* and are present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the *Act*.

The vacant land meets the definition of vacant according to the *Act*.

II. THE REDEVELOPMENT PROJECT AREA

The *Redevelopment Project Area* is approximately 75 acres and will be inside the following described general boundary as follows:

The *Redevelopment Project Area* begins at the north side of West 1st Avenue (Illinois Route 6) on a line with the northwest corner of parcel 15-5. It continues east along West 1st Avenue to the southwest side of parcel 19-7. It follows this parcel line north and then east and follows the north parcels lines of 1041, 1040, 1039, 19-4, 19-3, 19-14, 19-10, 19-3, 19-14, 19-2, 772-1, 768, 768-1, 1532, 1533, and 1810 where it turns south to West 1st Avenue and runs along the south side of West 1st Avenue to the single family lot 962 which it follows to the drainage way west of 5th Street. It turns south at that point and runs south to the north side of West 2nd Avenue. It runs east on West 2nd Avenue to the east side of West 2nd Street where it turns south. It runs to the north parcel line of 614 and follows that parcel line turning east and then south running to the south side of West 4th Avenue. It runs southwest on West 4th Avenue to a line with the west parcel line of 1220-1-C running along that parcel line. It then turns northwest running along the parcel line of 1220-1-A. It runs across the drainage way to about 1/5 of the way of parcel 905 where it turns north. It runs to about 3/4 of the way north on pin 905. At that point it turns west running on a line in parcel 905 and 15-5. It then turns north at 15-5 to the beginning.

Attachment 1 is the Legal Description of the *Redevelopment Project Area* and is made part of this document by reference hereto.

Attachment 2 is the Map of the *Redevelopment Project Area*.

III. ANALYSIS OF CONDITIONS IN THE *REDEVELOPMENT PROJECT AREA*

In determining whether or not the proposed *Redevelopment Project Area* meets the eligibility requirements of the *Act*, at the Village's direction, Ehlers & Associates, Inc. (the "*Consultant*") conducted research and field surveys. The *Consultant* surveyed the *Redevelopment Project Area* in May and June of 2006.

A survey and analysis of existing conditions within the *Redevelopment Project Area* were completed by the *Consultant* to document the extent to which each blighted factor is present within the *Redevelopment Project Area*. The surveys and analyses included:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of vacant sites;
5. Review of previously prepared plats, plans and studies;
6. Analysis of water, sewer, gas utilities, etc.
7. Contacts with Village officials, county officials and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the *Redevelopment Project Area*.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts.

2. Final Building Rating

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required contracted

skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these factors were reviewed, the *Consultant* did not conduct a documented building condition analysis, as the visual survey did not detect such levels of defects. Had these conditions been identified, such analysis would have been done.

Results of this survey are found in Attachment 2, Rating Survey which is made part of this document by reference hereto.

B. Presence of Blight Factors

Summarized below are the conclusions of the surveys and analyses completed for each blight factor based on existing conditions within the *Redevelopment Project Area*. In order to qualify the *Redevelopment Project Area* for a *TIF*, the *Redevelopment Project Area* must meet criteria set forth in the *Act*. The specific criteria as defined by the *Act* precede each finding. The conclusions indicate whether the factor is found to be present within the *Redevelopment Project Area*, and the relative extent to which the factor is present. The Rating Survey showing the conditions in each parcel is found in Table 2, Rating Survey. The following factors are documented in this study.

- The blight factors dealing with improved land are reasonably distributed throughout portion of the *Redevelopment Project Area* that has structures.
- The blight factors dealing with vacant land are reasonably distributed throughout the vacant portion of the *Redevelopment Project Area*.
- The entire *Redevelopment Project Area* is impacted by and shows the presence of blight factors.

Eligibility of a Blighted Area

The vacant land in the *Redevelopment Project Area* qualifies as blighted.

The improved land in the *Redevelopment Project Area* qualifies as blighted.

“Blighted Area” means any improved or vacant area within the boundaries of the *Redevelopment Project Area* located within the territorial limits of the Village where:

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

- (a) **Dilapidation**. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition

analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

An ascertainment of the structural state was not done as part of this study. As such, these findings will not be used for qualification. Adequate criteria for designation exist without using this criterion.

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

Structures throughout this Redevelopment Project Area meet this criterion. There are a number of available retail facilities that line Route 6 in the Redevelopment Project Area that are no longer desirable because of size and shape of lots or structures. Many of the structures are too small to be adapted to alternate uses. The large pole buildings have limited adaptability. See Table 2 for parcels with these conditions.

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

Deterioration, as a factor, is present to a major extent throughout the entire developed portion of the Redevelopment Project Area. Deterioration is evidenced by the conditions of roofs, doors, and windows. Many buildings need significant improvements. Problems were also noted with gutters, downspouts (or the lack thereof) and fascia. Cracking and deterioration of pavement, appearance of weeds through pavement, potholes and other deteriorating conditions exist throughout the Redevelopment Project Area. A number of trailers are severely deteriorated although they will not be considered structures. Buildings associated with the trailer court are deteriorated. Buildings to the north of Route 6 exhibit deterioration in the parking lots and so do several of the buildings. The plaza area shows deterioration. Many of the parking lots are not paved. See Table 2 for parcels with these conditions.

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

There is not adequate documentation present for this criterion.

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

Illegal structures are not apparent in the Redevelopment Project Area.

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

Unoccupied buildings and vacant lots within the developed portion of the Redevelopment Project Area were numerous. Parcels with vacancies are identified in the Rating Survey, Table 2. Vacancies were noted throughout the trailer court. There are vacant stores in the plaza. There are vacant lots and vacant buildings on the north side of Route 6.

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

The above characteristics were not noted.

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

No problems were noted with utilities on a surface view. However, detention and retention will be needed to develop or redevelop some areas within the Redevelopment Project Area. Utilities will need to be developed in the vacant land areas.

- (i) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of

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

Excessive land coverage exists in the Redevelopment Project Area on lots occupied by small retail businesses. Buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. The buildings within the trailer court area exhibit this condition. Four blocks exhibit this condition.

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

Single-family residential uses are mixed with commercial uses.

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

There are parcels are of inadequate shape and size to meet contemporary development standards. Access is difficult in a number of locations. Roads have not been platted and access from the north is curtailed due to the expressway. Businesses have developed without adequate access in the rear due to the expressway.

- (l) **Environmental clean-up.** The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of

hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the *Redevelopment Project Area*.

There were no identified areas on the Illinois Environmental Protection Agency's lists.

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

As illustrated in the table below, the EAV in the Redevelopment Project Area has increased at a rate that is less than the balance of the Village for 5 of the last 5 calendar years. EAV is also documented in Table 1.

TOTAL	1,554,232	1,488,438	1,500,181	1,552,960	1,490,261	1,437,412	1,804,377
Percent Change	4.42%	-0.78%	-3.40%	4.21%	3.68%	-20.34%	
CITY WIDE EAV	54,853,863	50,873,836	47,285,738	45,501,938	41,692,392	38,421,214	36,163,216
Balance	53,299,631	49,385,398	45,785,557	43,948,978	40,202,131	36,983,802	34,358,839
Percent Change	7.93%	7.86%	4.18%	9.32%	8.70%	7.64%	

2. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of **two (2) or more of the following factors**, each of which is **(i)** present, with that presence documented to a meaningful extent, so that the City may reasonably find that the factor is clearly present with the intent of the **Act**, and **(ii)** reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
- (a) **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

Obsolete platting is present in the portions of Redevelopment Project Area that are vacant. The small vacant area north of West 4th Avenue has not

been platted with public rights of way, streets of easements for utilities. The trailer park is platted for trailers and would require changes if redeveloped differently. The platting of the area west of West 5th Street is complicated by the drainage way.

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

*Diversity of ownership of parcels is not present in the portion of **Redevelopment Project Area** that is vacant*

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

*Tax and special assessment delinquencies are not present in the portion of **Redevelopment Project Area** that is vacant.*

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land

This criterion does apply to the structures and site improvements adjacent to portions of the vacant area. Some parcels show deterioration, obsolescence, vacancies, and lack of community planning. There are periods where the EAV has decreased. This deterioration is documented in the portion of this document dealing with improved land.

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

There are no documented remediation costs in the vacant land areas.

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

calendar years prior to the year in which the **Redevelopment Project Area** is designated.

EAV is provided in Table I. EAV for Vacant Parcels is shown in the following table. The parcel with less than five years of EAV data was excluded.

The annual rate of increase for Vacant Land is less than the Village’s EAV increase for three of the five years calculated.

PARCEL	2005	2004	2003	2002	2001	2000	1999
20-1-C	2,271	2,523	2,803	3,115	3,460	3,845	3,805
905	280,132	271,973	286,688	330,145	297,146	261,204	692,582
Percent Change	3.00%	-5.13%	-13.16%	11.11%	13.76%	-62.29%	
City							
Percent Change	7.93%	7.86%	4.18%	9.32%	8.70%	7.64%	

3. If vacant, the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a city may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

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

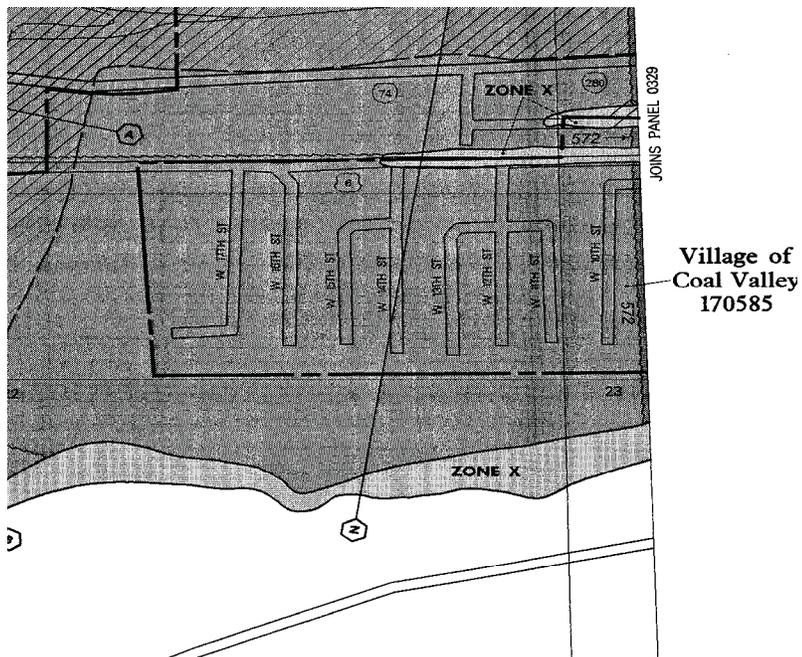
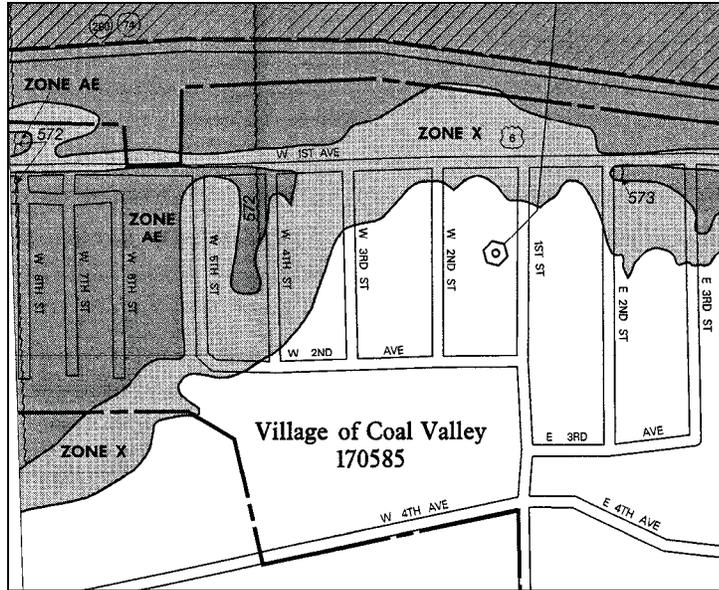
There are no quarries, mines, or strip mine ponds present.

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

This criterion does not apply.

- (c) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.**

Flood Areas are shown on FEMA maps in the attachments. The Federal Emergency Management Agency finds chronic flooding on these parcels. The applicable portion of the FEMA map follows:



North and South of Route 6 exhibit chronic flooding.

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

There was no disposal site noted.

- (e) **Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than 50, nor more than 100**

acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

These criteria do not apply

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

These criteria do not apply

2. Eligibility of a Conservation Area

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

The *Redevelopment Project Area* does qualify by meeting the five criteria (three are required) of the above-sited criteria. It does not qualify based on age in that 48% of structures are 35 years or older, fifty percent with the age criterion are required.

IV. ELIGIBILITY CONCLUSIONS

The *Redevelopment Project Area* meets the required five criteria as listed below for designation as “blighted” for improved land.

- Obsolescence
- Deterioration
- Excessive Vacancies
- Lack of community planning
- EAV increased at a lesser rate than the Village as a whole for three of the last five years.

The *Redevelopment Project Area* also meets the requirements of the Act for designation of vacant land as a **Blighted Area**. These eligibility factors in the vacant area include:

- ❑ Obsolete platting of vacant land that failed to create rights-of-ways for streets or alleys and that omitted easements for public utilities.
- ❑ The total equalized assessed value of the proposed *Redevelopment Project Area* the year in which the *Redevelopment Project Area* is designated is increasing at an annual rate that is less than the balance of the city for three (3) of the last five (5) calendar years for which information is available. (Four years were less in the *Redevelopment Project Area*.)
- ❑ Deterioration of structures or site improvements in neighboring or adjacent areas

Further, the *Redevelopment Project Area* meets the requirements of the Act for designation of vacant land as a **Blighted Area** based on an additional section of the Act. In this section of the Act, one criterion meets the requirements. In this case, there is one criterion present as follows:

- ❑ The Village could conclude that the vacant property in the *Redevelopment Project Area* suffers from chronic flooding that impacts real property based on the determination of a regulatory agency, in this case, the Federal Emergency Management Agency.

The Vacant Land has also been platted.

Finally, there must be a reasonable presence and distribution of these factors as stated in the Act. The criteria are reasonably present and are distributed throughout the *Redevelopment Project Area* as documented in the Rating Survey.

Based on these factors, the Consultant has recommended that the Village could conclude that property within the *Redevelopment Project Area* qualifies as a **Blighted** as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

The *Redevelopment Project Area* has not been subject to sound growth and development through investment by private enterprise and the *Redevelopment Project Area* would not reasonably be anticipated to be developed without TIF assistance.

Evidence also exists that the area will not develop without intervention by the Village. This evidence is as follows:

- There is substantial flood plain in the vacant areas that will require expensive remediation.
- Large areas within the improved land have substantial problems that will require expensive rehabilitation or replacement due to obsolescence and deterioration.
- EAV in both the Vacant as well as Improved Land in the *Redevelopment Project Area* has developed at a lesser yearly rate of increase than that of the Village. The EAV has shown a decrease in rate in multiple years. This follows a decrease in EAV of 20.34 % in the year 2000.
- The annual average rate of increase for the Village has been 7.62% compared to a much smaller average rate of increase for the *Redevelopment Project Area* of -2.4%.

TABLE 1
VILLAGE OF COAL VALLEY
ROUTE 6 REDEVELOPMENT PROJECT AREA
TIF BASE and FIVE-YEAR EAV

Coal Valley	EAV							
PARCEL	2005	2004	2003	2002	2001	2000	1999	
768	11,997	11,648	11,420	11,420	8,775	8,688	8,518	
770	24,587	23,871	23,402	23,402	23,402	23,170	22,716	
771	33,322	32,352	31,718	15,453	31,729	31,415	30,799	
905	280,132	271,973	286,688	330,145	297,146	261,204	692,582	
911	25,938	25,183	24,689	24,689	21,336	21,125	20,711	
1038	33,638	32,659	32,018	32,018	28,097	27,818	27,273	
1039	23,829	23,135	22,682	22,682	21,026	20,818	20,410	
1040	9,002	8,740	8,569	8,569	7,872	7,794	7,641	
1041	10,102	9,808	9,616	9,616	8,659	8,574	8,406	
1532	32,609	31,659	31,038	31,038	27,299	27,029	26,499	
1533	38,658	37,532	36,796	36,796	36,796	36,432	35,718	
1611	25,966	25,210	24,716	24,716	24,716	24,471	23,991	
1612	74,657	72,482	71,061	71,061	71,061	70,358	68,979	
1613	226,913	220,304	215,984	215,984	215,984	213,846	209,653	
1614	59,262	57,536	56,407	56,407	54,241	48,193	43,380	
1220-1-A	4,518	4,386	4,300	4,300	4,294	4,252	4,169	
15-5	72,793	70,673	69,287	69,287	69,287	68,601	31,988	
18-10	5,412	5,254	5,151	5,151	5,151	5,100	2,750	
19-10	33,472	32,497	31,860	33,275	24,925	24,678	24,194	
19-12								
19-14	33,721	32,739	32,097	32,097	32,097	31,779	31,156	
19-2	7,879	7,649	7,499	7,499	7,499	7,424	7,278	
19-4	22,248	21,600	21,176	21,176	16,356	16,194	15,876	
19-6	4,329	4,203	23,673	23,673	18,458	18,275	17,917	
19-7	83,896	81,452	79,855	79,855	79,855	79,065	77,515	
20-1	202,861	204,849	200,832	200,832	200,832	198,843	194,944	
20-1-A-1	21,552	17,999	17,646	17,646	17,545	17,371	17,030	
20-1-A-2	21,472	17,944	17,592	17,592	17,502	17,328	16,988	
20-1-A-3	22,553	20,439	20,038	20,038	19,984	19,786	19,398	
20-1-A-4	22,504	20,392	19,992	19,992	19,940	19,742	19,355	
20-1-C	2,271	2,523	2,803	3,115	3,460	3,845	3,805	
20-1-D	20,600							
768-1	27,413	26,615	26,093	26,093	20,530	20,326	19,927	
768-2	15,178	14,736	14,447	14,447	11,236	11,124	10,906	
772-1	5,122	4,973	4,876	4,876	5,151	5,100	5,000	
906-1	13,826	13,423	14,160	38,020	38,020	37,644	36,905	
TOTAL	1,554,232	1,488,438	1,500,181	1,552,960	1,490,261	1,437,412	1,804,377	

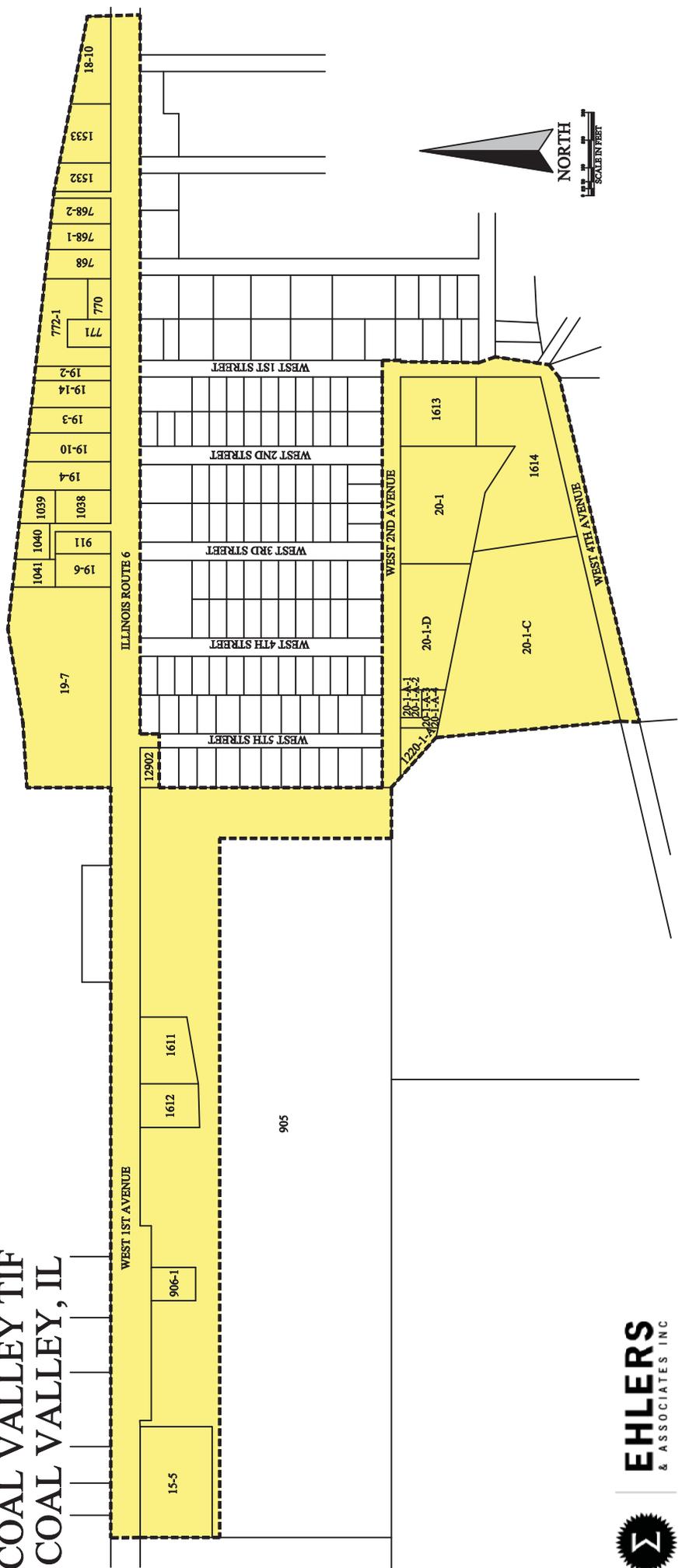
TABLE 2
VILLAGE OF COAL VALLEY
ROUTE 6 REDEVELOPMENT PROJECT AREA
RATING SURVEY

	Obsoles-	Deterio-	Minimum		Land	Land	
PINS	cense	ration	Code	Vacant	Cover	Use	Plan
768				x			x
770	x					x	x
771	x					x	x
905	x	x		x	x	x	x
911	x					x	x
1038	x	x				x	x
1039	x						x
1040	x					x	x
1041	x					x	x
1532	x	x					x
1533		x					x
1611	x	x		x			x
1612	x						x
1613							x
1614		x		x			x
1220-1-A				x			x
15-5							x
18-10							x
19-10						x	x
19-12							x
19-14	x						x
19-2	x						x
19-4						x	x
19-6	x				x	x	x
19-7		x		x			x
20-1	x						x
20-1-A-1	x			x		x	x
20-1-A-2	x			x		x	x
20-1-A-3	x			x		x	x
20-1-A-4	x			x		x	x
20-1-C				x		x	x
20-1-D				x		x	x
768-1				x			x
768-2		x		x			x
772-1	x						x
906-1							x

**ATTACHMENT 1
VILLAGE OF COAL VALLEY
ROUTE 6 REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

ATTACHMENT 2
VILLAGE OF COAL VALLEY
ROUTE 6 REDEVELOPMENT PROJECT AREA
MAP

COAL VALLEY TIF COAL VALLEY, IL



**ATTACHMENT 4
VILLAGE OF COAL VALLEY
ROUTE 6 REDEVELOPMENT PROJECT AREA
PHOTOS**



Obsolescence



Obsolescence, Deterioration



Obsolescence, Community Planning



Deterioration, Obsolescence



Vacant, Deterioration



Obsolescence, Deterioration



Deterioration, Obsolescence



Flooding (Property Owner's Dyke)



Vacant Land



Deterioration, Obsolescence, Vacancy



Deterioration



Vacant



Deterioration



Vacancy, Deterioration

Attachment 4: Village of Coal Valley Route 6 Redevelopment Project Area
Amendment No. 1 Added Area Eligibility Report

Tax Increment Finance
Village of Coal Valley
Route 6 Redevelopment Project Area
Amendment No. 1

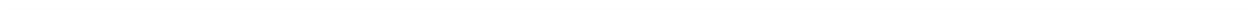
Added Area Eligibility Report

January 2018

Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE



Tax Increment Finance
 Village of Coal Valley
 Route 6 Redevelopment Project Area
 Amendment No. 1
 Added Area Eligibility Report

Table of Contents

Executive Summary 1

I. Basis for Redevelopment 2

 A. Statutorily Required Findings 2

 B. Eligibility Findings 2

 C. Conclusions and Findings 2

II. The Added Area..... 3

III. Analysis of Conditions in the Added Area..... 4

 A. Eligibility Survey and Analysis 4

 B. Presence of Eligibility Factors 5

 C. Eligibility as a Blighted Area 5

 D. Eligibility as a Conservation Area 6

 E. Eligibility of an Industrial Park Conservation Area 12

IV. Eligibility Conclusions..... 13

APPENDICES

Tables..... 15

 Table 1: Added Area EAV by Parcel Number 15

 Table 2: Conditions Survey of Parcels in the Added Area 16

Attachments 17

 Attachment 1: Added Area Boundary Map 17

 Attachment 2: Redevelopment Project Area Boundary Map 18

 Attachment 3: Legal Description for the Added Area 19

 Attachment 4: Legal Description of the Redevelopment Project Area 25

 Attachment 5: Definitions 31

 Attachment 6: Eligibility Categories 32

 Attachment 7: Federal Emergency Management Agency (FEMA) Maps 35

 Attachment 8: Engineer’s Certification of Chronic Flooding 36

Executive Summary

On November 1, 2006, the Village of Coal Valley adopted the ordinance approving “Tax Increment Finance, Village of Coal Valley, Route 6 Redevelopment Plan and Project Area” (“Original Plan”), designating the Route 6 Redevelopment Project Area (“Original Redevelopment Project Area”); and adopting tax increment financing for the Original Redevelopment Project Area. In August of 2017, Ehlers and Associates, Inc. (“Ehlers”) was retained as the TIF Consultant (“Consultant”) by the Village of Coal Valley to amend the Original Plan to expand the boundaries, evaluate the Redevelopment Project’s estimated project costs, and update the Original Plan to comply with current Village ordinance and policy standards.

As part of the “Tax Increment Finance, Village of Coal Valley, Route 6 Redevelopment Plan and Project Area, Amendment No. 1” (“Amendment No. 1”), this Added Area Eligibility Report was prepared to document the eligibility of the additional parcels and adjacent rights-of-way to be added to the Original Redevelopment Project Area.

This “Tax Increment Finance Village of Coal Valley Route 6 Redevelopment Project Area Amendment No. 1 Added Area Eligibility Report, January 2018” (“Added Area Eligibility Report”), among other things, documents the eligibility and qualifications of the Added Area (defined below) in the Village of Coal Valley, Illinois (“Village”) for designation as a “Conservation Area” pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

The area proposed to be added to the Original Redevelopment Project Area will herein be referred to as the Added Area (“Added Area”). The Added Area includes 56 Permanent Index Numbers (PINs) and all adjoining rights-of-way within the Village of Coal Valley (see **Attachment 1**). The Original Redevelopment Project Area, as amended by the Added Area, shall be referred to herein as the Redevelopment Project Area (“Redevelopment Project Area” or “RPA”) (see **Attachment 2**). The legal description for the Added Area can be found in **Attachment 3**, and the legal description for the Redevelopment Project Area as amended can be found in **Attachment 4**. Representative photographs of conditions in the Added Area are included in **Attachment 5**.

As set forth in the Act, “Redevelopment Project Area” (Redevelopment Project Area) means an area designated by a municipality, which is not less in the aggregate than 1½ 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” (“Industrial Park Conservation Area”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area.” The definitions of each of these areas are in **Attachment 6: Definitions**. The criteria for each of these of the areas are listed in **Attachment 7: Eligibility Categories**.

The Conservation Area provisions apply to the improved land in the Added Area. This Added Area Eligibility Report documents the relevant statutory requirements and how the Added Area meets the eligibility criteria.

I. Basis for Redevelopment

A. Statutorily Required Findings

The Illinois General Assembly made two key findings in adopting the Act:

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted Area and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in **Attachment 6: Definitions**.

B. Eligibility Findings

Each Redevelopment Project Area must meet the requirements for designation as Blighted, Conservation, Blighted and Conservation or Industrial Park Conservation Area. The criteria for each of these requirements are listed in **Attachment 7: Eligibility Categories**.

C. Conclusions and Findings

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Blighted Area and Conservation Area designation deals with developed property. Two sets of criteria within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act;
3. The property must equal or exceed 1½ acres; and
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not occur without financial assistance and intervention by the municipality.

III. Analysis of Conditions in the Added Area

In determining whether the Added Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers conducted research and field surveys.

A survey and analysis of existing conditions within the Added Area were completed by the Consultant in August of 2017 to document the extent to which each blighted factor is present within the Added Area. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building;
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of tax maps to ascertain platting;
5. Analysis of vacant sites, if any;
6. Review of previously prepared plats, plans, and studies;
7. Review of Federal Emergency Management Agency (FEMA) flood maps;
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists;
9. Analysis of water, sewer, gas utilities, etc.;
10. Review of county and township tax records; and
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Added Area.

A. Eligibility Survey and Analysis

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined are of two types:

1. Building Components Evaluated

- a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

- b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters, and downspouts.

2. Building Components Classifications

After completing the review of the exterior building condition survey, each individual building is placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings contain defects that are not easily correctable through normal maintenance or required contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these dilapidation factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Added Area. In order to qualify the Added Area for TIF designation, the Added Area must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the Added Area, and the relative extent to which the factor is present.

C. Eligibility as a Blighted Area

As defined in the Act, “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five (5) of thirteen (13) specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

The following is an analysis of the Blighted Area eligibility factors:

- 1. If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined in the Act, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the

intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area.

Finding: The Added Area does not qualify as a “Blighted Area” for improved land.

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

Finding: The Added Area does not qualify as a “Blighted Area” for vacant land under this section of the Act.

3. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by one (1) of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

Finding: The Added Area does not qualify as a “Blighted Area” for vacant land under this section of the Act.

D. Eligibility as a Conservation Area

As defined in the Act, “Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. A Conservation Area is not yet a Blighted Area, but the presence of three (3) or more of the following conservation factors (as defined in the Act) is detrimental to the public safety, health, morals or welfare of the community, and such an area may become a Blighted Area without the interventions described within the Redevelopment Plan.

Finding: A review of information provided by Rock Island County tax records indicates that more than 83% of the structures in the Added Area are 35 years of age or older. Therefore, the age criterion for a Conservation Area has been satisfied, as more than 50% of the structures within the Added Area are 35 years of age or older.

In order to be designated a Conservation Area, three (3) conservation factors must also be met. The Added Area qualifies for “Conservation Area” designation, as it meets the age criteria and five (5) of the Conservation Area factors as defined in the Act.

The following is an analysis of the **Conservation Area** eligibility factors:

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

Finding: Dilapidation is not apparent, nor were any structural assessments completed. Therefore, this factor does not apply to the Added Area.

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

Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area. Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct.

Finding: Obsolescence as a factor, is present throughout the Added Area. Evidence of obsolescence includes, but is not limited to, the age and condition of buildings. Additional factors contribute to the economic obsolescence of a parcel, including the parcel's size and shape, the condition of the utilities that service the property and permitted zoning uses.

The age of a building can often contribute to obsolescence. According to Rock Island County tax records, 83% of the primary structures in the Redevelopment Project Area are more than 35 years of age. Aging buildings are often not suitable for current business needs, or for new businesses looking to occupy a space within the Village.

The size and shape of parcels can also contribute to obsolescence. Some are parcels are small and narrow in size. The size of buildings in relationship to the size of the parcels on which they are located also contributes to the buildings functionality and marketability. The Added Area also includes parcels of an inadequate size to accommodate contemporary commercial redevelopment within the Added Area.

As detailed further under Factor 8, Inadequate Utilities, the Village's infrastructure is not meeting the current needs of the community. The Redevelopment Project Area does not have adequate storm water management infrastructure.

Obsolescence, can be applied as a factor to the entire Redevelopment Project Area and is reasonably present throughout the Added Area. (see **Table 2: Conditions Survey of Parcels in the Added Area**).

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

Finding: Deterioration, as a factor, is present throughout the Added Area to a limited extent but not at a level to be considered a qualification factor. The condition of the majority of the buildings, loading docks, parking lots, driveways and surface areas suffer from deferred and/or insufficient maintenance.

Evidence of deterioration was found in the primary building components including foundation cracks, deteriorated concrete/masonry, roofs, and damaged aluminum siding. Additional signs of deterioration include, but are not limited to: façade damage, holes, loose/missing materials and mortar in brickwork joints, dry rot, and gutter/downspouts damage. There are boarded and missing windows, missing window panes in sliding industrial doors, and faulty flashing around window and doors.

The pavement surfaces exhibit moderate to severe degradation in the form of widespread cracks accompanied by overgrown vegetation, bumps and depressions, standing water, absence of curbs or guardrails, and extensive debris. Deterioration was also observed in the parking lots and driveways.

Deterioration can only be applied to approximately 15 of the 49 (30%) buildings. Therefore, this factor is not being used to qualify the Added Area.

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

Finding: The presence of structures below minimum code standards, as a factor, was not apparent. Therefore, this factor does not apply to the Added Area.

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

Finding: No illegal use of individual structures was apparent. Therefore, this factor does not apply to the Added Area.

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

Finding: Excessive vacancies, as a factor, occur in varying degrees in the Added Area. Excessive vacancies include improved properties that evidence no effort directed toward their occupancy or underutilization of these spaces. Structures with excessive vacancies and underutilized structures have an adverse effect on the value, safety and desirability of nearby properties.

Overall, excessive vacancies and underutilization can be applied to 12 of the 49 (24%) buildings. While present to a limited extent, this factor does not apply to the Added Area.

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

Finding: Lack of ventilation, light, or sanitary facilities, as a factor, is not apparent. Therefore, this factor does not apply to the Added Area.

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

Finding: Inadequate utilities as a factor, is present throughout the Added Area and the RPA. Over 70% of the Redevelopment Project Area is not adequately served by one or more utilities related to floodplain management, storm sewer and storm water management, water system, sanitary sewer system and roadway improvements. Portions of the Added Area experience flooding and are identified in the Federal Emergency Management Agency (FEMA) maps (see **Attachment 7**) and attested to by the Village's engineer (see **Attachment 8**). The current utilities lack the capacity to service the Added Area.

Inadequate utilities can be applied as a factor to approximately 39 parcels of the 56 parcels (70%) in the Added Area and is reasonably present throughout the Added Area. (see **Table 2: Conditions Survey of Parcels in the Added Area**).

9. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Finding: Excessive land coverage, as a factor, was not found present to a meaningful extent in the Added Area and therefore this factor does not apply.

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

Finding: Deleterious land use or layout, as a factor, is present throughout the RPA. The Added Area runs east and west along U.S. Route 6. Route 6 is one of two main roads that service Coal Valley. The majority of the Added Area is designated for commercial use as part of the Village's Comprehensive Plan and it is also zoned for commercial uses. Route 6 is a heavily traveled road and not optimal for the current use, which is partially residential.

Deleterious land use or layout can be applied as a factor to approximately 38 of the 56 (68%) parcels and is reasonable present throughout the Added Area (see **Table 2: Conditions Survey of Parcels in the Added Area**).

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

The first comprehensive plan for the Village was not issued until 1997. The majority of the buildings in the Added Area were constructed prior to the development of the Village's Comprehensive Plan. It also lacked the type of detail needed to direct the Added Area's development as defined above. The majority of the proposed Added Area was developed prior to or without the benefit or guidance of an adopted comprehensive plan. Therefore, this factor does apply for the purpose of this analysis.

This factor is documented by many of the same issues that are cited under the previous factors of Excessive Land Coverage and Deleterious Land Use and Layout. Many of the parcels are insufficient in size with respect to contemporary development standards, which can create additional challenges for developers of new buildings or renovations of existing buildings. Route 6 is one of the Village's main commercial areas and is heavily traveled for a residential use. Access from the north is curtailed due to the expressway. Therefore, this criterion applies and is reasonably present throughout the entirety of the Added Area.

Lack of Community Planning applies to the Added Area as a whole, and is evidenced in the attached map (see **Table 2: Conditions Survey of Parcels in the Added Area**).

12. Environmental clean-up. The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or

federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

Finding: There is no evidence that improved properties within the Added Area have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency and no environmental studies were provided to the Consultant. Therefore, this factor does not apply to the Added Area.

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

Finding: The Equalized Assessed Value (EAV) for the parcels in the Added Area is shown in the table below. The data indicates lagging EAV of the Added Area in two of the three measures (b. and c.) as follows:

- a. The total EAV has declined for two (2) of the last five (5) calendar years.
- b. The total EAV has increased at a rate that was less than the balance of the Village for four (4) of the last five (5) years.
- c. The total EAV has increased at an annual rate that is less than the Consumer Price Index for All Urban Consumers for four (4) of the last five (5) calendar years.

EAV Comparison of Parcels for Added Area

	TAX YEAR					
	2011	2012	2013	2014	2015	2016
Total EAV of RPA	2,927,872	2,938,314	2,918,676	2,972,110	2,935,657	2,935,707
Percent Change		0.36%	-0.67%	1.83%	-1.23%	0.00%
Total EAV of RPA declined from previous year?		no	YES	no	YES	no
Total EAV of RPA	2,927,872	2,938,314	2,918,676	2,972,110	2,935,657	2,935,707
Percent Change		0.36%	-0.67%	1.83%	-1.23%	0.00%
Village Wide EAV	61,146,697	62,429,733	62,872,602	65,114,677	64,227,487	64,492,152
Balance of Village Wide EAV	58,218,825	59,491,419	59,953,926	62,142,567	61,291,830	61,556,445
Percent Change		2.19%	0.78%	3.65%	-1.37%	0.43%
Total EAV of RPA less than balance of City?		YES	YES	YES	no	YES
Total EAV of RPA	2,927,872	2,938,314	2,918,676	2,972,110	2,935,657	2,935,707
Percent Change		0.36%	-0.67%	1.83%	-1.23%	0.00%
CPI		2.1%	1.5%	1.6%	0.1%	1.3%
Total EAV of RPA less than the CPI?		YES	YES	no	YES	YES

The EAV for the entire Added Area by parcel is provided in **Table 1**.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means 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 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a Blighted Area or Conservation Area contiguous to such vacant land.

Finding: The Added Area does not qualify as an Industrial Park Conservation Area.

IV. Eligibility Conclusions

This report concludes that the Added Area is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area.

The Added Area meets the requirements of Section 11-74.4-3 (b) (2), (8), (10), (11), and (13) of the Act for designation as a Conservation Area. For designation as a Conservation Area, any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

The following five (5) criteria are present and reasonably distributed throughout the Added Area, as stated in the Act:

- Obsolescence
- Inadequate utilities
- Deleterious land use or layout
- Lack of community planning
- Lagging EAV

There must be a reasonable presence of and distribution of these factors in the Added Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Added Area and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. **Table 2, Conditions Survey of Parcels in the Added Area**, contains the results of various research, field survey, and analysis of existing conditions in the Added Area, which demonstrates that the above criteria are reasonably present and distributed throughout the Added Area.

The Added Area is approximately 43 acres, bringing the total Redevelopment Project Area to 155 acres, in excess of the required minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The Added Area as a whole is adversely impacted by the presence of blighting factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities

The Added Area has not been subject to sound growth and development through investment by private enterprise. The Added Area would not reasonably be anticipated to be developed without TIF assistance.

Based on these factors, the Consultant recommends that the Village conclude that the property within the Added Area qualifies as a Conservation Area for improved land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

This report concludes that the Added Area of the Route 6 Redevelopment Project Area, Amendment No. 1 is eligible for Tax Increment Finance (“TIF”) designation as a Conservation Area for improved land.

Tables

Table 1: Added Area EAV by Parcel Number

	PIN	Tax Year 2016 EAV
1	1722200002	65,186
2	1722200003	10,982
3	1722200004	9,194
4	1722200006	66,430
5	1722200007	62,366
6	1722200014	202,517
7	1723100002	115,352
8	1723104015	333,978
9	1723104036	54,356
10	1723105001	151,385
11	1723105011	82,591
12	1723105012	20,682
13	1723105013	19,780
14	1723105024	272,240
15	1723202002	33,092
16	1723202003	103,333
17	1723203001	33,375
18	1723203006	52,495
19	1723203011	36,719
20	1723203012	32,355
21	1723205001	78,844
22	1723205002	33,307
23	1723205003	33,900
24	1723205009	Exempt
25	1723205010	26,024
26	1723205011	24,131
27	1723207001	29,954
28	1723207002	32,507
29	1723207011	37,547
30	1723207012	26,481
31	1723207013	35,881
32	1723207022	Exempt

	PIN	Tax Year 2016 EAV
33	1723208001	36,682
34	1723208002	37,243
35	1723208003	24,980
36	1723208013	33,117
37	1723208014	31,345
38	1723208015	29,947
39	1723209001	28,873
40	1723209002	37,346
41	1723209003	31,119
42	1723209012	38,165
43	1723209013	29,920
44	1723209014	41,018
45	1723210001	37,756
46	1723210002	32,822
47	1723210003	29,780
48	1723210011	4,735
49	1723210012	34,926
50	1723210013	5,053
51	1723210014	33,978
52	1723210015	1,579
53	1723211002	103,963
54	1723211006	57,838
55	1724100009	75,906
56	1724100010	632

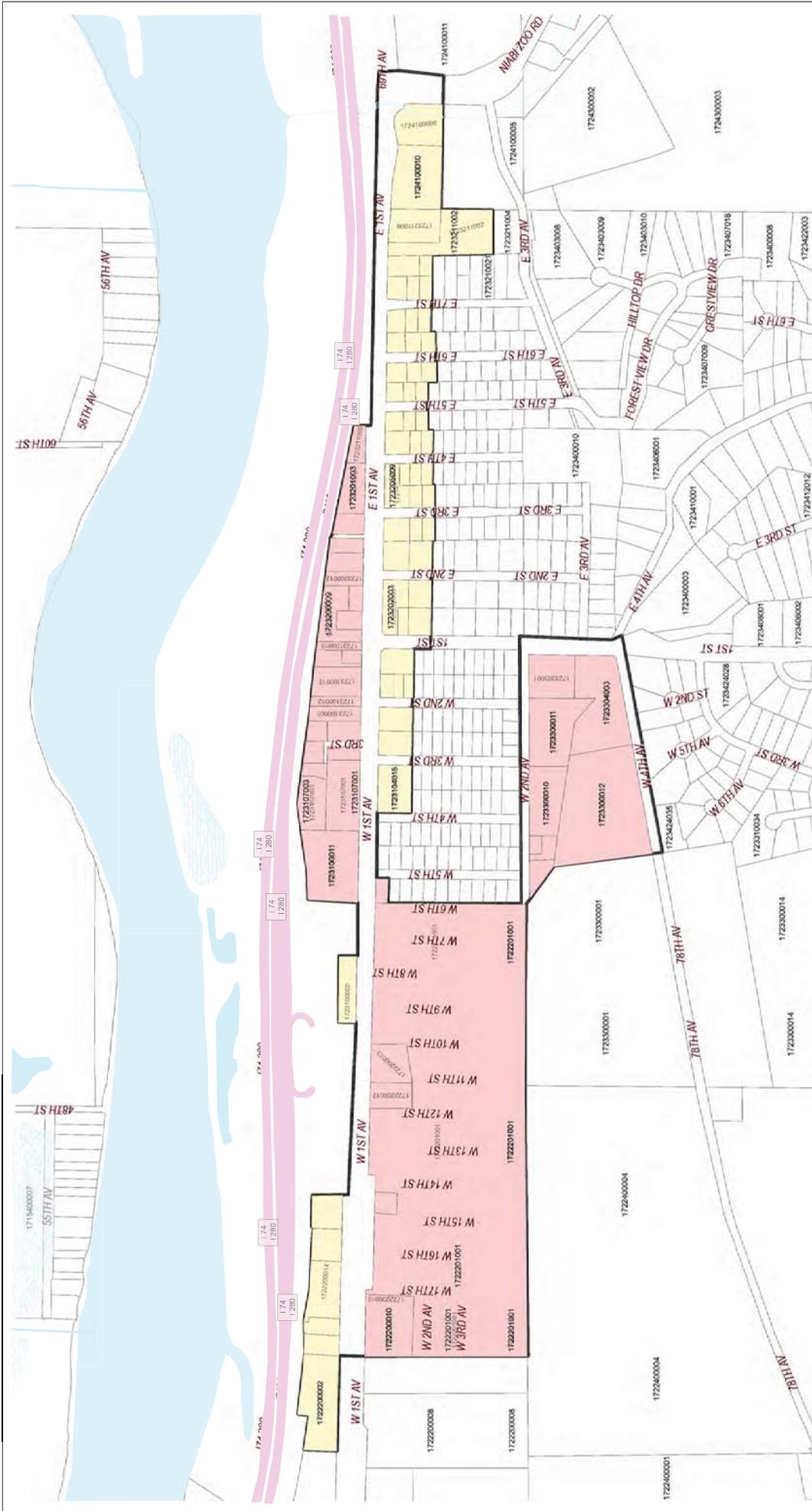
Table 2: Conditions Survey of Parcels in the Added Area

Block Number	Obsolescence	Inadequate Utilities	EAV	Deleterious Land Use and Layout	Lack of Community Planning
17-22-200	X		X	X	X
17-23-100	X		X		X
17-23-104	X		X		X
17-23-105	X		X	X	X
17-23-202	X	X	X		X
17-23-203	X	X	X	X	X
17-23-205	X	X	X	X	X
17-23-207	X	X	X	X	X
17-23-208	X	X	X	X	X
17-23-209	X	X	X	X	X
17-23-210	X	X	X	X	X
17-23-211	X	X	X		X
17-24-100	X	X	X		X

*Lagging EAV is measured for the Added Area as a whole rather than by parcel.

Attachments

Attachment 1: Added Area Boundary Map

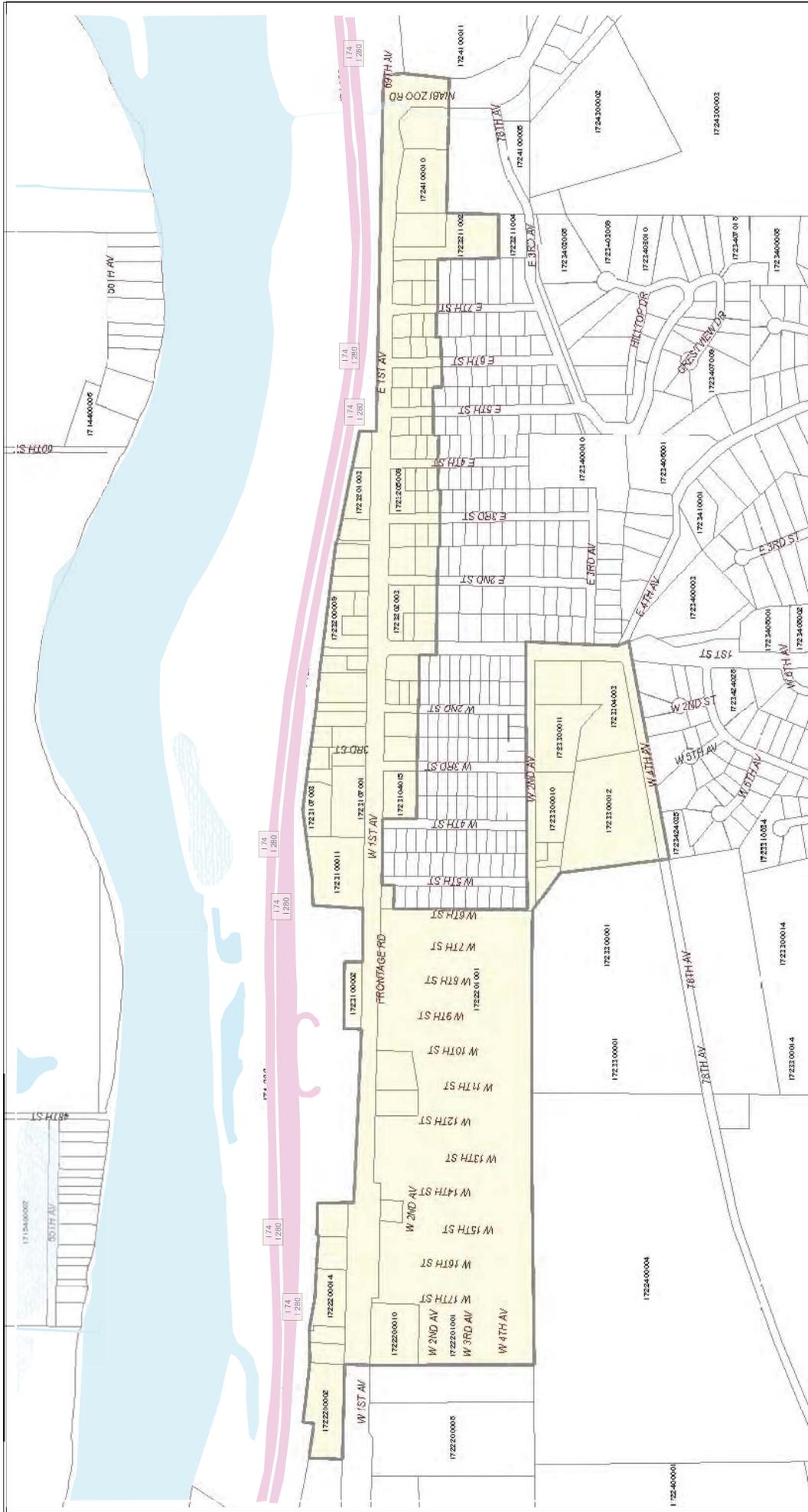


Print Date: 10/24/2017

Village of Coal Valley
Added Area Boundary Map
 Route 6 TIF Amendment No. 1
 Original (Pink) / Added Area (Yellow)

1" = 589 Feet
 District Boundary

Attachment 2: Redevelopment Project Area Boundary Map



1" = 589 Feet

— District Boundary

Village of Coal Valley, Illinois
 Boundary Map
 Route 6 TIF Amendment No. 1



EHLERS
 LEADERS IN PUBLIC FINANCE

Print Date: 10/24/2017

Attachment 3: Legal Description for the Added Area

VILLAGE OF COAL VALLEY – Route 6 Redevelopment Project Area
ATTACHMENT NO. 1: LEGAL DESCRIPTION FOR THE ADDED AREA:

ADDED PARCEL A:

That part of the Northwest Quarter of Sections Number Twenty-Two (22) and Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southwest corner of a parcel designated as parcel No. 1215-4 containing approximately 3.183 acres, located south of the southerly right-of-way line of F.A.I. 280 and 74, and north of the north right-of-way line of U.S. Route 6 (West 1st Avenue), in the Village of Coal Valley, Illinois, said parcel being located approximately 450 feet east of the Half Section Line of Section 22; thence from said southwest corner in a northerly direction 140.79 feet to the southerly right-of-way line of F.A.I. Route 280 and 74; thence in a southeasterly direction along the south right-of-way line of Route 280, a distance of 201.81 feet; thence in a northerly direction 30 feet; thence in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, approximately 229.79 feet to the northeast corner of said Parcel No. 1215-4; thence continuing in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, a chord length of 120.13 feet, along the north line of Parcel No. 1215-13, to said parcel's northeast corner; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, and the north boundary line of Parcel 1215-12, to the northwest corner of Parcel 1215-10; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, a distance of 150.88 feet to a concrete right-of-way marker, and thence continuing in an easterly direction along the F.A.I. Route 280 and 74 south line a distance of 191.45 feet to the northeast corner of said Parcel 1215-10; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 200.04 feet, to the northeast corner of said Parcel No. 1215-11; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 9.22 feet to a right-of-way marker; thence northeasterly along said south right-of-way line 190.70 feet to a right-of-way marker, and the northeast corner of said Parcel No. 1215-8; thence south parallel to the east line of said Section 22, a distance of 189.38 feet, to the north right-of-way line of present Route No. 6; thence continuing west along the said north right-of-way line a distance of approximately 1390 feet to the said southwest corner of Parcel No. 1215-4, and the place of beginning.

ADDED PARCEL B:

That part of the Northwest Quarter of Section Number Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Section No. Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian; thence north 968.5 feet to the north right-of-way line of Highway Number 6;

thence West along the North line of said highway, 2178.8 feet to the Place of Beginning; thence North 104 feet; thence east 397.77 feet; thence south 106.5 feet to said north right-of-way line of Rt. 6; thence westerly along the north right-of-way line 397.77 feet, more or less, to the Place of Beginning, situated in the County of Rock Island and State of Illinois, and described as Parcel 1219.8, containing one (1) acre.

ADDED PARCEL C:

That part of the Northwest Quarter of Section Number Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the northwest corner of Lot Twenty-Three (23) in Selhost Second Subdivision; thence in an easterly direction, a distance of 140 feet along the south right-of-way line of Highway Number 6, to the northeast corner of said Lot Twenty-three (23); thence continuing in an easterly direction, a distance of 140 feet along said south right-of-way line, from the northwest corner of Lot Twenty-Two (22), and along the north line of said Lot Number Twenty-Two (22) to the northeast corner of said Lot Number Twenty-Two (22); thence continuing in an easterly direction a distance of 66 feet from the west boundary line of the right-of-way of West 3rd Street, to the east boundary line of said right-of-way line and to the northwest corner of Lot Number One (1) in Selhost Second Subdivision; thence continuing in an easterly direction along the north line of Lot Number One (1), 140 feet to the northeast corner of said Lot Number One (1), and the northwest corner of Lot Number Twenty-Three (23) of Selhost First Subdivision; thence continuing in an easterly direction a distance of 140 feet, along the north line of said Lot Number Twenty-Three (23) to the northeast corner of said Lot Number Twenty-Three (23); thence continuing in an easterly direction from the west boundary line of the right-of-way of West 2nd Street, a distance of 66 feet to the east boundary line of the right-of-way line of West 2nd Street, and to the northwest corner of the parcel designated as Tax Parcel 12664-1, and legally described as the north 80 feet of Lot Twenty-Two (22) in Selhost First Subdivision; thence continuing in an easterly direction from the northwest corner of said Parcel 12664-1, a distance of 140 feet, along the north line of said parcel, to the northeast corner of said parcel, and the northwest corner of Lot Number One (1) in Selhost First Subdivision, except that portion vested in the State of Illinois, which fronts 20 feet on Route 6; thence in an easterly direction a distance of 130 feet, along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, to the northeast corner of said Lot Number One (1), and the west boundary line of the right-of-way of East First Street; thence continuing in an easterly direction from the west boundary line of the right-of-way of East First Street across the public right-of-way of East First Street to the northwest corner of Lot Number One (1) in River Park Acres Second Addition; thence continuing from the northwest corner of said Lot Number One (1) in an easterly direction along the south boundary line of the right-of-way of Route 6, a distance of 145.13 feet to the northeast corner of said Lot Number One (1); thence from the northeast corner of said Lot Number One (1) a distance of 160 feet from the northwest corner of Lot Number Twelve (12) in River Park Acres Addition to the northeast corner of said Lot Number Twelve (12) in River Park Acres Addition, which is also the west right-of-way line of East Second Street; thence continuing in an easterly direction a distance of 66 feet from the west right-of-way line of East Second Street to the east right-of-way line of East Second Street and to the northwest corner of Lot Number Thirteen (13) of said River Park Acres Addition to the Village of Coal Valley; thence

continuing in an easterly direction a distance of 167.5 feet along the south right of way line of Route 6 to the northeast corner of said Lot Number Thirteen (13); thence continuing in an easterly direction along the south right-of-way line of Route 6 from the northeast corner of said Lot Number Thirteen (13) and the northwest corner of Lot Number Seventeen (17) of Plainview Court Subdivision, a distance of 131.75 feet to the northeast corner of said Lot Number Seventeen (17), and to the west right-of-way line of East third Street; thence continuing in an easterly direction a distance of 66 feet along the south right-of-way line of Route 6 to the easterly right-of-way line of East Third Street and to the northwest corner of Lot Number One (1) in Plainview Court Subdivision; thence continuing in an easterly direction along the north line of said Lot Number One (1) a distance of 131.75 feet to the northeast corner of said Lot Number One (1) and the northwest corner of Lot Number Twenty-Four (24) in the Re-Subdivision of Lot G, Highway Acres Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-Four (24) and the southerly right-of-way line of Route 6, a distance of 128.8 feet to the northeast corner of said Lot Number Twenty-Four (24), and to the westerly right-of-way line of East Fourth Street; thence continuing in an easterly direction along the south boundary right-of-way line of Route 6, a distance of 66 feet to the easterly right-of-way line of said East Fourth Street and to the northwest corner of Lot Number One (1) in the Re-Subdivision of Lot G of Highway Acres Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 136.7 feet to the northeast corner of said Lot Number One (1) and to the northwest corner of Lot Number One (1) in Fairview Subdivision, being a subdivision of Lot H, Highway Acres; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 112 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Fifth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 66 feet to the east right-of-way line of said East Fifth Street and to the northwest corner of Lot Number Twenty-Nine (29) in said Fairview Subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-Nine (29) along the south right of way line of Route 6 a distance of 112 feet to the northeast corner of said Lot Number Twenty-Nine (29) and to the northwest corner of Lot Number One (1) in Country Club Estates, a subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number One (1) along the north boundary line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Sixth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 60 feet to the east right-of-way line of East Sixth Street and to the northwest corner of Lot 21 Country Club Estate Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number Twenty-One (21) and to the northwest corner of Lot Number One (1) in Bil-Mar Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Seventh Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 80 feet to the east right-of-way line of East Seventh Street and to the northwest corner of Lot Number Twenty-One (21) in Bil-Mar Addition; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-One (21) and along the north line of Lot Number Twenty-One (21) and the

south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number Twenty-One (21) and the northwest corner of a parcel designated as parcel 121102-1; thence continuing in an easterly direction along the southerly right-of-way line of Route 6 and from the northwest corner of said parcel 121102-1, a distance of 115.8 feet to the northeast corner of said parcel 121102-1 and to the northwest corner of parcel 1218-1; thence continuing in an easterly direction across the northerly boundary of said parcel 1218-1 and along the south right-of-way line of Route 6, a distance of 103 feet to the northeast corner of said parcel 1218-1 and to the northwest corner of parcel 1218-12; thence continuing in an easterly direction from the northwest corner of said parcel 1218-1 and the northwest corner of parcel 1218-12 continuing in an easterly direction, a distance of 53.35 feet and continuing on the south right-of-way line of Route 6, S 82° 56' 17" W a distance of 100.50 feet along the southerly right-of-way line of Route 6; thence continuing S 87° 14' 45" E, a distance of 46.71 feet to the northeast corner of said parcel 1218-12 and to the northwest corner of parcel 1227-1; thence continuing in a southeasterly direction along the south right-of-way line of Route 6 S 87° 14' 45" E a distance of 153.35 feet; thence continuing southeasterly along said right-of-way line S 79° 50' 10" E, a distance of 227.71 feet; thence continuing in a northeasterly direction N 77° 49' 35" E, a distance of 5.88 feet to the northeast corner of Parcel 1227-1 and the northwest corner of parcel 1227-1-A; thence continuing N 77° 49' 35" E a distance of 122.67 feet; thence continuing S 88° 40' 40" E a distance of 50.00 feet; thence continuing S 47° 42' 25" E, a distance of 106.75 feet to the west right-of-way line of Niabi Zoo Road; thence continuing in a southerly direction to the southeast corner of said parcel 1227-1-A; thence continuing in a westerly direction along the south boundary line of 1227-1-A, a distance of 250 feet to the southwest corner of 1227-1-A; thence continuing in a westerly direction along the south boundary of parcel 1227-1, a distance of 384.15 feet to the southwest corner of said parcel; thence continuing in a southerly direction along the east boundary line of parcel 1218-12 to the southeast corner of said parcel and the north boundary of parcel 1218-1; thence continuing in a southerly direction along the easterly boundary line of parcel 1218-1, a distance of 324.2 feet, to the southeast corner of parcel 1218-1; thence continuing in a westerly direction along the south boundary line of parcel 1218-1 a distance of 260 feet to the southwest corner of parcel 1218-1 and the easterly boundary line of Outlot A in Bil-Mar Addition; thence continuing in a northerly direction, along the westerly boundary line of parcel 1218-1 to the southeast corner of parcel 1102-3; thence in a westerly direction along the south boundary of parcel 1102-3 a distance of 118.7 feet to the southeast corner of Lot 19 of Bil-Mar Addition; thence continuing along the south boundary of Lot 19 Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 19 Bil-Mar Addition and the east right-of-way line of East 7th Street; thence continuing across East 7th Street, a distance of 60 feet to the west right-of-way line of East 7th Street and the southeast corner of Lot 3 in Bil-Mar Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 3 Bil-Mar Addition and the east boundary line of Lot 19 in Country Club Estates; thence continuing in a southerly direction along the east boundary of said Lot 19 to the southeast corner of Lot 19 of Country Club Estates; thence continuing in a westerly direction along the south boundary line of Lot 19 Country Club Estates, a distance of 114.9 feet to the southwest corner of said Lot 19 in Country Club Estates and the east right-of-way line of East 6th Street; thence continuing in a westerly direction across East 6th Street a distance of 60 feet to the west right-of-way line of East 6th Street and the southeast corner of Lot 3 of Country Club Estates Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Country Club Estates Addition, a

distance of 114.9 feet to the southwest corner of said Lot 3 in Country Club Estates Addition and the east boundary line of Lot 26 in Fairview Subdivision; thence in a northerly direction along the east boundary line of said Lot 26 in Fairview Subdivision to the northeast corner of said Lot 26 in Fairview Subdivision and the southeast corner of Lot 27 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary line of Lot 27 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 27 in Fairview Subdivision and the east right-of-way line of East 5th Street; thence continuing in a westerly direction across East 5th Street, a distance of 66 feet to the west right-of-way line of East 5th Street and the southeast corner of Lot 3 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary of Lot 3 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 3 in Fairview Subdivision and the east boundary of Lot 4 in the Resubdivision of Lot G, Highway Acres Addition; thence in a southerly direction to the southeast corner of Lot 4 of the Resubdivision of Lot G, Highway Acres Addition; thence in a westerly direction along the south boundary of said Lot 4, a distance of 136.7 feet to the southwest corner of said Lot 4 of the Resubdivision of Lot G, Highway Acres Addition to the southwest corner of said Lot 4 and the east right-of-way line of East 4th Street; thence continuing in a westerly direction across East 4th Street, a distance of 66 feet to the west right-of-way line of East 4th Street and the southeast corner of Lot 21 of the Resubdivision of Lot G in Highway Acres Addition; thence continuing in a westerly direction along the south boundary line of said Lot 21, a distance of 126.8 feet to the southwest corner of said Lot 21 of the Resubdivision of Lot G in Highway Acres Addition and the east boundary of Lot 3 Plainview Court Subdivision; thence in a southerly direction to the southeast corner of said Lot 3 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 3 Plainview Court, a distance of 131.75 feet to the southwest corner of said Lot 3 in Plainview Court and the east right-of-way line of East 3rd Street; thence continuing in a westerly direction across East 3rd Street, a distance of 66 feet to the west right-of-way line of East 3rd Street and the southeast corner of Lot 15 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 15 in Plainview Court Subdivision, a distance of 131.75 feet to the southwest corner of said Lot 15 and the west boundary of Lot 15 in River Park Acres; thence in a northerly direction to the southeast corner of Lot 14 in River Park Acres; thence in a westerly direction along the south boundary of Lot 14 in River Park Acres, a distance of 167.5 feet to the southwest corner of said Lot 14 in River Park Acres and the east right-of-way line of East 2nd Street; thence continuing in a westerly direction across East 2nd Street, a distance of 66 feet to the west right-of-way line of East 2nd Street and the southeast corner of Lot 11 in River Park Acres; thence continuing in a westerly direction along the south boundary of Lot 11 in River Park Acres, a distance of 160 feet to the southwest corner of said Lot 11 in River Park Acres and the southeast corner of Lot 2 in River Park Acres; thence continuing in a westerly direction along the south boundary line of Lot 2 in River Park Acres, a distance of 160.13 feet to the southwest corner of said Lot 2 in River Park Acres and the East right-of-way line 1st Street; thence continuing in a westerly direction across 1st Street, a distance of 60 feet to the west right-of-way line of 1st Street; thence in a northerly direction along the west right-of-way line of 1st Street to the southeast corner of Lot 1 Selhost 1st Addition; thence continuing in a westerly direction along the south boundary line of said Lot 1 Selhost 1st Addition, a distance of 150 feet to the southwest corner of said lot 1 Selhost 1st Addition and the southeast corner of Lot 22 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 1st Addition, a distance of 140 feet to the east right-of-way line of West 2nd

Street; thence continuing in a westerly direction across West 2nd Street, a distance of 66 feet to the west right-of-way line of West 2nd Street and the southeast corner of Lot 23 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 23 in Selhost 1st Addition, a distance of 140 feet to the southwest corner of said Lot 24 in Selhost 1st Addition and the southeast corner of Lot 1 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 1 Selhost 2nd Addition; a distance of 140 feet to the southwest corner of said Lot 1 Selhost 2nd Addition and the east right-of-way line of West 3rd Street; thence continuing in a westerly direction across West 3rd Street, a distance of 66 feet to the west right-of-way line of West 3rd Street and the southeast corner of Lot 22 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 2nd Addition, a distance of 140 feet to the southwest corner of said Lot 22 in Selhost 2nd Addition and the southeast corner of Lot 23 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary line of said Lot 23 Selhost 2nd Addition a distance of 140 feet to the southwest corner of said Lot 23 and the east right-of-way line of West 4th Street; thence continuing in a northerly direction along the west boundary line of said Lot 23 in Selhost 2nd Addition, a distance of 200 feet to the northwest corner of said Lot 23 and the Point of Beginning.

Attachment 4: Legal Description of the Redevelopment Project Area

That part of the Northwest Quarter of Sections Number Twenty-Two (22) and Twenty-Three (23), Township Number Seventeen (17) North, Range Number One (1) West of the Fourth Principal Meridian, described as follows:

Commencing at the southwest corner of a parcel designated as parcel No. 1215-4 containing approximately 3.183 acres, located south of the southerly right-of-way line of F.A.I. 280 and 74, and north of the north right-of-way line of U.S. Route 6 (West 1st Avenue), in the Village of Coal Valley, Illinois, said parcel being located approximately 450 feet east of the Half Section Line of Section 22; thence from said southwest corner in a northerly direction 140.79 feet to the southerly right-of-way line of F.A.I. Route 280 and 74; thence in a southeasterly direction along the south right-of-way line of Route 280, a distance of 201.81 feet; thence in a northerly direction 30 feet; thence in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, approximately 229.79 feet to the northeast corner of said Parcel No. 1215-4; thence continuing in an easterly direction along the southerly right-of-way line of said F.A.I. Route 280 and 74, a chord length of 120.13 feet, along the north line of Parcel No. 1215-13, to said parcel's northeast corner; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, and the north boundary line of Parcel 1215-12, to the northwest corner of Parcel 1215-10; thence continuing in an easterly direction along the southerly right-of-way of said F.A.I. Route 280 and 74, a distance of 150.88 feet to a concrete right-of-way marker, and thence continuing in an easterly direction along the F.A.I. Route 280 and 74 south line a distance of 191.45 feet to the northeast corner of said Parcel 1215-10; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 200.04 feet, to the northeast corner of said Parcel No. 1215-11; thence continuing southeasterly along said south Interstate No. 280 right-of-way line a distance of 9.22 feet to a right-of-way marker; thence northeasterly along said south right-of-way line 190.70 feet to a right-of-way marker, and the northeast corner of said Parcel No. 1215-8; thence south parallel to the east line of said Section 22, a distance of 189.38 feet, to the north right-of-way line of present Route No. 6; thence in an easterly direction along the north right-of-way line of Route 6 to the southwest corner of parcel 1219-8; thence North 104 feet to the northwest corner of said parcel; thence east 397.77 feet to the northeast corner of said parcel; thence south 106.5 feet to said north right-of-way line of Route 6; thence in an easterly direction along the north right-of-way line of Route 6 to the southwest corner of parcel 1219-7; thence north along the west boundary of parcel CV 1219-7 a distance of 302.54 feet to the northwest corner of said parcel 1219-7; thence continuing along the north boundary of said parcel 1219-7 and the south right-of-way line of RAI 280/74, a distance of 560 feet to the northwest corner of Lot Number Two (2) in Valley Oaks Subdivision; thence in an easterly direction a distance of 323.84 feet along the north boundary of Lot Number Two (2) in Valley Oaks Subdivision and the south right-of-way line of F.A.I. 280/74 to the northeast corner of said Lot Number Two (2) in Valley Oaks Subdivision and the northwest corner of Lot Number One (1) in Valley Oaks Subdivision 2nd Addition; thence continuing in an easterly direction along the north line of Lot Number One (1) in Valley Oaks Subdivision 2nd Addition, a distance of 77.48 feet to the northeast corner of said Lot Number One (1) in Valley Oaks Subdivision 2nd Addition and the northwest corner of Lot Number Three (3) in Hild's Second Addition; thence continuing in an easterly direction along the north boundary of said Lot Number Three (3) in Hild's Second Addition, a distance of 131.1 feet to the northeast corner of said Lot Number Three (3) in Hild's Second Addition and the

northwest corner of Lot Number Two (2) in Hild's Second Addition; thence continuing in an easterly direction along the north boundary of Lot Number Two (2) in Hild's Second Addition, a distance of 120.9 feet to the northeast corner of said Lot Number Two (2) Hild's Second Addition and the northwest corner of parcel 1219-10; thence continuing S 89° 23' East a distance of 90 feet along the north boundary of parcel 1219-10 to the northeast corner of said parcel 1219-10; thence continuing in an easterly direction along the south right-of-way line of F.A.I. 280/74 and the north boundary of parcel 1219-4, an approximate distance of 57.91 feet to the northeast corner of said parcel 1219-4 and the northwest corner of parcel 1219-3; thence continuing S 88° 54' 46" E along the south right-of-way line of F.A.I. 280/74 and the north boundary of said parcel 1219-3, a distance of approximately 176 feet to the northeast corner of said parcel 1219-3 and the northwest corner of Lot Number One (1) in Lehnhardt Subdivision; thence continuing S 80° 54' 52" E along the north boundary of said Lot Number One (1) in Lehnhardt Subdivision a distance of 101 feet to the northeast corner of said Lot Number One (1) in Lehnhardt Subdivision and the northwest corner of parcel 1219-2; thence continuing in an easterly direction along the north line of said parcel 1219-2 and the south right-of-way of F.A.I. 280/74, a distance of 49 feet to the northeast corner of said parcel 1219-2 and the northwest corner of parcel 12772-1; thence continuing in an easterly direction along the north boundary of said parcel 12772-1 and the south right-of-way line of F.A.I. 280/74 a distance of 298.19 feet to the northeast corner of said parcel 12772-1 and the northwest corner of parcel 12768, thence continuing in an easterly direction 85 feet to the northeast corner of parcel 12768 and the northwest corner of parcel 12768-1; thence continuing in an easterly direction along the north boundary of said parcel 12768-1 and the south right-of-way line of F.A.I. 280/74, a distance of approximately 108 feet to the northeast corner of said parcel 12768-1 and the northwest corner of parcel 12768-2; thence continuing in an easterly direction along the north boundary of said parcel 12768-2 and the south right-of-way line of F.A.I. 280/74 a distance of approximately 85 feet to the northeast corner of said parcel 12768-2 (the preceding three (3) parcels also known as Lot Number One (1) and Outlot "A" between the north line of said Lot One (1) and the south line of the public highway known as F.A.I. Rt. 6 in Mielke's Subdivision); thence continuing easterly along the south right-of-way line of F.A.I. 280/74, a distance of 40 feet to the northwest corner of Lot Number One (1) Salerno First Addition; thence continuing in an easterly direction along the north boundary of said Lot Number One (1) Salerno First Addition, a distance of 124.13 feet to the northeast corner of said Lot Number One (1) Salerno First Addition and the northwest corner of Lot Number Two (2) Salerno First Addition; thence continuing in an easterly direction along the north boundary of said Lot Number Two (2) Salerno First Addition, a distance of 198.64 feet to the northeast corner of said Lot Number Two (2) Salerno First Addition and the northwest corner of Lot D in Highway Acres Addition; thence continuing in an easterly direction along the north boundary of Lot D in Highway Acres Addition and the south right-of-way line of F.A.I. 280/74 a distance of 70.22 feet; thence continuing easterly along the north boundary of Lot D in Highway Acres Addition and the south right-of-way of F.A.I. 280/74 a distance of 249.78 feet to the northeast corner of said Lot D in Highway Acres Addition; thence south along the east boundary of parcel CV 18-10 a distance of approximately 70 feet, to the north right-of-way line of Route 6; thence in a southerly direction, a distance of 50 feet, across the right-of-way of Route 6 to the north lot line of Lot Number One (1) Fairview Subdivision, being a subdivision of Lot H, Highway Acres; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Fifth Street; thence continuing in an easterly direction along

the south right-of-way line of Route 6, a distance of 66 feet to the east right-of-way line of said East Fifth Street and to the northwest corner of Lot Number Twenty-Nine (29) in said Fairview Subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-Nine (29) along the south right of way line of Route 6 a distance of 112 feet to the northeast corner of said Lot Number Twenty-Nine (29) and to the northwest corner of Lot Number One (1) in Country Club Estates, a subdivision; thence continuing in an easterly direction from the northwest corner of said Lot Number One (1) along the north boundary line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Sixth Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 60 feet to the east right-of-way line of East Sixth Street and to the northwest corner of Lot 21 Country Club Estate Addition; thence continuing in an easterly direction along the north line of said Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 115 feet to the northeast corner of said Lot Number Twenty-One (21) and to the northwest corner of Lot Number One (1) in Bil-Mar Addition; thence continuing in an easterly direction along the north line of said Lot Number One (1) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number One (1) and to the west right-of-way line of East Seventh Street; thence continuing in an easterly direction along the south right-of-way line of Route 6, a distance of 80 feet to the east right-of-way line of East Seventh Street and to the northwest corner of Lot Number Twenty-One (21) in Bil-Mar Addition; thence continuing in an easterly direction from the northwest corner of said Lot Number Twenty-One (21) and along the north line of Lot Number Twenty-One (21) and the south right-of-way line of Route 6, a distance of 130.1 feet to the northeast corner of said Lot Number Twenty-One (21) and the northwest corner of a parcel designated as parcel 121102-1; thence continuing in an easterly direction along the southerly right-of-way line of Route 6 and from the northwest corner of said parcel 121102-1, a distance of 115.8 feet to the northeast corner of said parcel 121102-1 and to the northwest corner of parcel 1218-1; thence continuing in an easterly direction across the northerly boundary of said parcel 1218-1 and along the south right-of-way line of Route 6, a distance of 103 feet to the northeast corner of said parcel 1218-1 and to the northwest corner of parcel 1218-12; thence continuing in an easterly direction from the northwest corner of said parcel 1218-1 and the northwest corner of parcel 1218-12 continuing in an easterly direction, a distance of 53.35 feet and continuing on the south right-of-way line of Route 6, S 82° 56' 17" W a distance of 100.50 feet along the southerly right-of-way line of Route 6; thence continuing S 87° 14' 45" E, a distance of 46.71 feet to the northeast corner of said parcel 1218-12 and to the northwest corner of parcel 1227-1; thence continuing in a southeasterly direction along the south right-of-way line of Route 6 S 87° 14' 45" E a distance of 153.35 feet; thence continuing southeasterly along said right-of-way line S 79° 50' 10" E, a distance of 227.71 feet; thence continuing in a northeasterly direction N 77° 49' 35" E, a distance of 5.88 feet to the northeast corner of Parcel 1227-1 and the northwest corner of parcel 1227-1-A; thence continuing N 77° 49' 35" E a distance of 122.67 feet; thence continuing S 88° 40' 40" E a distance of 50.00 feet; thence continuing S 47° 42' 25" E, a distance of 106.75 feet to the west right-of-way line of Niabi Zoo Road; thence continuing in a southerly direction to the southeast corner of said parcel 1227-1-A; thence continuing in a westerly direction along the south boundary line of 1227-1-A, a distance of 250 feet to the southwest corner of 1227-1-A; thence continuing in a westerly direction along the south boundary of parcel 1227-1, a distance of 384.15 feet to the southwest corner of said parcel; thence continuing in a southerly direction along the east

boundary line of parcel 1218-12 to the southeast corner of said parcel and the north boundary of parcel 1218-1; thence continuing in a southerly direction along the easterly boundary line of parcel 1218-1, a distance of 324.2 feet, to the southeast corner of parcel 1218-1; thence continuing in a westerly direction along the south boundary line of parcel 1218-1 a distance of 260 feet to the southwest corner of parcel 1218-1 and the easterly boundary line of Outlot A in Bil-Mar Addition; thence continuing in a northerly direction, along the westerly boundary line of parcel 1218-1 to the southeast corner of parcel 1102-3; thence in a westerly along the south boundary of parcel 1102-3 a distance of 118.7 feet to the southeast corner of Lot 19 of Bil-Mar Addition; thence continuing along the south boundary of Lot 19 Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 19 Bil-Mar Addition and the east right-of-way line of East 7th Street; thence continuing across East 7th Street, a distance of 60 feet to the west right-of-way line of East 7th Street and the southeast corner of Lot 3 in Bil-Mar Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Bil-Mar Addition, a distance of 140 feet to the southwest corner of said Lot 3 Bil-Mar Addition and the east boundary line of Lot 19 in Country Club Estates; thence continuing in a southerly direction along the east boundary of said Lot 19 to the southeast corner of Lot 19 of Country Club Estates; thence continuing in a westerly direction along the south boundary line of Lot 19 Country Club Estates, a distance of 114.9 feet to the southwest corner of said Lot 19 in Country Club Estates and the east right-of-way line of East 6th Street; thence continuing in a westerly direction across East 6th Street a distance of 60 feet to the west right-of-way line of East 6th Street and the southeast corner of Lot 3 of Country Club Estates Addition; thence continuing in a westerly direction along the south boundary of said Lot 3 in Country Club Estates Addition, a distance of 114.9 feet to the southwest corner of said Lot 3 in Country Club Estates Addition and the east boundary line of Lot 26 in Fairview Subdivision; thence in a northerly direction along the east boundary line of said Lot 26 in Fairview Subdivision to the northeast corner of said Lot 26 in Fairview Subdivision and the southeast corner of Lot 27 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary line of Lot 27 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 27 in Fairview Subdivision and the east right-of-way line of East 5th Street; thence continuing in a westerly direction across East 5th Street, a distance of 66 feet to the west right-of-way line of East 5th Street and the southeast corner of Lot 3 in Fairview Subdivision; thence continuing in a westerly direction along the south boundary of Lot 3 in Fairview Subdivision, a distance of 112 feet to the southwest corner of said Lot 3 in Fairview Subdivision and the east boundary of Lot 4 in the Resubdivision of Lot G, Highway Acres Addition; thence in a southerly direction to the southeast corner of Lot 4 of the Resubdivision of Lot G, Highway Acres Addition; thence in a westerly direction along the south boundary of said Lot 4, a distance of 136.7 feet to the southwest corner of said Lot 4 of the Resubdivision of Lot G, Highway Acres Addition to the southwest corner of said Lot 4 and the east right-of-way line of East 4th Street; thence continuing in a westerly direction across East 4th Street, a distance of 66 feet to the west right-of-way line of East 4th Street and the southeast corner of Lot 21 of the Resubdivision of Lot G in Highway Acres Addition; thence continuing in a westerly direction along the south boundary line of said Lot 21, a distance of 126.8 feet to the southwest corner of said Lot 21 of the Resubdivision of Lot G in Highway Acres Addition and the east boundary of Lot 3 Plainview Court Subdivision; thence in a southerly direction to the southeast corner of said Lot 3 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 3 Plainview Court, a distance of 131.75 feet to the southwest corner of said Lot 3 in Plainview

Court and the east right-of-way line of East 3rd Street; thence continuing in a westerly direction across East 3rd Street, a distance of 66 feet to the west right-of-way line of East 3rd Street and the southeast corner of Lot 15 in Plainview Court Subdivision; thence continuing in a westerly direction along the south boundary of said Lot 15 in Plainview Court Subdivision, a distance of 131.75 feet to the southwest corner of said Lot 15 and the west boundary of Lot 15 in River Park Acres; thence in a northerly direction to the southeast corner of Lot 14 in River Park Acres; thence in a westerly direction along the south boundary of Lot 14 in River Park Acres, a distance of 167.5 feet to the southwest corner of said Lot 14 in River Park Acres and the east right-of-way line of East 2nd Street; thence continuing in a westerly direction across East 2nd Street, a distance of 66 feet to the west right-of-way line of East 2nd Street and the southeast corner of Lot 11 in River Park Acres; thence continuing in a westerly direction along the south boundary of Lot 11 in River Park Acres, a distance of 160 feet to the southwest corner of said Lot 11 in River Park Acres and the southeast corner of Lot 2 in River Park Acres; thence continuing in a westerly direction along the south boundary line of Lot 2 in River Park Acres, a distance of 160.13 feet to the southwest corner of said Lot 2 in River Park Acres and the East right-of-way line 1st Street; thence continuing in a westerly direction across 1st Street, a distance of 60 feet to the west right-of-way line of 1st Street; thence in a northerly direction along the west right-of-way line of 1st Street to the southeast corner of Lot 1 Selhost 1st Addition; thence continuing in a westerly direction along the south boundary line of said Lot 1 Selhost 1st Addition, a distance of 150 feet to the southwest corner of said lot 1 Selhost 1st Addition and the southeast corner of Lot 22 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 1st Addition, a distance of 140 feet to the east right-of-way line of West 2nd Street; thence continuing in a westerly direction across West 2nd Street, a distance of 66 feet to the west right-of-way line of West 2nd Street and the southeast corner of Lot 23 in Selhost 1st Addition; thence continuing in a westerly direction along the south boundary of said Lot 23 in Selhost 1st Addition, a distance of 140 feet to the southwest corner of said Lot 24 in Selhost 1st Addition and the southeast corner of Lot 1 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 1 Selhost 2nd Addition; a distance of 140 feet to the southwest corner of said Lot 1 Selhost 2nd Addition and the east right-of-way line of West 3rd Street; thence continuing in a westerly direction across West 3rd Street, a distance of 66 feet to the west right-of-way line of West 3rd Street and the southeast corner of Lot 22 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary of said Lot 22 in Selhost 2nd Addition, a distance of 140 feet to the southwest corner of said Lot 22 in Selhost 2nd Addition and the southeast corner of Lot 23 in Selhost 2nd Addition; thence continuing in a westerly direction along the south boundary line of said Lot 23 Selhost 2nd Addition a distance of 140 feet to the southwest corner of said Lot 23 and the east right-of-way line of West 4th Street; thence continuing in a northerly direction along the west boundary line of said Lot 23 in Selhost 2nd Addition, a distance of 200 feet to the northwest corner of said Lot 23; thence in a westerly direction from the northwest corner of said Lot 23 Selhost 2nd Addition and the east right-of-way line of West 4th Street, a distance of 66 feet to the west right-of-way line of West 4th Street; thence continuing in a westerly direction along the south right-of-way line of Route 6, a distance of 280 feet to the east right-of-way line of West 5th Street; thence continuing in a westerly direction a distance of 66 feet to the west right-of-way line of West 5th Street and the northeast corner of Lot Number Twenty-Four (24) in Meadow View Addition; also known as parcel 12902; thence in a southerly direction along the east boundary of said Lot Number Twenty-Four (24) Meadow View Addition, a distance of 72.55 feet to the southeast corner of said Lot Number

Twenty-Four (24) in Meadow View Addition; thence in a westerly direction along the south boundary of said Lot Number Twenty-Four (24) in Meadow View Addition, a distance of 143.5 feet to the southwest corner of said Lot Number Twenty-Four (24) in Meadow View Addition, and a point on the east boundary line of parcel 12905; thence in a southerly direction along the east boundary line of parcel 12905, a distance of approximately 833.6 feet, to the southeast corner of said parcel 12905 and the one-half (1/2) Section Line of Section 23; thence in an easterly direction along the midline right-of-way line of West 2nd Avenue to the west right-of-way line of 1st Street; thence in a southerly direction across West 2nd Avenue to a point on the south right-of-way line of West 2nd Avenue and the northeast corner of parcel 121613; thence in a southerly direction along the east boundary of said parcel 121613, a distance of 273 feet to the southeast corner of said parcel 121613; thence continuing in a southerly direction along the west right-of-way line of 1st Street, a distance of 232 feet, to the north right-of-line of West 4th Avenue; thence in a southwesterly direction along the north right-of-way line of West 4th Avenue, a distance of 106 feet; thence continuing in a southwesterly direction along the north right-of-way line of West 4th Avenue, a distance of 444.07 feet to the southeast corner of parcel 1220-1-C; thence continuing in a southwesterly direction along the south boundary of parcel 1220-1-C, to the southwest corner of parcel 1220-1-C; thence in a northerly direction along the west boundary of parcel 1220-1-C, a distance of 644.5 feet to the northwest corner of said parcel 1220-1-C and the southwest corner of parcel 1220-1-A, also known as Unit One of Valley Creek Condominiums; thence continuing in a northwesterly direction along the west line of Unit One Valley Creek Condominiums, a distance of 235.8 feet to the northwest corner of Unit One Valley Creek Condominiums and the south right-of-way line of West 2nd Avenue; thence continuing in a westerly direction along the south right-of-way line of West 2nd Avenue, a distance of 1651.2 feet to the southwest corner of parcel 12905 and the southeast corner of parcel 1215-3; thence continuing in a northerly direction along the west boundary of parcel 12905 and the east boundary of parcel 1215-3, a distance of 963.5 feet to the northwest corner of said parcel 1215-3 and the south right-of-way line of Route 6; thence continuing in a northerly direction to the north right-of-way line of Route 6 and the southeast corner of parcel 1215.4; thence in a westerly direction along the north right-of-way line of Route 6 to the southwest corner of said parcel 1215.4 and the point of beginning.

Attachment 5: Definitions

As defined in the Act “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

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

As defined in the Act “industrial park conservation area” means 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 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.”

Attachment 6: Eligibility Categories

Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

“Blighted area,” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

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

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- EPA remediation finding
- Lack of community planning
- Declining EAV

OR

2. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
 - Obsolete platting

- Diversity of ownership
- Tax sale and special assessment delinquencies
- Deterioration of structures or site improvements in neighboring or adjacent areas
- The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs
- The Total EAV of the proposed area has declined or not appropriately appreciated for three (3) of the last five (5) calendar years

OR

3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:

- The area consists of one or more unused quarries, mines or strip mine ponds.
- The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area, and the area meets at least one of the factors itemized in paragraph (1) above, 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.
- The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding.

Eligibility of a Conservation Area

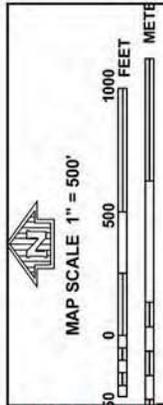
“Conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination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

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means 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 1 ½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Attachment 7: Federal Emergency Management Agency (FEMA) Maps



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0329F

FIRM
FLOOD INSURANCE RATE MAP
ROCK ISLAND COUNTY,
ILLINOIS
AND INCORPORATED AREAS

PANEL 329 OF 500
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NAME	PANEL	DEER
COAL VALLEY VILLAGE OF	170585	0329	F
MOLINE CITY OF	170581	0329	F
ROCK ISLAND COUNTY	170582	0329	F

Note to User: This Map Number (Area Index) shall be used when making rate tables. The Community Number shown above should be used for insurance applications for the subject community.

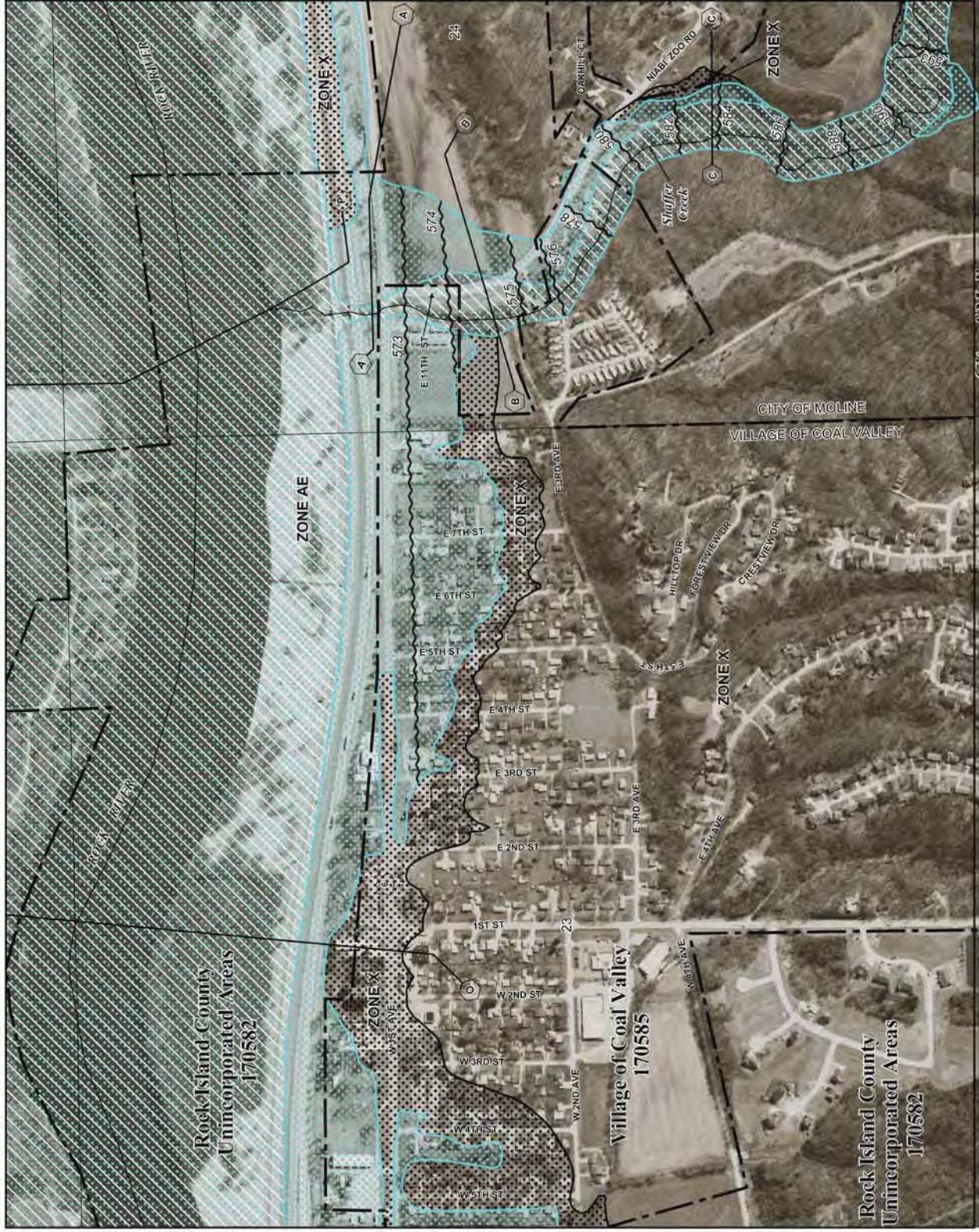
MAP NUMBER
1716100329F

MAP REVISED
APRIL 5, 2010



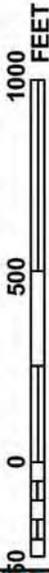
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not include any changes to the original map. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





MAP SCALE 1" = 500'



METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0329F

FIRM
FLOOD INSURANCE RATE MAP
ROCK ISLAND COUNTY,
ILLINOIS
AND INCORPORATED AREAS

PANEL 329 OF 500
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	COMMUNITY	NUMBER	PANEL SUFFIX
COAL VALLEY, VILLAGE OF	170585	0329	F
MOLINE, CITY OF	170591	0329	F
ROCK ISLAND COUNTY	170582	0329	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
17161C0329F
MAP REVISED
APRIL 5, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



JOINS PANEL 0328

ZONE AE (EL 572)

Rock Island County
Unincorporated Areas
170582

Village of Coal Valley
170585

Rock Island County

Attachment 8: Engineer's Certification of Chronic Flooding



November 2, 2017

Annette Ernst
Village of Coal Valley
900 1st Street
PO Box 105
Coal Valley, IL 61240

Re: Route 6 TIF Proposed Redevelopment Amendment – Floodplain Letter

Dear Ms. Ernst:

I have reviewed the proposed amendment to the Route 6 TIF Redevelopment area and found that a majority of the area is located in a Special Flood Hazard Area (SFHA) Zone AE, more commonly known as the 100-year floodplain. The area within the proposed TIF is known for chronic flooding which adversely impacts real property. Development in this floodplain would be required to follow the Village's Ordinance Chapter 8 of the Building Code, specifically requiring the structures to be elevated with the lowest floor 1 foot above the base flood elevation. This cost is, typically, the burden of the property owner/developer.

Additionally, development in any area, especially a SFHA, could negatively impact properties within the watershed if proper collection and diversion for surface water drainage generated by the development is not accounted for. Depending on the type of development this collection can be handled within each individual property, limiting the buildable area for each lot, or as larger detention basins throughout the TIF area that are owned and maintained by the property owners, developer or by the Village. Costs for stormwater management vary greatly depending on the amount of impervious area constructed and the type of system used.

Should you have any questions or concerns regarding development within this area please feel free to call me at (815)997-1885.

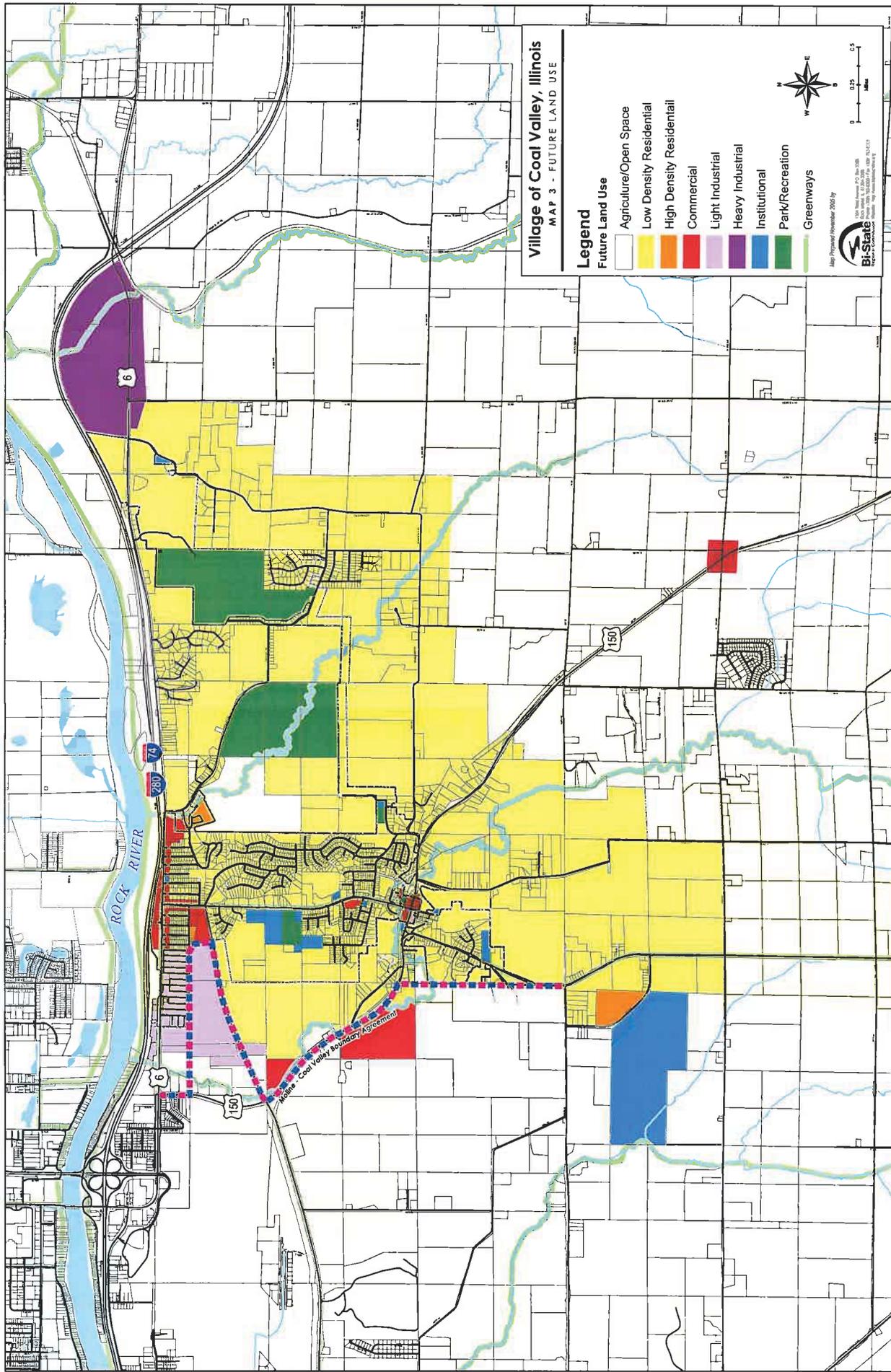
Sincerely,

MISSMAN, INC.

A handwritten signature in blue ink, appearing to read "Marcy L. Leach", is written over a faint, light blue circular stamp or watermark.

Marcy L. Leach, CFM, IPEM
Certified Floodplain Manager

Attachment 5: Future Land Use Map



Village of Coal Valley, Illinois
MAP 3 - FUTURE LAND USE

- Legend**
- Agriculture/Open Space
 - Low Density Residential
 - High Density Residential
 - Commercial
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Park/Recreation
 - Greenways



Map prepared November 2007 by
Bi-State
ILLINOIS STATE PLANNING BOARD
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 Chicago, Illinois 60610-4001
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