



**MEDINA PLAINS-ALLEN RD BUSINESS PARK
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS**

“THE NEXT STEP TOWARD ECONOMIC EXPANSION AND GROWTH”

Prepared for

City of Peoria, Illinois

% Economic Development Office

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MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT REDEVELOPMENT PROJECT PLAN, AREA & PROJECTS

One of the most effective, locally controlled economic development tools available to municipalities in Illinois is Tax Increment Financing (“TIF”).

The Mayor and City Council of the City of Peoria, Peoria County, Illinois have concluded that it is in the best interest of the City and that the citizens of Peoria will benefit by the establishment of the **Medina Plains-Allen Rd Business Park Tax Increment Financing (TIF) District**.

Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*), this document sets forth a comprehensive and detailed description of the uses, structure, and potential impacts of implementing this TIF District Redevelopment Plan, Area & Projects in Peoria, Illinois.

The City of Peoria has undertaken an effort to design this Tax Increment Financing (TIF) Redevelopment Plan and Projects (the “Plan”) for the proposed Medina Plains-Allen Rd Business Park Tax Increment Financing (TIF) District Redevelopment Project Area (the “Area” as illustrated in *Exhibit 1* and further described in *Exhibit 2*). The Area includes numerous sites for which TIF may be used to further encourage the redevelopment of underutilized and/or distressed commercial and residential properties, as well as to retain and expand commercial or light industrial employers within the Peoria community.

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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from Peoria County and the City of Peoria government officials, business leaders and residents who contributed time and assistance to the preparation of the Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the Medina Plains-Allen Rd Business Park TIF District should be directed to Ms. Kimberly Richardson, Assistant City Manager, or Ms. Debbie Van Sickle, Economic Development Manager, 419 Fulton St. Ste 207, Peoria, IL 61602 (Ph: 309-494-8943).

This document is formatted for duplex printing.

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CITY OF PEORIA, ILLINOIS

MEDINA PLAINS-ALLEN RD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PLAN, AREA & PROJECTS

SECTION I. INTRODUCTION

The City of Peoria, Illinois (pop. 113,150, the “City”) is an Illinois Home-Rule Municipality and the 3rd largest metropolitan area within the State of Illinois (*Figure 1*).

The City is undertaking an effort to design this tax increment financing (TIF) redevelopment plan and projects (the “Plan”) for the proposed *Medina Plains-Allen Rd Business Park Tax Increment Financing (TIF) District Redevelopment Project Area* (the “Area”). The Area is generally located west of Allen Road, north of Willow Knolls Rd, and south of IL Rt. 6 as illustrated in *Exhibit 1* and further described in *Exhibit 2*). This Plan represents an essential part of the City’s continuing efforts to retain and expand commercial and light industrial employers within the Peoria community.

Without tax increment financing, the City believes economic stagnation is anticipated to occur in the future, the Peoria area will be at a competitive disadvantage for attracting new industry that offers higher wages for a skilled workforce, and further decline of the proposed Redevelopment Project Area with respect to physical infrastructure and property value as a whole is anticipated. Avoiding such further decline and arresting certain socioeconomic trends affecting Peoria’s future economic vitality are among the several goals and objectives for this TIF Redevelopment Plan.

The City has concluded that absent an influx of new private investment throughout the Area, and additional, substantial improvements to local public infrastructure, the deterioration of local properties and related amenities is likely to occur and will impair the value of private investments as well as the sound growth and tax base of all affected taxing districts. Pursuant to the Tax Increment Allocation Act (65 ILCS 11/74.4 *et. seq.*, and the “Act”), this Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighting conditions as defined in the Act, and institute conservation measures that will aid the City’s ongoing efforts to achieve the following long-term outcomes:



Figure 1. The Central Illinois City of Peoria has a population of 113,150 and is located along the banks of the Illinois River.

- the removal and alleviation of adverse or deteriorated conditions impeding economic growth;
- the restoration and enhancement of the tax base of the overlapping taxing districts by undertaking a series of public and private redevelopment projects within the specified Redevelopment Project Area;
- more effective assistance for retaining and expanding existing industries, further strengthening existing small businesses, and stimulating growth for local employers;
- greater capacity for inviting more private investment to occur that will introduce new commercial and light industrial development to the Area;
- the creation of new employment opportunities to vigorously stimulate expansion of the local workforce; and
- new and expanding commercial retail development that will generate new sales tax revenues for the State of Illinois, Peoria County, the City of Peoria, and area school districts.

SECTION II. CURRENT TRENDS AND CONDITIONS

Major Employment Base

Peoria is host to Bradley University, the National Center for Agricultural Utilization Research, tertiary medical facilities serving central Illinois, and numerous large firms such as Caterpillar (the world's leading manufacturer of construction and mining equipment, diesel and natural gas engines, industrial gas turbines, and diesel-electric locomotives), OSF Ministry (an integrated health system owned and operated by The Sisters of the Third Order of St. Francis), Maui Jim (a premiere manufacturer of premium, polarized sunglasses and related products), RLI (a specialty property and casualty insurance and surety bond company), and others.¹

Transportation Hub

Situated along the banks of the Illinois River, Peoria has a long history of being a major transportation hub that is essential to the Central Illinois economy. Extending approximately 273 miles, the Illinois River is a principal tributary of the Mississippi River along which local locks annually accommodate more than 3 million tons of bulk barge-cargo passing through between the Great Lakes and the Gulf of Mexico.

The Peoria area is served by three Interstate highways: I-74, which runs through the downtown area to the northwest and connecting to I-80; I-474, a southern bypass of I-74 around the Peoria metro area; and I-155, which extends south from I-74 at Morton to I-55 at Lincoln, IL (see **Figure 1**). Illinois Rt. 6, which extends northward from I-474 serves as a northwest bypass around the City of Peoria. As of 2021, the average annual daily traffic count reported by the Illinois Department of Transportation on Illinois Rt. 6 at Allen Rd. (Exit 5) was 19,800 vehicles.

The 3,500-acre Peoria International Airport hosts the longest runway and a 24-hour FAA control tower in Illinois outside of Chicago and offers a dozen non-stop destinations on three airlines. In

¹ For more information online, visit <http://growpeoria.com/about-peoria/>.

2019, Peoria International Airport set an all-time record high passenger count of 689,416 individuals who boards or exited an aircraft in Peoria.

Peoria's public transportation provider, Greater Peoria Mass Transit District/CityLink, celebrated its 50th Anniversary in 2020. CityLink currently operates more than 20 bus routes and over 1,000 bus stops throughout portions of Peoria County and Tazewell County, Illinois, including one "intercity" route between the main network and the nearby Pekin, Illinois network.

The Toledo, Peoria & Western Railway offers heavy industrial freight rail service to the Peoria area and is located within 11 miles of I-74 at Mapleton, IL. The greater Peoria area is an important interchange point for coal trains and has developed into a major rail-to-barge and barge-to-rail transfer point for bulk commodities. Peoria is however the largest metropolitan area in the state that currently does not have passenger rail access. The last time passenger trains passed through Peoria was an experimental Amtrak route in 1981. Amtrak passenger service is available in nearby Illinois communities of Normal, Galesburg, Princeton, and Lincoln. As of late 2021, a multimillion-dollar "pre-feasibility study" was included in the state's capital construction bill to further study potential solutions for re-establishing passenger rail service in Peoria. Re-establishing active rail freight service within the proposed Area to serve new and expanding manufacturing and other light industrial firms is a significant objective of this Redevelopment Plan.

Population Trends

Rural Partners-Illinois, the State's federally designated rural development council, recently published a report relating to current trends occurring throughout rural areas.² The paper indicates several conditions that rural communities should be aware of, such as:

"Population projections show that rural Illinois will face serious issues in the next decade and beyond, with population declines, shrinking young population cohorts, and increasing proportions of elderly that may retire and/or move out of Illinois, closing many small businesses that have provided essential services for many years. This may result in loss of tax revenues needed to support infrastructure, education, and other services important to maintaining local quality of life in some areas."

The Rural Partners Report suggests that most rural Illinois counties can expect population declines in the next 10 to 15 years. These trends appear to be evident within the Peoria and Peoria County area.

As reported by the U.S. Census Bureau, the City of Peoria's population in 2020 was 113,150 residents. The City's 2020 population represents a **-10.9%** decline from Peoria's highest population of 126,963 in 1970 and a decline of residents (**-1.6%**) since 2010 when the total population was 115,007 (see **Figure 2** below).

Likewise, Peoria County has experienced substantial population decline since 1970. As of the 2020 Census, Peoria County posted a total population of 181,830. This represents a loss of 18,636 residents or a decline of **-9.3%** of the County's population over the last 50 years. Most recently, the County appears to have lost 4,664 residents, a decline of **-2.5%** of its population, since the previous Census in 2010(see **Figure 3** below).

² Source: *A Briefing: Promise & Programs in Rural Illinois*, Rural Partners-Illinois, 2020 as found online at: <https://ruralpartners.org/current-activities/>

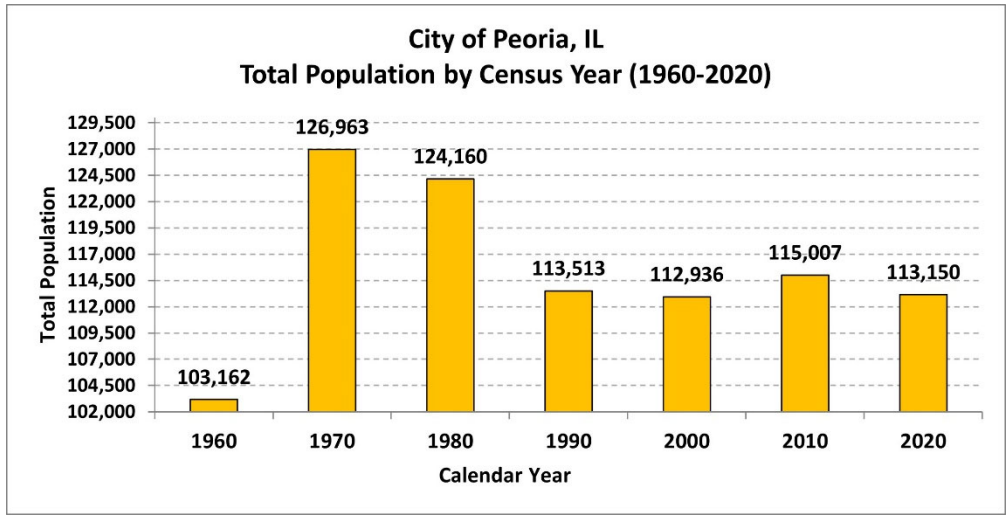


Figure 2. City of Peoria, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

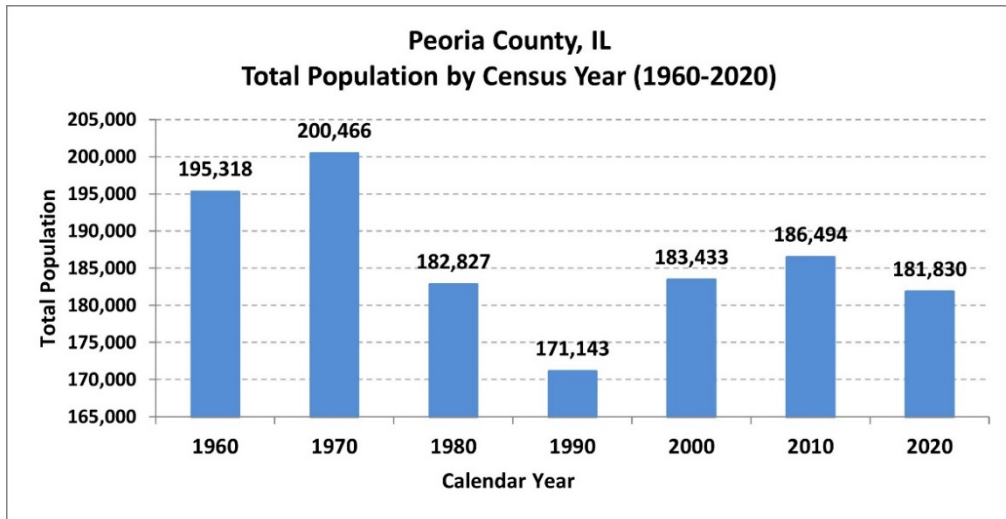


Figure 3. Peoria County, Illinois – Total Population by Census Year 1960-2020 (Source: U.S. Census Bureau).

While the overall population loss is a concern, the City of Peoria has continued to represent more than half of the County’s total population. As a percentage share of the Peoria County population, the City of Peoria accounted for 63% of the County’s population in 1970; and still accounted for 62% of the County’s population in 2020.

The median age of Peoria and Peoria County residents as of the 2021 American Community Survey 1-Year Census Estimate was 33.3 years and 38.6 years, respectively. The median age for Illinois (39.0 years) and the U.S. (38.8 years) were higher than both the City of Peoria and Peoria County. An increasing median age – the point at which half the population is older and half younger – signifies an aging population that is often attributable to outmigration of younger residents, declining fertility rates and/or rising life expectancies. Although the total population within the City of Peoria has been in decline, a decline in the median age may offer some useful insight for planning future economic development. Median age is useful in summarizing

	Median Age		
	2010	2021	Change
U.S.	37.2	38.8	1.6
Illinois	36.6	39.0	2.4
Peoria County	36.7	38.6	1.9
City of Peoria	37.5	33.3	-4.2

Figure 4. Median Age Statistics (Source: U.S. Census Bureau, American Community Survey, 2010 and 2021).

whether a population is aging. However, it is important to note that there is more to understand with regard to the “age structure” than what the median age statistic alone can provide, and the City of Peoria’s age profile warrants closer examination.

The City’s population structures as shown below for 2010 and 2021 illustrate the size of the age groups and how they have changed over the last decade (see *Figure 5*).

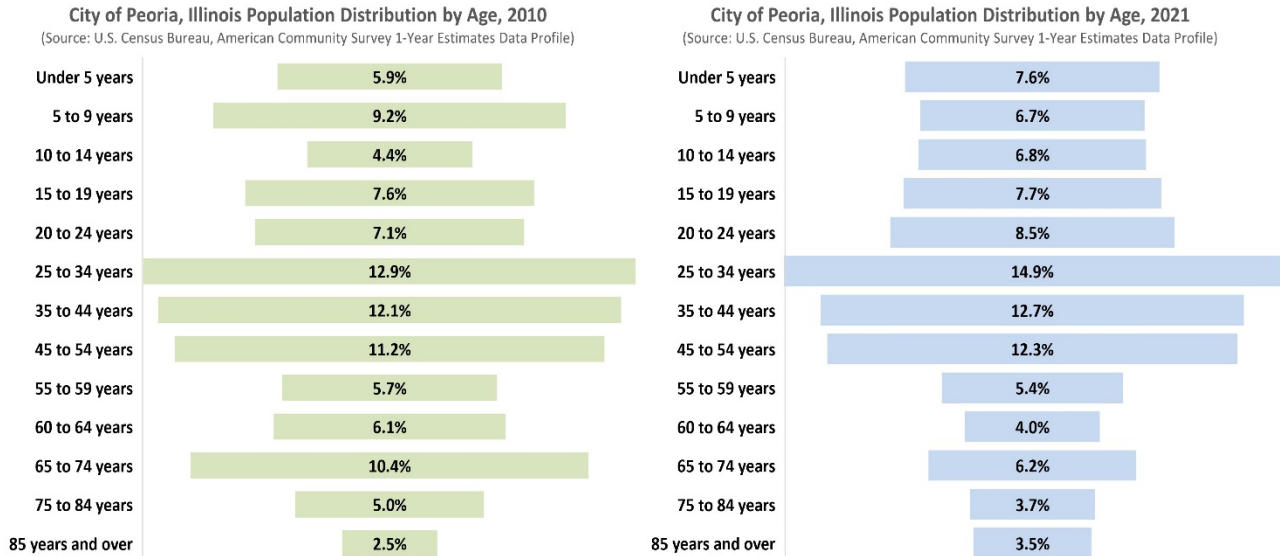


Figure 5. City of Peoria, Illinois Population Distribution by Age, 2010 and 2021 (Source: U. S. Census Bureau, American Community Survey 1-Year Estimates Data Profiles).

For this analysis, the working age population is defined as those aged 15 to 64. This indicator measures the share of the working age population within the total population. The change in the working age population between 2010 and 2021 as illustrated above, suggests the City of Peoria has experienced a fragile improvement in the number of working age population it may be able to rely on for attracting and staffing an expanding commercial and industrial base.

Peoria’s working age population increased from approximately 62.6% of the total population in 2010 to 65.5% in 2021. This may be due to losses of population in smaller, nearby communities, some of which may have shifted from those areas in search of jobs within Peoria’s larger employment base. While this shift may present a brief opportunity for the City of Peoria to intensify and expand its industrial development, the wider outmigration trend of residents leaving Illinois is a long-term challenge for the City to overcome.

As reported by the Chicago Tribune in December of 2016,³ U.S. Census Bureau data indicated that Illinois had lost more residents than any other state for the third consecutive year, losing **-37,508** people in 2016, which placed its population at the lowest it had been in nearly a decade. Citing recent research undertaken by the Brookings Institution:

“Illinois is among just eight states to lose residents, putting its population at 12,801,539 people, its lowest since about 2009. Illinois’ population first began to drop in 2014, when the state lost 11,961 people. That number more than doubled in 2015, with a loss of 28,497 people, and further multiplied in 2016.”⁴

³ Marwa Eltagouri, Contact Reporter, “Illinois Loses More Residents in 2016 than Any Other State,” *Chicago Tribune*, December 21, 2016 (<http://www.chicagotribune.com/news/local/breaking/ct-illinois-population-decline-met-20161220-story.html>).

⁴ Ibid.

In December of 2021, the U.S. Census Bureau reported that the population of the United States grew in the past year by 392,665, or just 0.1%. That was the first time since 1937 that the U.S. population grew by fewer than one million people and was the lowest numeric growth since at least 1900, when the Census Bureau began tracking annual population estimates. This low rate of growth for the U.S. is attributable to decreased net international migration, decreased fertility, and increased mortality due in part to the COVID-19 pandemic. Census demographer Kristie Wilder said in a statement:

“Population growth has been slowing for years because of lower birth rates and decreasing net international migration, all while mortality rates are rising due to the aging of the nation’s population. Now, with the impact of the COVID-19 pandemic, this combination has resulted in a historically slow pace of growth.”⁵

According to the same U.S. Census report, the population of Illinois declined by about **-113,776** in the year between July 2020 and July 2021. At that time, Illinois was one of just 20 states, plus the District of Columbia, that was reportedly losing residents by domestic migration. Domestic (internal) migration is the movement of people within the United States. The largest net domestic migration gains in the U.S. during that same period were in Florida (+220,890), Texas (+170,307) and Arizona (+93,026). According to an annual survey conducted by United Van Lines, the most popular states where Illinois residents moved to in 2020 included Florida, Texas, California, Arizona, Washington, and North Carolina.⁶

The most common reasons the United Van Lines study cited for why people moved from Illinois in 2020 was to seek a new job, retire, and to be closer to family. The study indicated that most of the people moving out of Illinois were 55 years of age or older and had an annual income of \$100,000 or more. According to Michael A. Stoll, an economist and professor in the Department of Public Policy at the University of California:

“We’re seeing that the COVID-19 pandemic has without a doubt accelerated broader moving trends, including retirement driving top inbound regions as the Baby Boomer generation continues to reach that next phase of life.”

Was Illinois Population Undercounted in 2020?

The official 2020 Decennial Census estimated Illinois’ population to be 12,812,508 as of April 1, 2020.

According to a Post Enumeration Survey, which is always conducted after each decennial census, Illinois’ household population was undercounted by 1.97%, thereby suggesting the accuracy of the 2020 Census missed 250,000 residents and the total population of the state actually exceeded 13 million.

Despite the conclusions of the Post Enumeration Survey, Illinoisans are still leaving the state. The U.S. Census annually estimates state populations through the Population Estimates Program which uses head count and other federal data on births, deaths and moves to estimate the population each year. The 2021 estimate showed the largest population decline in Illinois history.

⁵ U.S. Census Bureau, Release No. CB21-208, “New Vintage 2021 Population Estimates Available for the Nation, States and Puerto Rico: Estimates Show Slowest Growth on Record for the Nation’s Population,” December 21, 2021 (<https://www.census.gov/newsroom/press-releases/2021/2021-population-estimates.html>).

⁶ WIFR Newsroom, “Illinois ranks third among ‘Most Moved Out States’ in 2020, study says,” January 7, 2021 (<https://www.wifr.com/2021/01/08/illinois-ranks-third-among-most-moved-out-states-in-2020-study-says/>).

The U.S. Census Bureau's American Community Survey 1-Year Estimate for 2021 most recently marked a population loss for Illinois at **-141,039**, a **-1.1%** decline from the official 2020 Census Count for the State (see **Figure 6**).

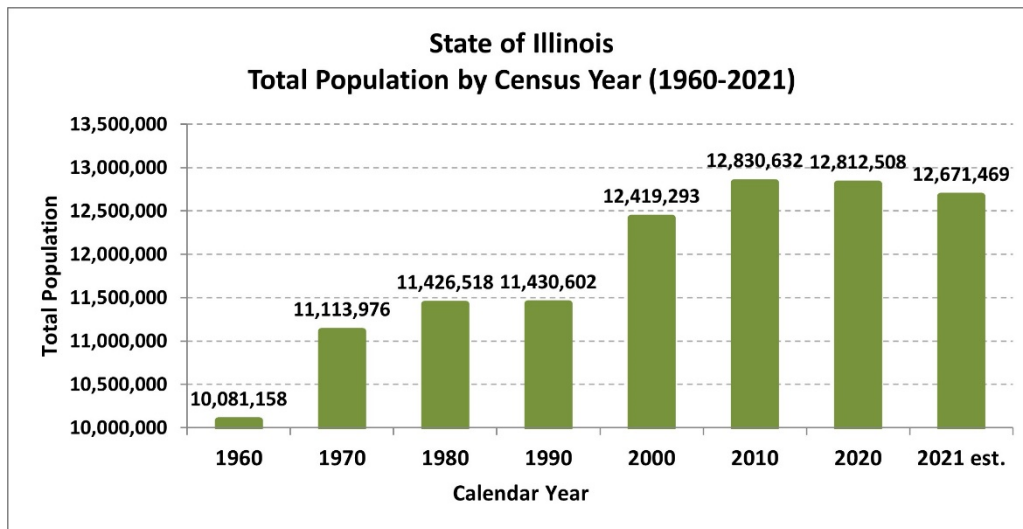


Figure 6. State of Illinois, Total Population by Census Year, 1960-2021 (Source: U.S. Census Bureau).

Despite its recent population statistics, Illinois is still about the fifth most populous state in the country. The economy of Illinois is the fifth largest by GDP in the United States and one of the most diversified economies in the world. There are numerous attributes that make Illinois and Peoria's Central Illinois location an ideal location for new commercial and industrial development:

- ✓ Illinois is literally the logistical crossroads of America with multi-modal logistical access via rail, interstate, rivers, and airports. The centralized location of Illinois made it a key manufacturing hub, especially for farm machinery and specialty motor vehicles.
- ✓ Illinois is a very flat state. With its highest point at 1,235 feet above sea level, about 75% of Illinois is farmland thereby making the state: a leading producer of soybeans, corn, swine; a significant producer of a variety of specialty crops, such as buckwheat, horseradish, wheat, oats, sorghum, hay, fruits, and vegetables; a diverse producer of cattle, sheep, ostriches, fish and Christmas trees; and Illinois is the largest producer of pumpkins in the country. Overall, Illinois markets more than \$19 billion of agricultural commodities annually.
- ✓ The State of Illinois currently ranks second in the Midwest for total installed renewable power capacity and fifth nationally for installed wind power capacity.
- ✓ Many of the United States' largest companies have facilities in Illinois, including Abbott Laboratories, AbbVie Inc., Allstate, Baxter International, Boeing, Caterpillar, Conagra, Crate and Barrel, Kraft Heinz, McDonald's, CNH Industrial, GE Healthcare, Aon PLC, Willis Towers Watson, Mondelez International, Motorola, United Airlines, US Foods, and Walgreens.
- ✓ In 2018 and prior to the COVID-19 pandemic, Illinois set a new tourism record with 117 million tourists who spent about \$42 billion during their visits.

Unemployment

The unemployment rate is the number of people unemployed which is expressed as a percentage of the total civilian labor force.

With the Great Recession of 2008-2009, the average annual unemployment rate in Peoria County dramatically increased from 4.2% in 2006 to 11.1% in 2009. Although the economic recovery proceeded to occur each year thereafter, the County's unemployment numbers continued to fluctuate and generally recede back down to 4.9% in 2019. The unemployment rate in Peoria County has remained notably higher than the U.S. average between 2009 and 2021 and higher than the annual average unemployment rate of the State of Illinois since 2013.

During 2020, the unemployment rate for Peoria County substantially increased to 10.5%, largely due to the widespread economic impact of the COVID-19 pandemic. As of 2021, the average annual unemployment rate in Peoria County was reported as 7.2% and continued to exceed the unemployment rate of Illinois and the U.S. (see *Figure 7*).

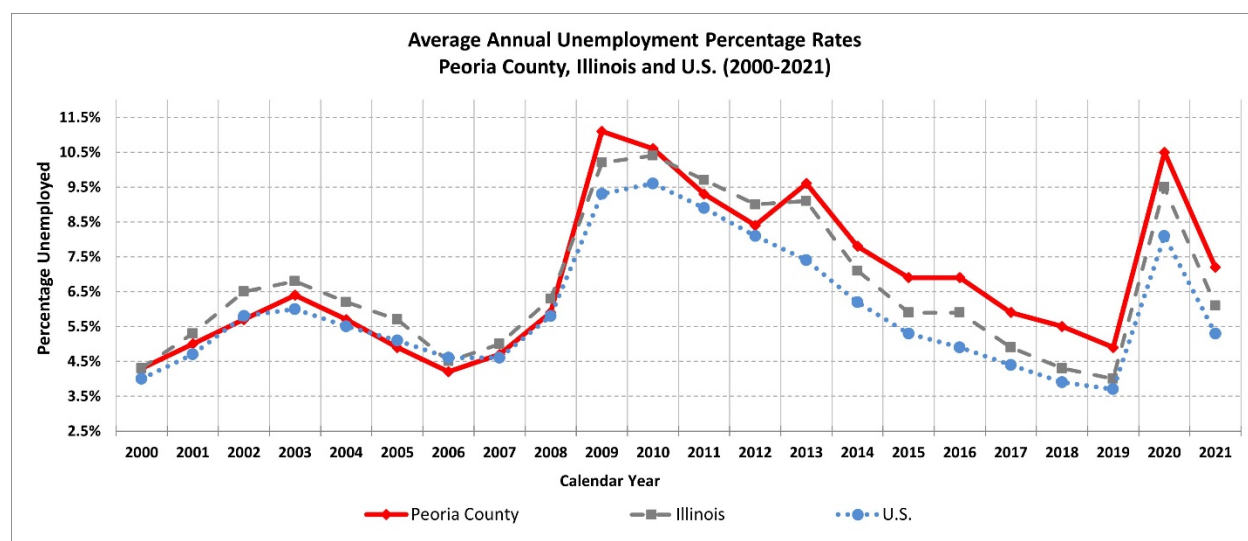


Figure 7. Average Annual Unemployment Rates for Peoria County, State of Illinois, and U.S., 2000-2021 (Source: Illinois Department of Employment Security).

Many analysts agree that the official definition of the “unemployed” omits many workers who were deprived of pay amid the pandemic. While unemployment rates jumped in April 2020 throughout the U.S. to levels not seen since the 1930’s, more recent official unemployment rates are believed to be substantially understated, because they too omit workers who exited the labor force in the previous 12-24 months and who are either absent or no longer looking for work. The majority of jobs lost in the pandemic crisis were in industries that typically paid low average wages. The lowest-paying industries accounted for 30 percent of all job losses and 56 percent of the jobs lost from February 2020 to September 2021.

The proposed Medina Plains-Allen Rd Business Park TIF District includes an Industrial Park Conservation Area. The Industrial Park Conservation Area:

- is an area within the boundaries of the proposed redevelopment project area;

- is located within the territorial limits of the City, which is also a “labor surplus municipality”;
- is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area; and
- includes both vacant land suitable for use as an industrial park and a blighted area or conservation area that is contiguous to such vacant land.

As of August-2022, the Illinois Department of Employment Security reported an unemployment rate within the City of Peoria Metropolitan Area as being 6.2% and the U.S. rate for that same month was 3.8%. Pursuant to the TIF Act, if at any time during the six (6) months before the City designates an industrial park conservation area within a proposed TIF redevelopment project area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication, then the City is defined as a Labor Surplus Municipality.

Therefore, the City of Peoria is defined as a Labor Surplus Municipality and the vacant parcels zoned for industrial use that are included in the **Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area** shall qualify as an *Industrial Park Conservation Area* as provided in the Act (see Appendix A for definitions).

In addition to reduced population counts in the Peoria area, chronic outmigration from Illinois, the pandemic-accelerated retirement statistics, and the City’s status as a Labor Surplus Municipality, it is also important to note that the Peoria County labor force had already been declining for several years. As evidenced by data obtained from the Illinois Department of Employment Security, the total labor force count in Peoria County peaked in 2011 at 96,158 workers (see **Figure 8** below).

By 2021 the Peoria County labor force declined to 82,725, a decline of **-14%** over a 10-year period. It should also be noted that the government only counts people as “unemployed” if they are actively looking for work. Everyone else who is not working is considered out of the labor force entirely,

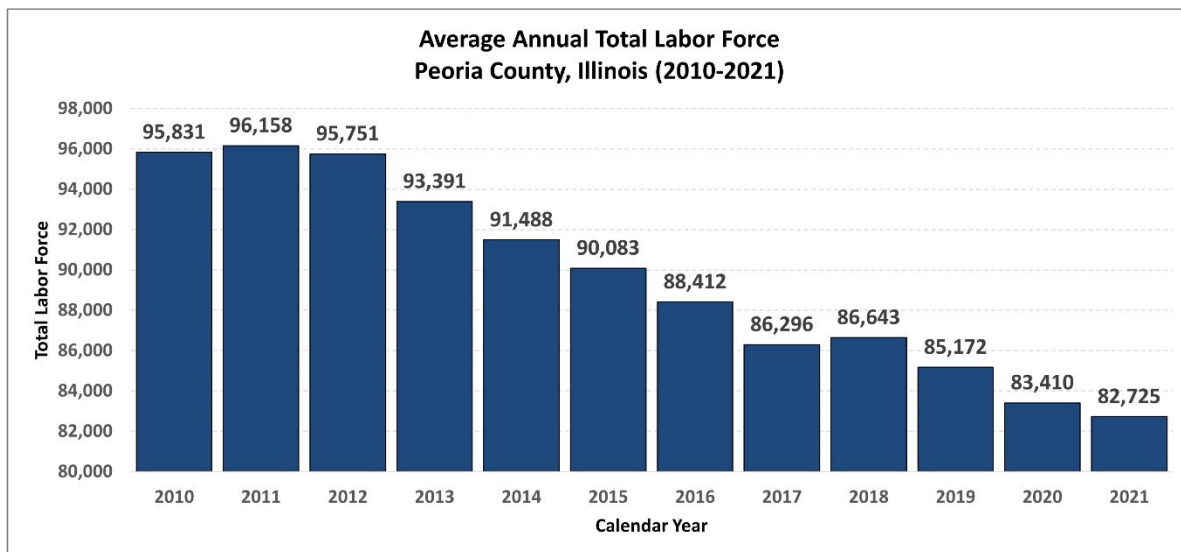


Figure 8. Average Annual Total Labor Force in Peoria County, 2010-2021 (Source: Illinois Department of Employment Security).

which could of course help explain the additional drop shown for 2020 if more workers stopped looking for jobs as a result of the COVID-19 crisis.

Based on recent population and employment trends, Illinois will likely continue to face shrinking workforce numbers during the next 10 years, thereby making efforts to improve Peoria’s job base an increasingly more complicated and difficult challenge. As some employers in Illinois may already seriously question whether they can find enough qualified workers to fill job openings to meet the needs of their expanding businesses, the urgency to create new job opportunities and assist potential workers with attaining the educational background and skills necessary to fill those positions has perhaps never been greater.

During the 1990’s, the City began identifying potential “growth cells” within the community where it would invest in public infrastructure capacity to encourage new private investment. A portion of the proposed **Medina Plains-Allen Rd Business Park Redevelopment Project Area** is one such “growth cell” whereby the City funded sanitary facilities and other utilities that would become available for large scale industrial development. Despite the City’s efforts to increase such utility capacities, this type of development and job creation has not occurred within Peoria’s IL Rt. 6 beltway. Therefore, the City of Peoria is preparing this TIF Redevelopment Plan to undertake a more aggressive approach for improving the feasibility for new industrial redevelopment to occur. In tandem with enhanced transportation amenities, modern public infrastructure amenities, and access to a robust, skilled workforce, the City intends to use Tax Increment Financing to stimulate private investments offering broader employment opportunities and economic vitality for the Peoria community.

New private investment in light industrial facilities, commercial businesses, and related amenities within the proposed **Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area** will help create a more effective path for the Peoria employment base to recover and expand. New tax revenues resulting from such economic growth will also further enable the City of Peoria and other taxing bodies to fund high-quality public services for their residents.



“The City of Peoria intends to use Tax Increment Financing to attract new private investment for the redevelopment of blighted and underutilized spaces within the proposed Medina Plains-Allen Rd Business Park TIF District.”

Major Commercial-Retail Trade Center

Commercial growth and retail trade is among Peoria’s many significant contributions to the Central Illinois economy and retail sales tax is a vital source of revenue for the City of Peoria that helps provide high quality public services to residents of the area. The City of Peoria currently receives \$2.75 in municipal sales tax for every \$100 of retail sales. Municipal sales tax funds help the City provide high quality public services to its residents and therefore represent a vital source of revenue for the community. The total retail sales generated in the City of Peoria during calendar year 2021 amounted to \$2,596,197,421 as reported by the Illinois Department of Revenue. Total annual retail sales expressed in nominal dollars between 2006 and 2021 increased by \$443,790,160 or 20.4% (see **Figure 9** below). However, in terms of real, inflation-adjusted dollars, the City’s total retail sales declined by -6.0% over the same fifteen (15) year period.

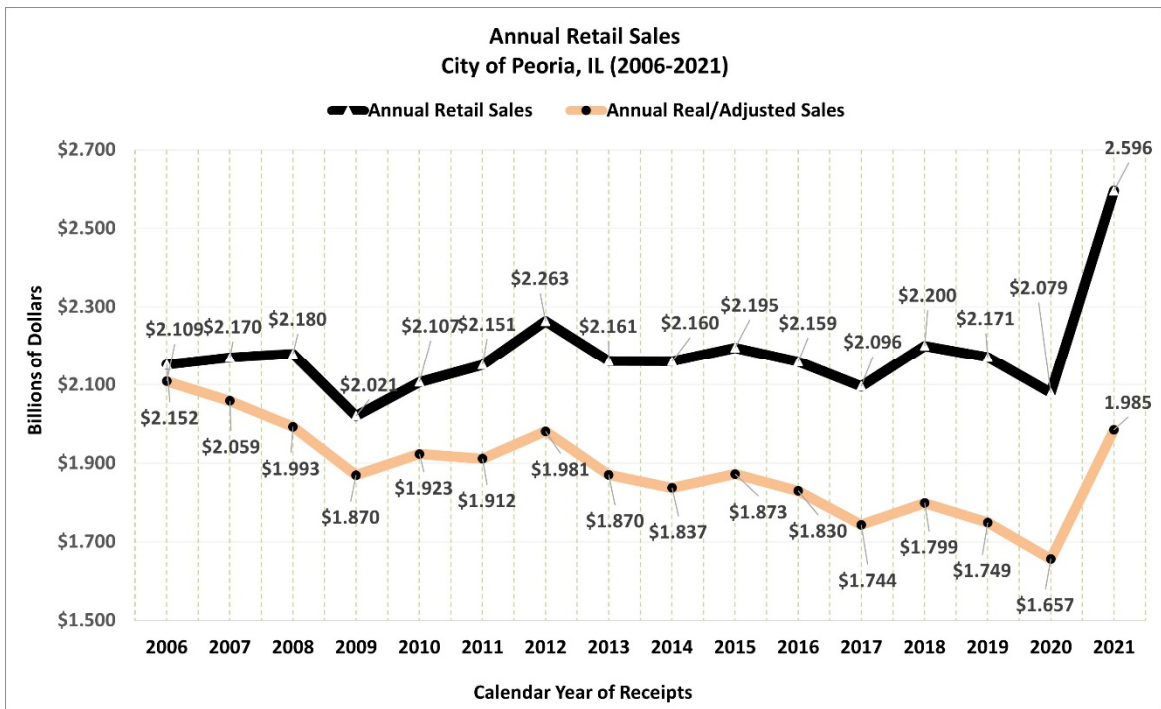


Figure 9. City of Peoria, Illinois – Annual Retail Sales, 2006-2021 (Source: Illinois Department of Revenue).

Peoria’s inflation-adjusted retail sales tax trends in recent years reflect many of the same economic trends and conditions affecting much of the State of Illinois and the Midwest region. The construction of new or expanded (physical) retail space that has occurred in Peoria over the last 15 years is being challenged by a dramatic shift in consumer behavior. This is especially true during times of restricted access because of public health concerns, such as what was recently experienced with the COVID-19 pandemic.

Shoppers are increasingly expecting more from retailers in terms of both their online and physical, in-store experiences. The Internet, home shopping and related new technologies are causing changes to occur in how people acquire their everyday goods and services. The growing popularity of online retail shopping is causing retailers to redesign store formats and payment methods, as well as adjust to how technology-driven shopping preferences are affecting the inherent value of physical locations in populated areas, or along busy transportation corridors.

Such shifts in consumer behavior is also evidenced by the number of commercial retail taxpayers. Recent Illinois Department of Revenue data indicates the number of retail taxpayers declined in the City of Peoria by **-174** between 2006 and 2020 (see **Figure 10** below).

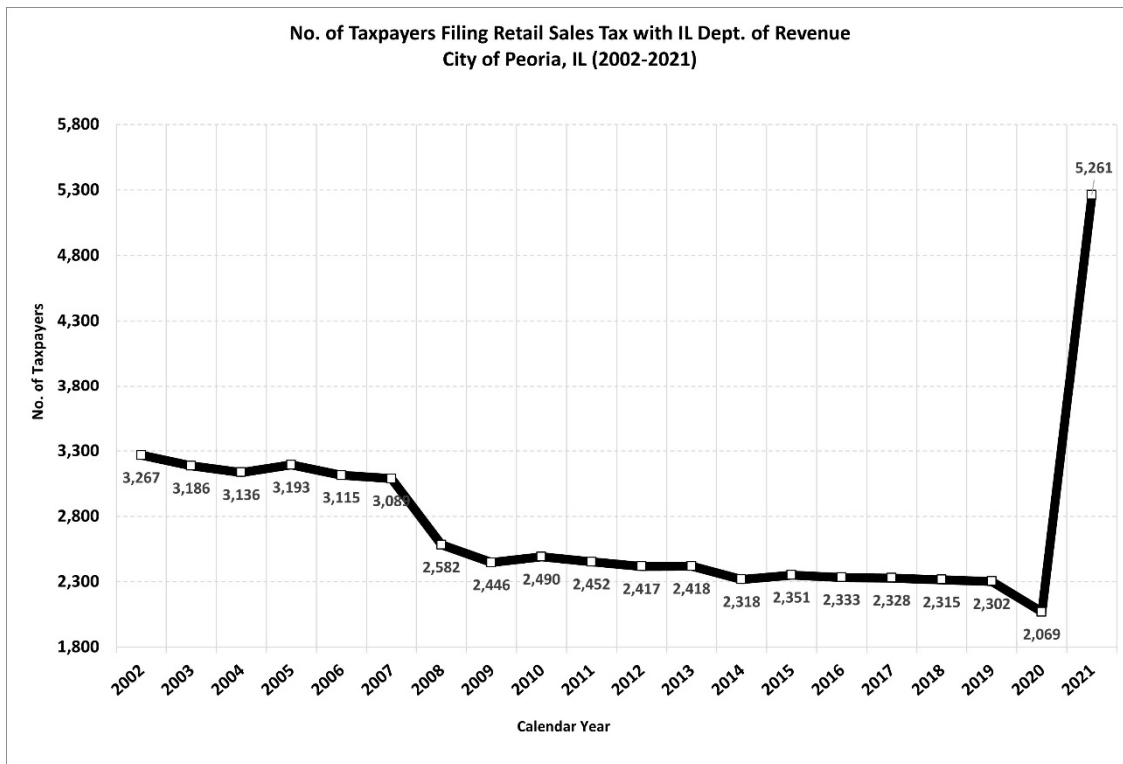


Figure 10. City of Peoria, Illinois – Annual Number of Retail Taxpayers, 2002-2021 (Source: Illinois Department of Revenue).

Why the spike in retail sales and the number of retail tax payers in 2021? The State of Illinois enacted the “*Leveling the Playing Field for Illinois Retail Act*” in 2021 (see sidebar at right).

Absent new, innovative approaches at the local level, ever-evolving online shopping practices may result in a cascade of negative effects on communities like Peoria for future business development, job creation, population growth and the sustainability of high-quality public services for its residents.

Leveling the Playing Field Legislation

Illinois Public Acts 101-31 and 101-604 amended the Retailers' Occupation Tax and enacted the “Leveling the Playing Field for Illinois Retail Act” to implement a series of structural changes to the Illinois sales tax laws to require "remote retailers" to remit State and local retailers' occupation taxes beginning January 1, 2021. The changes are intended to "level the playing field" between Illinois-based retailers and remote retailers by imposing State and local retailers' occupation taxes on Illinois retailers and remote retailers alike. Remote retailers who meet certain thresholds are required to register to collect and remit Illinois Retailers' Occupation Tax (ROT) for sales of tangible personal property made on or after January 1, 2021.

A substantial portion of the City’s increased retail sales tax revenues during calendar year 2021 may be attributable to online sales which were subject to the “Leveling the Playing Field” legislation.

As part of an ongoing effort to arrest these negative trends and encourage new economic vitality throughout the community, the City of Peoria proposes to use tax increment financing to establish itself as a stronger retail center and further stimulate commercial/retail development within the proposed Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area. By using TIF to attract new private investment and improve public infrastructure within the designated Redevelopment Project Area, the City intends to:

- create new employment opportunities and thereby arrest population declines;
- expand the real estate tax assessment base within the Redevelopment Project Area;
- generate new sales tax revenues for the City, School Districts, and the County;
- expand and update public infrastructure and related services; and
- improve pedestrian access between residential areas, parks, and industrial and commercial areas, thereby improving the overall quality of life for its residents.

SECTION III. REDEVELOPMENT GOALS AND OBJECTIVES

Redevelopment Goals and Objectives

The City intends to use the **Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan, Area, and Projects** to redevelop property that is currently underutilized for light industry, commercial space, and retail businesses development. Such redevelopment is necessary for improving employment opportunities, expanding, and diversifying the local real estate tax base, managing growth, and increasing the overall quality of life for Peoria residents. This Redevelopment Plan will allow the City to: alleviate and/or remove blighting conditions such as the lack of adequate public infrastructure; increase Peoria's overall competitiveness in the region; and institute public policies that are more conducive to industrial and commercial business development.

Absent an influx of new private investment throughout the Area, and additional, substantial improvements to local public infrastructure, deterioration of local properties and related amenities is likely to occur and will impair the value of private investments as well as the sound growth and tax base of all affected taxing districts. Pursuant to the TIF Act, this Redevelopment Plan is intended to promote and protect the health, safety, morals, and welfare of the public, address blighted conditions as defined in the Act, and institute conservation measures that will:

- remove and alleviate adverse or deteriorated conditions impeding economic growth;
- encourage new private investment; and
- restore and enhance the tax base of the overlapping taxing districts by undertaking a series of public and private redevelopment projects within the specified Redevelopment Project Area.

The property within the Redevelopment Project Area will substantially benefit by a series of public and private redevelopment projects made possible with tax increment financing. The Redevelopment

Project Area is not otherwise reasonably expected to be substantially improved or be further developed without the use of tax increment financing.

The Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan includes, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* Areas;
2. Facilitate the construction, improvement and maintenance of public infrastructure, environmental remediation, and other capital projects which the City finds is in furtherance of this Redevelopment Plan and necessary to encourage new industrial, and commercial development;
3. Construct, improve, upgrade, and maintain storm water drainage and sanitary sewer lines and related infrastructure throughout the Redevelopment Project Area;
4. Construct, improve, upgrade, and maintain antiquated and/or inadequate water lines and mains, as well as water storage facilities and related distribution systems;
5. Construct, improve, upgrade, and maintain streets, infrastructure relating to information technology, street lighting, landscaping, curbs, alleys, parks, public green space, recreational amenities, sidewalks, bike paths and other pedestrian walkways throughout the Redevelopment Project Area;
6. Encourage private investment for commercial rehabilitation/renovation projects to be undertaken on existing structures within the Redevelopment Project Area through financial incentives offered by tax increment financing;
7. Enhance the tax base for the City and other taxing districts through coordinated, comprehensive planning efforts by either the public or private sectors to improve infrastructure, property reuse, and the upgrade of existing buildings;
8. Foster entrepreneurship and attract new commercial and industrial development which complies with City zoning and land use ordinances, increases assessed valuations, and enhances the real estate tax base for the City, thereby also creating additional employment opportunities within the Area and the Peoria community;
9. Attract tourism and new retail/commercial businesses while also vigorously reinvesting in existing properties within the Redevelopment Project Area to encourage business retention and increase retail business activity that will generate new local retail sales tax revenue for the City, other taxing bodies, and the State of Illinois;
10. Implement the goals and objectives of the City's Comprehensive Plan, the first of which was adopted in 1937.
11. Undertake redevelopment projects which will further improve the overall quality of life, health, and well-being of the Peoria community.

Planning Process and Calendar

A variety of policies, programs, and strategies are often used to promote economic development in a community. This Redevelopment Plan provides a preliminary review of the uses and application of tax increment financing (TIF) as well as the extent to which certain properties within the City of Peoria qualify for designation as a TIF Redevelopment Project Area (the “Area”).

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing a TIF District. The proposed TIF District must contain several specific statutory characteristics which qualify the Area for tax increment financing. These characteristics and definitions as set forth below determine whether the Area is *Blighted*, *Conservation*, a combination of both *Blighted and Conservation* areas, as well as an *Industrial Park Conservation Area* (see ***Appendix A***).

The process to establish a TIF District pursuant to the Act is initiated by a municipality (see ***Appendix B***). This process includes:

- creating an Interested Parties Registry;
- determining the qualifications of the redevelopment project area;
- preparing a Redevelopment Plan;
- establishing a date, place and time for a Public Hearing;
- sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments;
- convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, township, fire protection district, the county, a representative of the municipality and a public member;
- publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community;
- mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area;
- mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Area; and
- approving final ordinances: (1) approving the Redevelopment Plan and Projects; (2) designating the Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing for the Area.

The City of Peoria engaged Jacob & Klein, Ltd. and The Economic Development Group, Ltd. on August 23, 2022, to assist the City with undertaking this process for establishing the Medina Plains-Allen Rd Business Park TIF District.

A review of the qualifications of the proposed Area was subsequently completed which evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for the **Medina Plains-Allen Rd Business Park TIF District** to be classified as a combination of *Blighted* (improved/vacant), *Conservation* (improved), and *Industrial Park Conservation* areas.

Upon reviewing the proposed Redevelopment Plan and accepting the findings herein, the City Council may move forward with the process for establishing the **Medina Plains-Allen Rd Business Park TIF District**.

The City’s schedule for the planning and completing the statutorily required activities relating to the establishment of the **Medina Plains-Allen Rd Business Park TIF District** is as follows:



- Initiate Planning and Research to Document TIF Qualifying Characteristics.....8/23/2022
- Submit Draft Redevelopment Plan to City 11/10/2022
- Establish Interested Parties Registry by Ordinance 11/22/2022
- Set date for Public Hearing by Ordinance..... 11/22/2022
- Publish Availability of Interested Parties Registries 11/23/2022
- Certified Mailings of Public Hearing Notice to Taxing Districts..... 11/23/2022
- Certified Mailings of Public Hearing Notice to Taxpayers & Residents..... 12/07/2022
- Mail Public Hearing Notice to Residential Addresses within 750 ft. & IPR..... 12/13/2022
- Convene Joint Review Board (JRB) Meeting..... 12/15/2022
- First Publication of Notice of Public Hearing 12/22/2022
- Second Publication of Notice of Public Hearing 12/29/2022
- Public Hearing (continued to 1/24/2023)..... 01/10/2023
- Continued and Closed Public Hearing..... 01/24/2023
- Approve Final Ordinances to Establish TIF District..... 02/14/2023

SECTION IV.

QUALIFYING CHARACTERISTICS OF THE REDEVELOPMENT PROJECT AREA

Description of Proposed Redevelopment Project Area

The proposed TIF Area includes commercial and industrial properties, which are generally located north of West Willow Knolls Rd and West Pioneer Parkway, east of Illinois Rt. 6, south of West Townline Rd., and west of Mount Hawley Auxiliary Airport. The Redevelopment Project Area is configured to encourage a combination of commercial and industrial redevelopment projects; and is more specifically illustrated on the attached Proposed Boundary Map (*Exhibit 1*) and legally described in the attached Proposed Legal Description (*Exhibit 2*).

Pursuant to the Act, the proposed **Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area** (the “Area”) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also, pursuant to the Act, the Area is not less in the aggregate than 1½ acres and further constitutes a contiguous Area pursuant to Section 11-74.4-4 of the TIF Act as amended by Public Act 102-0818.

The Area includes properties within the City which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. As evidenced by the qualifying characteristics presented in this Section, both vacant and improved properties within the proposed Redevelopment Project Area would substantially benefit by a series of proposed public and/or private redevelopment projects. Therefore, the City finds that the Redevelopment Project Area *as-a-whole* has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Qualifying Characteristics of Proposed Redevelopment Project Area

The Medina Plains-Allen Rd Business Park TIF District Area as-a-whole includes characteristics which qualify the Area as a combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* areas, as defined in the Tax Increment Allocation Redevelopment Act [TIF Act] (65 ILCS 5/11-74.4 *et. seq.*). **The terms *Blighted*, *Conservation*, and *Industrial Park Conservation* areas when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The statutory definitions which have been applied and used in this section are presented in *Appendix A*. A summary of the City’s findings is presented as follows:

Total Number of Parcels (improved and vacant)	129
Total Number of Qualifying Parcels (improved and vacant)	103
Total Percentage of Parcels (improved and vacant)	
which Qualify under the Act	79.8%

CONCLUSION: Within the proposed Medina Plains-Allen Rd Business Park TIF District there are one hundred twenty-nine (129) vacant and improved parcels that were surveyed, 79.8% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas.

Qualifying Characteristics of Improved Parcels

Total Number of Improved Parcels.....	83
Total Number of Improved Parcels which Qualify under the Act	62
Total Percentage of <u>Improved</u> Parcels which Qualify under the Act	74.7%
Of All Improved Parcels:	
Total “Blighted” (5 qualifying characteristics)	1
Total Number of Structures and Site Improvements	107
Number of Structures over 35 Years of Age	66
Total Percentage of Structures over 35 Years of Age.....	61.7%
Total “Conservation”	62
Total Number Conservation, but Not Blighted	61

The following qualifying characteristics are present in the **structures** and **site improvements** within the improved portion of the proposed TIF District (Note: If a parcel of property exhibits an individual characteristic more than once, it is counted only once in the summary below):

Number showing signs of Dilapidation	1
Number showing signs of Obsolescence.....	1
Number showing signs of Deterioration	76
Number showing signs of Code Violations	1
Number showing signs of Illegal Uses.....	0
Number showing signs Excessive Vacancy.....	10
Number which Lack Sanitary Facilities.....	0
Number with Inadequate Utilities ⁷	1
Number subject to Overcrowding.....	0
Number used for Deleterious Uses	1
Number with EPA Issues	0
Number showing Lack of Planning ⁸	82
Number subject to Declining/Static EAV	83

CONCLUSION: The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the eighty-three (83) improved parcels, 74.7% of which qualify as a Combination Blighted and Conservation Area within the proposed Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area. One (1) of the improved parcels also qualify as a Blighted Area.

⁷ The improved parcels exhibiting deteriorated or inadequate public infrastructure (1) represents visible inadequacies relating to the lack of appropriate storm water facilities. Though not thoroughly documented as of this TIF Plan, the City noted that substantial other public infrastructure inadequacies exist throughout the TIF Area, not the least of which is the lack of adequate sidewalks and roadway extensions to serve underutilized sites.

⁸ Most of the improved parcels shown to evidence a lack of adequate planning (82) reflect a visible absence of street access, sidewalks, curbs, or access to alleys. Parcels of inadequate shape and size to meet contemporary development standards were found to be present within the TIF area as well.

Qualifying Characteristics of Vacant Parcels

Total Number of Vacant Parcels	46
Total Number of Vacant Parcels which Qualify under the Act.....	41
Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act.....	89.1%

Of All Vacant Parcels:

*The first set of characteristics which apply to vacant land require any **two** of the following for qualification as a blighted area:*

Number subject to Obsolete Platting	0
Number subject to Diversity of Ownership	0
Number subject to Tax Delinquencies	0
Number subject to Deterioration of Adjacent Properties	24
Number subject to EPA Issues	0
Number subject to Declining/Static EAV.....	46

*An additional list of characteristics applied to vacant land requires only **one** of the following for qualification as a blighted area:*

Number containing an Unused Quarry, Mine or Strip Mine Pond.....	0
Number containing an Unused Railroad or Railroad Right-of-way.....	14
Number subject to Chronic/Contribute to Flooding within same watershed (see Exhibit 3)	12
Number with Disposal Site	0
Number found to have been Blighted before becoming Vacant.....	0
Number of vacant parcels which qualify as an Industrial Park Conservation Area.....	36

Within this Area there are vacant tracts that have been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area. Pursuant to Section 11-74.4-3(v), the City has made a finding that such parcels have been previously subdivided; subdivided pursuant to the Plat Act; or divided into three (3) or more smaller tracts between 1950 and 1990. Annexations to the City of Peoria, if any, of certain vacant lands (see **Appendix C**) shall also be completed prior to the establishment of the TIF District. Pursuant to the Act and prior to designation of the Area, twelve (12) of the vacant parcels have been subject to surface water that discharges from the TIF Area and contributes to flooding within the same watershed and such parcels are believed to be subject to chronic flooding adversely impacting the real property in the area (see **Exhibit 3**). The redevelopment projects proposed in this Plan will provide for facilities or improvements to contribute to the alleviation of all or part of this flooding. The City has developed comprehensive ordinances and design criteria requiring redevelopment projects to provide facilities and improvements to alleviate the risk of flooding within the same watershed, not the least of which is a requirement for hydrological studies to be completed in advance of any redevelopment project that will include the construction of impervious surfaces on the site. The creation of a TIF District is therefore essential for providing a means by which the City and Private Developers may feasibly address normal/routine infrastructure requirements, as well as also comply with storm water control requirements throughout the Area.

CONCLUSION: Of the forty-six (46) vacant parcels surveyed within the proposed Medina Plains-Allen Rd Business Park TIF District, 89.1% qualify as a Blighted Area. These vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.

Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

One of the qualifying characteristics for both “Blighted” and “Conservation” parcels is the declining value of properties included in the Redevelopment Project Area.

The total equalized assessed valuation (“EAV” before exemptions) of the City of Peoria for tax year 2021 payable 2022 was **\$2,240,217,929**. The total EAV (before exemptions) of parcels studied for the entire proposed TIF District Redevelopment Project Area for tax year 2021 payable 2022 was **\$21,208,543** and accounted for 0.95% of the City’s total EAV. Therefore, the total estimated EAV of the balance of the City (outside of the proposed TIF Redevelopment Project Area) was **\$2,219,009,386**.

The EAV characteristics in this instance contribute to the qualification of the Area because the total equalized assessed valuation of the proposed redevelopment project area declined or increased at an annual rate which was less than the annual Consumer Price Index (CPI) for All Urban Consumers for four (4) of the last five (5) years (see *Figure 11* below).

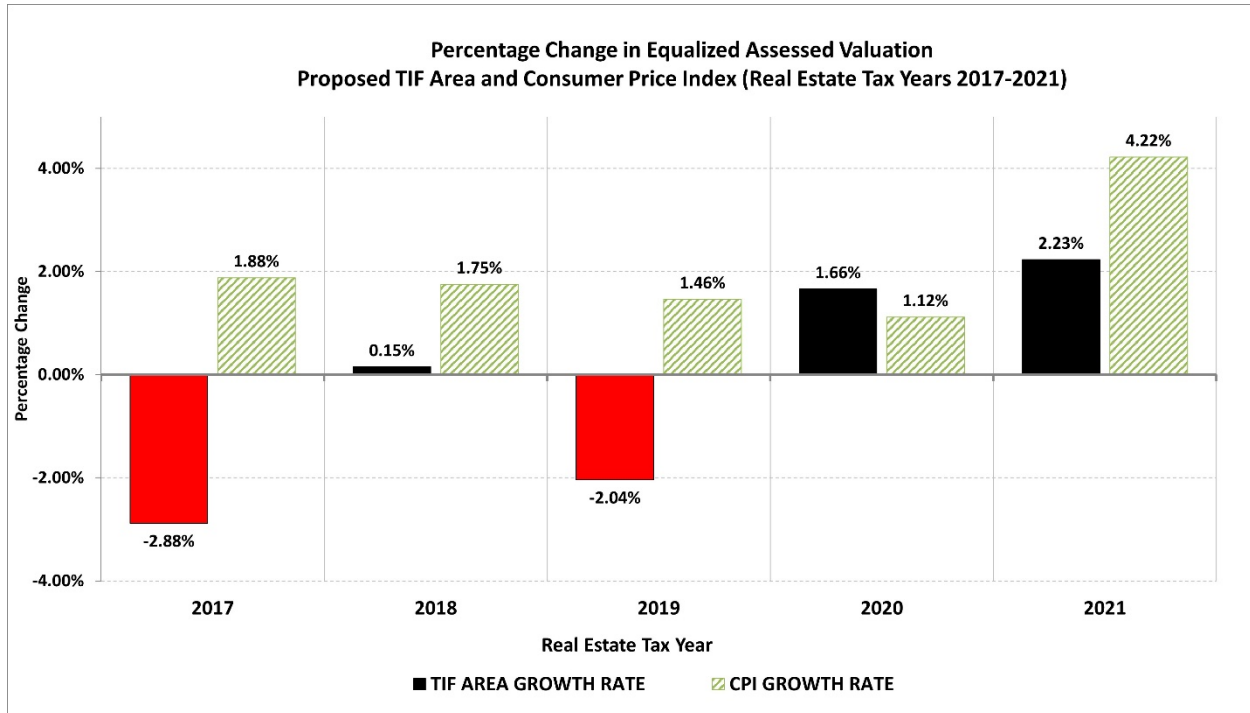


Figure 11. Proposed Medina Plains-Allen Rd Business Park TIF District, Percentage Change in Equalized Assessed Valuation, 2017-2021 (Source: Office of the Peoria County Supervisor of Assessments data available online at <https://gis.peoriacounty.gov/PeoriaCountyGIS/#>).

CONCLUSION: Pursuant to the Act, the equalized assessed valuation of the proposed Area assists in qualifying the proposed Medina Plains-Allen Rd Business Park TIF District as a combination of “Blighted” and “Conservation” Areas.

Summary of TIF Qualification Characteristics

The following is a summary of relevant qualification findings as it relates to the potential designation of the proposed Redevelopment Project Area (Area) by the City as a Tax Increment Financing (TIF) District. The findings herein pertain to the proposed Redevelopment Project Area:

1. Pursuant to the Act, the proposed Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size. The proposed Area includes easements and rights-of-way which are not annexed into the City, however pursuant to Section 11-74.4-4 of the TIF Act as amended by Public Act 102-0818, the 129 improved and vacant parcels included within the proposed TIF Area are contiguous since they meet the criteria for annexation to a municipality under Section 7-1-1 of the Municipal Code.
2. The Redevelopment Project Area qualifies as a combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* areas. The qualifying characteristics as documented herein are present throughout the Redevelopment Project Area, are present to a meaningful extent and are evenly distributed throughout the Redevelopment Project Area as follows:
 - a. Within the **Medina Plains-Allen Rd Business Park TIF District** there are one hundred twenty-nine (129) individual parcels that were surveyed as vacant or improved, 79.8% of which qualify under the TIF Act as a combination of *Blighted* [improved/vacant] and *Conservation* [improved], and *Industrial Park Conservation* areas.
 - b. The applicable characteristics of *Blight* and *Conservation* were found reasonably distributed throughout the proposed TIF District as-a-whole. Of the 83 improved parcels, 74.7% qualify as a Combination of Blighted and Conservation Areas. One (1) of the improved parcels also qualify as a Blighted Area.
 - c. Of the 46 vacant parcels, 89.1% qualify as a *Blighted* area. Fourteen (14) of the vacant parcels are found to be subject to chronic flooding or contribute to flooding within the same watershed (see **Exhibit 3**). Thirty-six (36) of the vacant parcels qualify as an *Industrial Park Conservation Area*. The public and private improvements provided for in this Redevelopment Plan will help to alleviate all or part of these drainage conditions.
 - d. The lack of growth in equalized assessed valuation of the proposed Area assists in qualifying the TIF District as a combination of Blighted and Conservation Areas.
3. The proposed Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings.
4. The proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
5. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed redevelopment projects (public and private).
6. Portions of the proposed Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established

to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.

7. Indications of deterioration and blighting conditions were found to be present and distributed throughout the Redevelopment Project Area to a meaningful extent on both vacant and improved parcels, thereby qualifying the Area as a combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* areas, as defined in the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Therefore, based on the information provided herein: **the City concludes that the Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.**

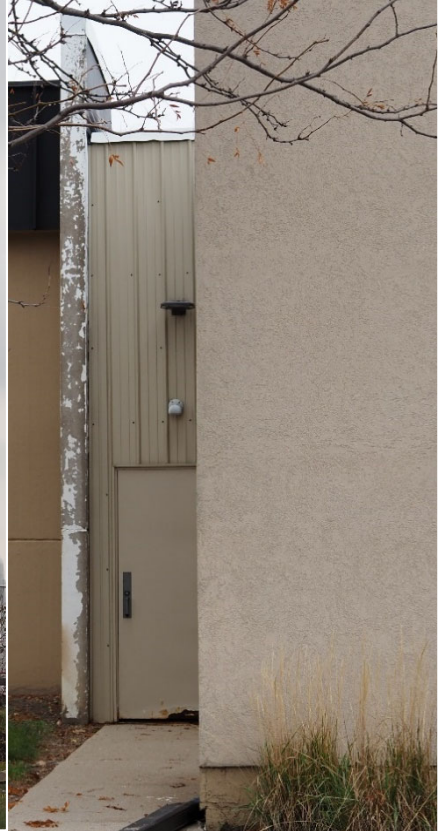
As illustrated by the examples below, deterioration, underutilized spaces, and blighting conditions were found to be present to a meaningful extent and distributed throughout the Redevelopment Project Area.











SECTION V.

**DESIGNATED AND ANTICIPATED PUBLIC AND PRIVATE PROJECTS
FOR PROPOSED REDEVELOPMENT PROJECT AREA**

Public Redevelopment Projects

The City intends to address the conditions which, pursuant to the TIF Act, qualify the Redevelopment Project Area as a combination of *Blighted, Conservation, and Industrial Park Conservation* areas. The Redevelopment Project Area has infrastructure inadequacies and will require additional improvements throughout the life of the TIF District as projected below. The implementation of the public projects provided herein will help address current impediments to growth and attract new private investment within the Redevelopment Project Area.

To the extent possible, the City will also encourage the private sector to incur the costs of constructing public infrastructure that is necessary for completing private redevelopment projects. Such costs may then be reimbursed to private developers from real estate tax increment generated by the private redevelopment projects. The City intends to pay for public improvements using a portion of any Real Estate Tax Increment generated within the TIF District, as well as Municipal Sales Taxes and any other sources of funds it may lawfully pledge.

The Designated and Anticipated TIF Eligible Public Redevelopment Project Cost Obligations are as follows:

1. Public works construction, improvements, upgrades, and maintenance or resurfacing of streets, roads, alleys, parking lots and sidewalks, including labor, equipment, parts, and materials, including but not limited to the extension of West Pioneer Parkway From N. Harker Rd. to Radnor Rd and the extension of West Townline Rd to Radnor Rd.\$60,000,000
2. Public works construction, improvements, upgrades, and maintenance of sanitary sewer lines, pump and lift stations, treatment plant, lagoons, manholes and related facilities in support of the Area, including labor, equipment, parts, and materials.....\$30,000,000
3. Public works construction, improvements, upgrades, and maintenance of water mains and related lines and hydrants, storage, and treatment facilities including labor, equipment, parts, and materials\$5,000,000
4. Storm sewer drainage infrastructure, including the construction, improvements, upgrades and maintenance of retention ponds and detention basins, including labor, equipment, parts, and materials\$10,500,000
5. Public works or improvements related to utilities, including, but not limited to, gas, electric, cable and telecommunication infrastructure, including labor, equipment, parts, and materials.....\$20,000,000
6. Public property assembly costs relating to acquisition of land and buildings, demolition, site improvements and clearing and grading of land\$15,000,000

- 7. Rehabilitation, construction, reconstruction, repairs and maintenance of public facilities, including labor, equipment, parts and materials.....\$3,500,000
- 8. Removal and remediation of environmental contaminants and other physical impediments to redevelopment\$2,800,000
- 9. TIF District-related marketing of sites, as well as signage, lighting, advertising, and economic development website and web-related marketing\$250,000
- 10. Construction, improvements, upgrades and maintenance of public parks, lakes, trails & walkways, green space, forestry, and wetland improvements.....\$1,500,000
- 11. Costs relating to rehabilitation and revitalization of commercial and industrial corridors including, but not limited, to redevelopment loans, grants, reimbursements and combinations thereof.....\$3,500,000
- 12. Staff and professional services including, but not limited to engineering, architectural, community planning, legal, financial, accounting, marketing, training, continued education, economic development services and TIF-related public administration as may be necessary for the implementation of the TIF Redevelopment Plan and Projects\$7,500,000
- 13. Public safety, fire and rescue and other emergency services training, facilities, equipment and personnel necessary to promote and protect the health, safety, and welfare of the public within the Redevelopment Project Area\$14,500,000
- 14. Costs relating to job training and retraining, including “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.....\$500,000
- 15. Public infrastructure within contiguous TIF Redevelopment Project Areas, if any.....\$1,250,000
- 16. Day care services for children of employees from low-income families working for businesses located within the redevelopment project area per Section 11-74.4-3(q)(11.5) of the Act.....\$5,000,000
- 17. Potential capital cost reimbursements to other taxing districts.....\$35,000,000

TOTAL DESIGNATED/ANTICIPATED PUBLIC PROJECT COSTS\$215,800,000



Future public infrastructure improvements will be essential and in furtherance of the success of this redevelopment plan.

Private Redevelopment Projects

As previously stated, the City plans to address the conditions which qualify the Redevelopment Project Area as a combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* areas. The City expects the implementation of the TIF District Redevelopment Plan will attract new private investment within the project area.



The projects described in this Redevelopment Plan represent an ambitious vision for the future. However, absent this type of specificity, the City could be limited in its ability to offer tax increment financing when such opportunities arise.

The City believes the Redevelopment Project Area will not be developed without the use of tax increment financing. Therefore, the City intends to offer incentives to potential Developers to encourage commitments for new private investment during the life of the proposed TIF District.

The designated and anticipated TIF eligible private redevelopment project cost obligations for the Medina Plains-Allen Rd Business Park Tax Increment Financing District are as follows:

1. **New Industrial Manufacturing & Warehouse Facilities:** approx. 1,250,000 sq. ft. facility employing 120 FTE employees.
Anticipated TIF Eligible Project Costs \$15,980,000
2. **New Industrial Manufacturing & Warehouse Facilities:** approx. 1,000,000 sq. ft. facility employing 120 FTE employees.
Anticipated TIF Eligible Project Costs \$5,000,000
3. **New Industrial Manufacturing & Warehouse Facilities:** approx. 500,000 sq. ft. facility employing 35 FTE employees.
Anticipated TIF Eligible Project Costs \$3,750,000
4. **New Industrial Manufacturing Facility:** approx. 350,000 sq. ft. facility employing 25 FTE employees.
Anticipated TIF Eligible Project Costs \$2,780,000
5. **New Industrial Manufacturing Facility:** approx. 250,000 sq. ft. facility employing 15 FTE employees.
Anticipated TIF Eligible Project Costs \$1,650,000
6. **New Industrial Manufacturing Facility:** approx. 100,000 sq. ft. facility employing 15 FTE employees.
Anticipated TIF Eligible Project Costs \$750,000
7. **New Industrial Manufacturing Facility:** approx. 50,000 sq. ft. facility employing 12 FTE employees
Anticipated TIF Eligible Project Costs \$375,000
8. **New Industrial Manufacturing Facility:** approx. 35,000 sq. ft. facility employing 10 FTE employees
Anticipated TIF Eligible Project Costs \$280,000
9. **Industrial/Commercial Expansion:** project involves facade renovation, structural rehabilitation or expansion and other repairs to existing buildings and facilities
Anticipated TIF Eligible Project Costs \$3,000,000

10. **Industrial/Commercial Expansion:** project involves facade renovation, structural rehabilitation or expansion and other repairs to existing buildings and facilities
Anticipated TIF Eligible Project Costs\$50,000
11. **Industrial/Commercial Expansion:** project involves facade renovation, structural rehabilitation or expansion and other repairs to existing buildings and facilities
Anticipated TIF Eligible Project Costs\$25,000
12. **Commercial-Professional Office Building:** a business center containing a series of units used primarily for commercial office space
Anticipated TIF Eligible Project Costs\$900,000
13. **Commercial-Professional Office Building:** a business center containing a series of units used primarily for commercial office space
Anticipated TIF Eligible Project Costs\$620,000
14. **Commercial-Professional Office Building:** a business center containing a series of units used primarily for commercial office space
Anticipated TIF Eligible Project Costs\$40,000
15. **Commercial Travel/Truck Plaza:** a truck stop and travel center located on 25 acres with 2 fast food restaurants, a driver’s lounge, truck scale, wash, and overnight parking
Anticipated TIF Eligible Project Costs \$1,200,000
16. **Commercial-Retail Project:** project consists of the construction of large new facility, expansion, or rehabilitation of an existing retail facility
Anticipated TIF Eligible Project Costs\$600,000
17. **Commercial-Retail Project:** project consists of the construction of new facility, expansion, or rehabilitation of an existing retail facility
Anticipated TIF Eligible Project Costs\$40,000
18. **Retail Convenience Store:** project consists of the construction of new facility, expansion, or rehabilitation of an existing retail convenience store
Anticipated TIF Eligible Project Costs\$200,000
19. **Commercial-Retail Restaurant:** a restaurant facility that is anticipated to employ approximately 2 supervisory employees and 30-40 food and food service workers
Anticipated TIF Eligible Project Costs\$225,000
20. **Commercial-Retail Restaurant:** a restaurant facility that is anticipated to employ approximately 2 supervisory employees and 30-40 food and food service workers
Anticipated TIF Eligible Project Costs\$150,000
21. **Commercial-Retail Business Plaza:** a business center containing a series of units used primarily for commercial office space
Anticipated TIF Eligible Project Costs\$40,000
22. **Hotel & Conference Center:** 60+ room hotel including small meeting/conference facilities employing 20 FTE employees
Anticipated TIF Eligible Project Costs\$700,000

Total Designated/Anticipated Private TIF Eligible Project Costs \$38,355,000

SECTION VI.
SOURCES OF FUNDS TO PAY TIF ELIGIBLE PROJECT COSTS

The City may execute written Redevelopment Agreements with Private Developers to use portions of the TIF Real Estate Tax Increments generated from such projects to reimburse Developers for TIF eligible *private* project costs as provided in the Act per Section 65 ILCS 5/11-74.4-3(q). The City further intends to use some TIF Increment generated by such private projects and other sources of funds it may lawfully pledge for the payment of TIF eligible *public* project costs.



<i>Anticipated and Projected Private Redevelopment Projects⁹</i>	<i>Estimated Completion</i>	<i>Total Projected Investment</i>	<i>Projected Cumulative TIF Increment</i>	<i>Anticipated TIF Eligible Project Costs</i>
1. Industrial Mfg. & Warehouse Facilities	2026	\$150,000,000	\$106,529,874	\$15,980,000
2. Industrial Mfg. & Warehouse Facilities	2030	\$60,000,000	\$32,688,982	\$5,000,000
3. Industrial Mfg. & Warehouse Facilities	2027	\$25,000,000	\$16,690,434	\$3,750,000
4. Industrial Mfg. Facility	2026	\$26,250,000	\$18,642,728	\$2,780,000
5. Industrial Mfg. Facility	2029	\$18,750,000	\$10,967,666	\$1,650,000
6. Industrial Mfg. Facility	2027	\$7,500,000	\$5,007,130	\$750,000
7. Industrial Mfg. Facility	2027	\$3,750,000	\$2,503,565	\$375,000
8. Industrial Mfg. Facility	2026	\$2,625,000	\$1,864,273	\$280,000
9. Industrial/Commercial Expansion	2024	\$25,000,000	\$19,948,368	\$3,000,000
10. Industrial/Commercial Expansion	2027	\$500,000	\$333,809	\$50,000
11. Industrial/Commercial Expansion	2028	\$250,000	\$156,468	\$25,000
12. Commercial-Professional Office Bldg.	2030	\$12,000,000	\$6,537,796	\$900,000
13. Commercial-Professional Office Bldg.	2032	\$9,000,000	\$4,202,187	\$620,000
14. Commercial-Professional Office Bldg.	2028	\$450,000	\$281,642	\$40,000
15. Commercial Travel/Truck Plaza	2027	\$12,000,000	\$8,011,408	\$1,200,000
16. Commercial-Retail Project	2031	\$8,000,000	\$4,043,819	\$600,000
17. Commercial-Retail Project	2025	\$350,000	\$263,771	\$40,000
18. Retail Convenience Store	2026	\$2,000,000	\$1,420,398	\$200,000
19. Commercial-Retail Restaurant	2025	\$2,000,000	\$1,507,265	\$225,000
20. Commercial-Retail Restaurant	2027	\$1,500,000	\$1,001,426	\$150,000
21. Commercial-Retail Business Plaza	2029	\$450,000	\$263,224	\$40,000
22. Hotel & Conference Center	2026	\$6,600,000	\$4,687,314	\$700,000
TOTALS:		\$373,975,000	\$247,553,548	\$38,355,000

⁹ See **Exhibit 4** for examples of TIF District Projections relating to these proposed private projects.

TIF Financing Summary

Total Designated and Anticipated TIF Eligible Public Project Costs within the Redevelopment Project Area	\$215,800,000
Total Designated and Anticipated TIF Eligible Private Project Costs within the Redevelopment Project Area	<u>\$38,355,000</u>
<u>Total Designated and Anticipated TIF Eligible Project Costs (Public & Private)</u>	<u>\$254,155,000</u>

Present and Projected Tax Increment

The **Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan** presents the City’s comprehensive program for development or redevelopment that is intended by the payment of redevelopment project costs to reduce or eliminate conditions, the existence of which, qualified the Redevelopment Project Area. The Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan also sets forth the program to be undertaken to accomplish the plan’s objectives and includes the anticipated sources and uses of TIF funds that may be generated within the Redevelopment Project Area. The projected increases in equalized assessed valuation (EAV) and the resulting real estate tax increment for the Medina Plains-Allen Rd Business Park TIF District are estimated as follows:

Total Projected Private Investment.....	\$373,975,000
Projected Cumulative Real Estate Tax Increment Generated over 23 Year Life of the TIF District.....	\$247,553,548

Projected Effect on Equalized Assessed Value
of TIF Redevelopment Project Area:

1. Base Year (2021) EAV of Redevelopment Project Area *(before exemptions)* \$21,208,543
2. Estimated Potential Increase in EAV \$124,658,334
3. Total Estimated EAV of the Redevelopment Project Area
after Redevelopment Projects are Completed *(line 3 plus line 4)*..... \$145,866,877

The City of Peoria intends to use Tax Increment Financing to stimulate new private investment and enhance the tax base of the local taxing districts within the redevelopment project area, which is essential to the public interest.



Policy Guidelines Relating to the Use of Tax Increment Financing Funds

1. All project cost estimates are in year-**2023** dollars. In addition to the public and private project costs listed above, any notes or bonds issued to finance a Project may include an amount sufficient to pay interest, as well as customary and reasonable charges associated with the issuance of such obligations and provide for capitalized interest and reserves as may be reasonably required.
2. Adjustments to the designated and anticipated line item (public and private) costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under provisions of the Act.
3. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs related to the redevelopment of the Area, provided the total amount of payment for all eligible redevelopment project costs, public and private, shall not exceed the amount set forth herein or as adjusted in the future. Adjustments may be made to the designated and anticipated line items within the total, either increasing or decreasing line-item costs for redevelopment.
4. Upon adoption of this Redevelopment Plan, the City may, without further formal statutory approval, increase the total limit or any line item by the increase in the Consumer Price Index (currently All Urban Consumers, IL-IN-WI), plus five percent (5%), as permitted by the TIF Act.
5. The proposed Public and Private Redevelopment Projects included herein are not assured to occur but include the types and scopes of projects that represent reasonable expectations. The City's actual reimbursements of TIF funds shall be disbursed in compliance with the Act but may be for other projects and costs not specifically anticipated herein. The types and scopes of projects, investments and eligible project costs may be re-allocated from time to time by the City Council upon adoption of written Redevelopment Agreements with private developers.
6. The City hereby acknowledges it does not intend for the tax increment financing district to generate sufficient funding to pay for all of the estimated public and private TIF eligible costs discussed in this Redevelopment Plan. Other sources of funds that may be used to pay the costs of implementing this TIF Redevelopment Plan may include, but are not limited to, the following:
 - a. Private equity capital which is available to private Developers through their own cash reserves or financing sources;
 - b. Assistance through Business Development District Financing and/or Enterprise Zone incentives, if any;
 - c. Revenue available because of development assessments, purchase and sale agreements, and leases entered between the City and other individuals or entities;
 - d. Improvements by third-party tenants;
 - e. Special Assessments;

- f. Special Service Areas, if any, that the City may create within the TIF Area and impose additional property taxes upon properties located within such special service areas to pay the costs of providing special services that may be performed from time to time within such special service areas within the TIF Redevelopment Project Area and which are in support of the goals and objectives of this TIF Redevelopment Plan;
- g. Grants and loans from the United States or the State of Illinois, or any instrumentality of the federal or state government and units of government thereof;
- h. General revenues of the City, to the extent such revenue is not necessary to fund other operations of the City;
- i. The City may issue obligations in one or more series in the future, maturing and bearing interest at rates and having such other terms and provisions determined by the City by Ordinance and in whole or in par secured and/or paid from funds or deposits credited to the “Medina Plains-Allen Rd Business Park TIF District Special Tax Allocation Fund”; and
- j. Other legally permissible sources of public financing that may be identified at such time in the future that the City may deem appropriate to fund TIF eligible project costs.

The exact portion of project costs the City may lawfully reimburse from each of the above referenced sources of funds will depend upon the availability of funds from these sources and the approval of written redevelopment agreements by and between a private developer(s) and the City of Peoria.

- 7. Subject to written redevelopment agreements, the City intends to use TIF or other cooperative assistance it may legally offer to provide incentives to Private Developers for undertaking Private Redevelopment Projects. Such cooperation may include without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy, or additional funding which may be available from other governmental sources as the result of the Developer’s or City’s activities. This may also include assisting with or jointly applying for any grant, award, or subsidy which may be available as the result of the City’s or the Developer’s activities.
- 8. No TIF funds shall be reimbursed to private Developers for TIF eligible project costs absent an Ordinance approving a written Redevelopment Agreement adopted by a majority of the Corporate Authorities of the municipality then holding office.

Notes:

Assessment of Financial Impact

Substantial new economic development is not expected to occur within the Redevelopment Project Area without the creation of the Medina Plains-Allen Rd Business Park TIF District. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the proposed Redevelopment Project Area.

Using real estate tax rates from tax year 2021 payable 2022 and assuming an increase in real estate development of \$300,000, or a \$100,000 increase in equalized assessed valuation, the projected annual financial impact on the taxing bodies which levy taxes in the TIF District are as follows:

Taxing Districts Listed on Tax Bill	2021 Payable 2022 Real Estate Tax Rate	Projected Annual (Perceived) Impact for each \$100,000 Increase in TIF EAV
Dunlap C.U.S.D. #323 ¹⁰	4.476320	\$4,476.32
City of Peoria	1.125150	\$1,121.50
Peoria County	0.82410	\$824.10
Pleasure Driveway PKD	0.81325	\$813.25
ICCJC #514	0.48691	\$486.91
Peoria Library	0.45810	\$458.10
Greater Peoria MTD	0.27033	\$270.33
Greater Metro Airport Authority	0.22651	\$226.51
Peoria Township	0.08773	\$87.73
Medina Township	0.17060	\$170.60
Rd & Br Medina	0.35672	\$356.72
Richwoods Township	0.18971	\$189.71
Kickapoo Township	0.07662	\$76.62
Rd & Br Kickapoo	0.25121	\$251.21
Radnor Township	0.07462	\$74.62
Rd & Br Radnor	0.21415	\$214.15

¹⁰ As the Medina Plains-Allen Rd Business Park TIF District relates to Dunlap C.U.S.D. #323, the actual impact to the School District is less than the perceived loss, as the TIF Act and the Illinois School Code both contain provisions which require the Illinois State Board of Education to ignore increases in assessed valuation within a TIF District when calculating School funding. An excerpt from the Act (65 ILCS 5/11-74.4-8) indicates the following:

“No part of the current equalized assessed valuation of each property in the redevelopment project area attributable to any increase above the total initial equalized assessed value, or the total initial equalized assessed value as adjusted, of such properties shall be used in calculating the general State school aid formula, provided for in Section 18-8 of the School Code, until such time as all redevelopment project costs have been paid as provided for in this Section.”

Taxing Districts Listed on Tax Bill	2021 Payable 2022 Real Estate Tax Rate	Projected Annual (Perceived) Impact for each \$100,000 Increase in TIF EAV
Peoria County Soil & Water	0.00044	\$0.44
Greater Peoria Sanitary District	0.00000	\$0.00

Anticipated Measures to Address Financial Impact

All taxing districts that may be affected by the TIF District continue to receive a proportionate share of real estate tax revenue derived from the initial equalized assessed value of the parcels within the redevelopment project area as provided in Section 65 ILCS 5/11-74.4-8(a) of the Act, which states:

“That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.”

The City may approve Intergovernmental Agreements with taxing districts during the life of the TIF District if there are any additional impacts resulting from development within the Redevelopment Project Area. If any portion of the City’s TIF funds are paid as a reimbursement for additional capital costs that a taxing district(s) incurs because of the Medina Plains-Allen Rd Business Park TIF District, the taxing district(s) shall be required to provide the City with an accounting of said capital costs as part of an ongoing impact analysis.

Ongoing Reporting and Accountability

The City will notify each of the overlapping taxing districts of any proposed enlargement or future amendments of the Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area, Plan and Projects as required by the Act.

The City shall file TIF District Annual Reports with the Office of the Illinois Comptroller and in accordance with the requirement of the Act.

Pursuant to Section 5/11-74.4-5 (e) of the Act, the Joint Review Board will review the effectiveness and the status of the redevelopment project area following the end of each of the City’s fiscal years during the life of the Medina Plains-Allen Rd Business Park TIF District. The Joint Review Board includes representatives of the taxing districts that have the authority to directly levy taxes on the property within the redevelopment project area at the time that the TIF District is approved.



SECTION VII.

OTHER STATUTORY REQUIREMENTS

General Land Uses. The general uses of the land within the Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area shall conform to the existing and future land uses as well as current and future zoning and subdivision codes of the City of Peoria.

Certification of No Displacement of Residential Units. The proposed Redevelopment Project Area does not contain more than seventy-five (75) inhabited residential units. Therefore, the City of Peoria hereby certifies that the Redevelopment Plan will not result in the displacement of residents from ten or more inhabited residential units.

Eminent Domain. The City of Peoria hereby declares that the qualifying characteristics of blighted and conservation areas as provided herein for establishing the Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area as a combination of *Blighted*, *Conservation*, and *Industrial Park Conservation* areas pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) shall not be used by the City for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/1-1-1 *et. seq.*) if such authority is ever exercised.

Commitment to Fair Employment. The City of Peoria will comply with fair employment practices and an Affirmative Action Plan in the implementation of this Redevelopment Plan and Projects.

Provisions for Amending the Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan. The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 11/74.4 *et. seq.*) and other applicable City Ordinances.

Additional Changes Relating to Establishment of the Medina Plains-Allen Rd Business Park TIF District. Pursuant to Section 5/11-74.4-5 of the Act, the City may make changes in the Redevelopment Plan, Projects, and Area any time prior to the adoption by the City of an ordinance approving the Redevelopment Plan. Prior to the adoption of such ordinance, and at any time during the life of the Medina Plains-Allen Rd Business Park TIF District, the City will:

1. complete the annexation of any parcels within the proposed redevelopment project area that are not already within the City of Peoria; and
2. exclude from the redevelopment project area any parcel(s) for which any member of the corporate authority, or an employee or consultant of the City involved in the planning and preparation of the Redevelopment Plan, Area or Project directly or indirectly owns or controls an interest - unless said individual chooses to disclose such an interest and refrain from any further official involvement in regard to the redevelopment plan, projects, and Area pursuant to Section 5/11-74.4-4(n) of the Act.

Term of the Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan and Projects. Unless extended by the Illinois Legislature, the Medina Plains-Allen Rd Business Park TIF District Redevelopment Plan and District shall be completed no later than December 31 of the year in which payment is made to the City Treasurer with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinances approving the TIF District Redevelopment Plan and Projects are adopted by the City Council. The City intends to utilize the incremental revenues generated in the 23rd year of the TIF District and received by the City in the following 24th year for those projects included in the Redevelopment Plan.

Nature and Term of Bonds or Notes. The City may utilize a “pay-as-you-go” approach to financing private eligible project costs. The City may also issue bonds or other obligations to fund public infrastructure or other eligible project costs. Such obligations would not exceed 20 years in length or the term of the District, whichever is less. The City may also issue revenue bonds, notes, or other obligations to fund private eligible project costs as well, which would also be limited to 20 years in length. The repayment of debt service of these obligations would be limited to the increments generated as permitted by the Act or any other sources of funds the City may lawfully pledge.

Contiguous Redevelopment Project Areas. The City may establish other TIF Districts which are contiguous to the Medina Plains-Allen Rd Business Park TIF District. It is hereby anticipated that eligible redevelopment project costs in such contiguous TIF Districts may be paid or reimbursed from increment generated in any adjacent, contiguous redevelopment project areas as provided by the Act.

SECTION VIII. CONCLUSION

The City of Peoria, Peoria County, Illinois has determined that, to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the proposed **Medina Plains-Allen Rd Business Park TIF District** should be undertaken. Furthermore, to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Area (see *Appendix B*).

The City finds that the redevelopment project area *as-a-whole* has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Based on the documents and information provided herein, the City hereby concludes that the **Medina Plains-Allen Rd Business Park TIF District Redevelopment Project Area** qualifies pursuant to the requirements of the TIF Act.

The Mayor and City Council hereby conclude that it is in the best interest of the City and that the citizens of Peoria will benefit by the adoption of this Medina Plains-Allen Rd Business Park Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

CITY OF PEORIA, ILLINOIS

By: _____
Mayor

Date ____ / ____ / 2022

Attest: _____
City Clerk

Date ____ / ____ / 2022

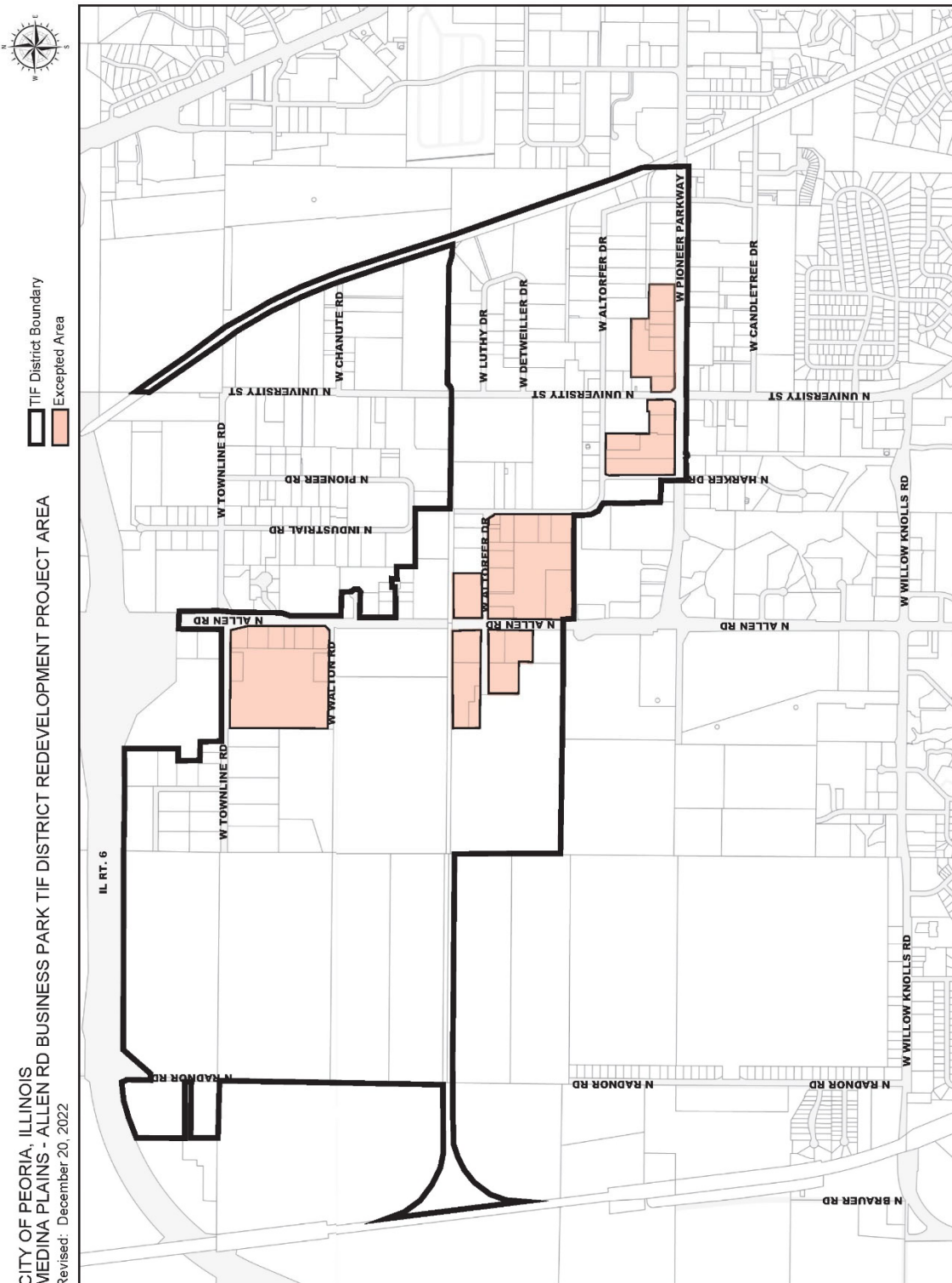


SECTION IX. EXHIBITS

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EXHIBIT 1

MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT REDEVELOPMENT PROJECT AREA BOUNDARY MAP



CITY OF PEORIA, ILLINOIS
 MEDINA PLAINS - ALLEN RD BUSINESS PARK TIF DISTRICT REDEVELOPMENT PROJECT AREA
 Revised: December 20, 2022



 TIF District Boundary
 Excepted Area



Prepared for City of Peoria, Illinois by The Economic Development Group, Ltd. / www.tifillinois.com

EXHIBIT 2

MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT BOUNDARY DESCRIPTION



MEDINA PLAINS-ALLEN RD BUSINESS PARK TIF DISTRICT

LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 36 TOWNSHIP 10 NORTH, RANGE 7 EAST;

PART OF SECTION 1 TOWNSHIP 9 NORTH, RANGE 7 EAST;

PART OF THE SOUTH HALF OF SECTION 31, PART OF THE SOUTHWEST QUARTER OF SECTION 32 BOTH IN TOWNSHIP 10 NORTH, RANGE 8 EAST;

PART OF SECTION 6, PART OF THE WEST HALF OF SECTION 5, PART OF THE NORTH HALF OF SECTION 7 AND PART OF THE NORTH HALF OF SECTION 8 ALL IN TOWNSHIP 9 NORTH, RANGE 8 EAST.

ALL OF THE ABOVE PARTS BEING IN THE FOURTH PRINCIPAL MERIDIAN AND THE COUNTY OF PEORIA, STATE OF ILLINOIS. SAID TIF DISTRICT BOUNDARY BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 6 TO A POINT ON THE FORMER SOUTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE WEST ALONG A LINE AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF THE SAID FORMER SOUTH RIGHT OF WAY LINE TO A POINT ON THE FORMER EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHERLY ALONG THE SAID FORMER EAST RIGHT OF WAY LINE TO A POINT ON THE FORMER NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT AND EAST ALONG SAID NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD TO A POINT ON THE WEST RIGHT OF WAY LINE OF RADNOR ROAD; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 7 EAST; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 668 FEET; THENCE NORTH A DISTANCE OF 337 FEET; THENCE EAST A DISTANCE OF 668 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RADNOR ROAD; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 60 FEET; THENCE WEST A DISTANCE OF 667 FEET; THENCE NORTH TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 6; THENCE EASTERLY ALONG THE SAID CURVED SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 6 TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF RADNOR ROAD AND ILLINOIS ROUTE 6; THENCE SOUTH ALONG THE SAID WEST RIGHT OF WAY LINE TO A POINT 517 FEET SOUTH OF THE CENTERLINE OF SAID ILLINOIS ROUTE 6; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF RADNOR ROAD; THENCE NORTHEASTERLY TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ILLINOIS ROUTE 6; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 10 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 10

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AND 9 IN MEDINA PLAINS CORPORATE PARK SECTION ONE TO THE SOUTHEAST CORNER OF SAID LOT 9 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF LOT 8 IN MEDINA PLAINS CORPORATE PARK SECTION ONE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF LOT 6 IN MEDINA PLAINS CORPORATE PARK SECTION ONE TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6 ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST TOWNLINE ROAD; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WEST TOWNLINE ROAD AND THE WEST RIGHT OF WAY LINE OF NORTH ALLEN ROAD ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN MENARD SUBDIVISION; THENCE NORTH ALONG THE EAST LINES OF LOT 3 AND 2 IN THE SAID MENARD SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH ALLEN ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 3 IN VONACHEN SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3 ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST VISCO DRIVE; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY OF WEST VISCO DRIVE TO THE NORTHEAST CORNER OF LOT 2 IN VONACHEN SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH RIGHT OF WAY LINE OF WEST VISCO DRIVE TO THE NORTHWEST CORNER OF SAID LOT 2 SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF NORTH ALLEN ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN PARK 74 SUBDIVISION ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WEST PARK 74 DRIVE; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 3 IN PARK 74 SUBDIVISION; THENCE EAST ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF WEST PARK 74 DRIVE A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAID PARK 74 SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EAST TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH INDUSTRIAL ROAD; THENCE SOUTH ALONG THE SAID EAST RIGHT OF WAY LINE TO A POINT ON THE FORMER NORTH RIGHT OF WAY LINE OF THE C & NW RAILROAD; THENCE EAST ALONG THE SAID FORMER NORTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD; THENCE NORTHWESTERLY ALONG THE SAID FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 10 NORTH, RANGE 8 EAST; THENCE NORTHERLY ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD; THENCE SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF THE FORMER PEORIA/PEORIA HEIGHTS & WESTERN RAILROAD TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE SOUTH ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST PIONEER PARKWAY; THENCE WEST ALONG THE SAID SOUTH RIGHT OF WAY LINE TO THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF NORTH HARKER DRIVE; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1 OF HARKER COMMERCIAL PARK SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF LOTS 2, 3, 4 AND 5 OF SAID HARKER COMMERCIAL PARK SUBDIVISION TO THE SOUTHERLY RIGHT OF WAY OF WEST ALTORFER DRIVE

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WITH SAID POINT BEING ON A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVED RIGHT OF WAY AND THE WEST RIGHT OF WAY LINE OF WEST ALTORFER DRIVE TO THE SOUTHEAST CORNER OF THE SOUTH 270 FEET OF LOT 52 OF PIONEER INDUSTRIAL PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTH 270 FEET OF LOT 52 AND ALSO BEING THE NORTH LINE OF LOT 1 OF PINE TREE CROSSING FIRST ADDITION TO THE NORTHWEST CORNER OF SAID LOT 1 BEING ON THE EAST RIGHT OF WAY LINE OF ALLEN ROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PARCELS

ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF WALMART NORTH SUBDIVISION AND LOTS 8A AND 8B OF RE-SUBDIVISION OF LOT 8 OF WALMART NORTH SUBDIVISION.

ALL OF LOTS 1 AND 2 OF HOAGLAND KELCH PROPERTIES.

ALL OF LOTS 2, 3 AND 4 OF PIONEER INDUSTRIAL PARK.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF PIONEER INDUSTRIAL PARK; THENCE SOUTH A DISTANCE OF 350 FEET THENCE WEST A DISTANCE OF 370 FEET; THENCE NORTH A DISTANCE OF 350 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST ALTORFER DRIVE; THENCE EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 370 FEET TO THE POINT OF BEGINNING.

THE WEST 530 FEET OF LOT 50 OF PIONEER INDUSTRIAL PARK.

ALL OF LOTS 51 AND LOT 52 OF PIONEER INDUSTRIAL PARK.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST, FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER LOT 51, THENCE EAST 900 FEET, THENCE SOUTH 700 FEET, THENCE WEST 319 FEET, THENCE NORTH 330 FEET, THENCE WEST 581 FEET, THENCE NORTH 370 FEET TO POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST, FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 51 PIONEER INDUSTRIAL PARK; THENCE SOUTH 370 FEET TO THE POINT OF BEGINNING; THENCE EAST 581 FEET; THENCE SOUTH 330 FEET; THENCE WEST 581 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING.

ALL OF LOTS 11, 12, 13, 14 AND 15 AND THE EAST 60 FEET OF LOT 16 AND THE EAST 60 FEET OF THE SOUTH 50 FEET LOT 17 AND THE SOUTH 200 FEET OF LOTS 19 AND 20 AND THE SOUTH 156 FEET OF THE WEST 130 FEET OF LOT 21 AND THE WEST 60 FEET OF LOT 10 AND THE WEST 130 FEET OF EASEMENT AREA 5 ALL IN PIONEER INDUSTRIAL PARK.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 954.68 WEST AND 51.96 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER SECTION 6; THENCE NORTH 803.93 FEET; THENCE EAST 215.67 FEET; THENCE SOUTH 803.87 FEET; THENCE WEST 215.67 FEET TO THE POINT OF BEGINNING (EXCEPT THE EAST HALF OF HARKER DRIVE)

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 440 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST 300 FEET; THENCE NORTH 864.9 FEET; THENCE EAST 100 FEET; THENCE SOUTH 404.9 FEET; THENCE EAST 200; THENCE SOUTH TO POINT OF BEGINNING (EXCEPT THE EAST 20 FEET OF THE SOUTH 260 FEET THEREOF; (ALSO, EXCEPT THE SOUTH 60 FEET THEREOF)

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 440 FEET WEST AND 460 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE WEST 200 FEET; THENCE NORTH 404.9 FEET; THENCE EAST 200 FEET; THENCE SOUTH 404.9 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING 460 FEET WEST AND 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 200 FEET; THENCE EAST 20 FEET; THENCE NORTH 100 FEET; THENCE EAST 208 FEET; THENCE SOUTH 300 FEET; THENCE WEST 228 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN PEORIA COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 375 FEET; THENCE WEST 40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 235 FEET; THENCE SOUTHWEST 61 FEET; THENCE SOUTHWEST 26 FEET; THENCE WEST 165 FEET; THENCE NORTH 300 FEET; THENCE EAST 52 FEET; THENCE NORTH 15 FEET; THENCE EAST E 140 FEET TO THE POINT OF BEGINNING.

EXHIBIT 3

ENGINEER'S OPINION OF SURFACE DRAINAGE CONDITIONS ON CERTAIN VACANT TRACTS WITHIN THE TIF REDEVELOPMENT PROJECT AREA WHICH CONTRIBUTE TO FLOODING WITHIN THE SAME WATERSHED



October 19, 2022

Mr. Rick Powers
Director of Public Works
3505 N. Dries Lane
Peoria, Illinois 61604

RE: MEDINA PLAINS – ALLEN ROAD BUSINESS PARK TIF

Dear Mr. Powers,

We are providing this letter to the City of Peoria as a certified opinion that the property within the proposed Medina Plains – Allen Road Business Park TIF boundary is subject to chronic flooding that adversely impacts real property and further that runoff from the properties contributes to flooding within the watershed of Fargo Run Creek in Peoria County. If the property is developed for purposes other than agriculture, the stormwater control ordinance of the City of Peoria requires stormwater management facilities and improvements that will alleviate and mitigate flooding conditions within the proposed Medina Plains – Allen Road Business Park.

Enclosed with this letter are the following documents:

- Exhibit 1 – TIF Boundary
- Exhibit 2 – FEMA Flood Zones
- Exhibit 3 – Wetland Map
- Exhibit 4 – NRCS Soil Survey
- Exhibit 5 – Contour Map

Exhibit 1 identifies the boundary of the proposed 990-acre TIF and lists the twenty-two vacant properties that are the subject of this opinion.

Exhibits 2 and 3 identify the flood zones and wetland streams. Properties identified as 1 through 21 are within the Fargo Run watershed. The two Flood Zone A streams whose limits start at the Union Pacific Railroad, which is the western boundary of the proposed TIF, are the headwaters of Fargo Run Creek. Exhibit 3 identifies the Riverine Wetlands within the proposed TIF boundary. Property 7 contains a Palustrine, Freshwater Forested/Shrub Wetland as indicated by the purple color on Exhibit 3.

Property 22 which is east of Allen Road drains easterly to the North Fork Tributary of Big Hollow Creek. FEMA classifies this stream as Flood Zone AE on Exhibit 2 and a Palustrine, Freshwater Forested/Shrub Wetland on Exhibit 3.

Crawford, Murphy & Tilly

Centered in Value

203 Harrison Street Peoria, Illinois 61602 PHONE 309.637.1890 FAX 309.637.1891 cmtengr.com Engineers and Consultants

Exhibit 4 identifies various soil types within the proposed TIF boundary. Three soil types found within the proposed TIF are classified by the NRCS as experiencing frequent flooding. Frequent flooding is defined by NRCS as a 50% chance that ponding will occur in any year. The three soil types, identified by the blue color on Exhibit 4, amount to 57.4 acres of land as isolated depressions by which water is only removed by percolation, transpiration, or evaporation.

Exhibit 5 provides five-foot contour lines for the proposed TIF properties. We have used this information to determine what properties are tributary to the existing streams, wetlands, and floodplains.

In addition to the information gathered from the above-described sources, we are also aware of flooding and erosion problems that have adversely impacted agricultural operations of current property owners. Studies conducted by CMT approximately fifteen years ago determined the culvert under the railroad tracks between parcels 8 and 9 is in poor condition and undersized. Our previous studies determined that stormwater management control facilities will be necessary to reduce runoff volumes and runoff rates from the tributary properties if the land is ever developed for public or commercial use.

In conclusion, it is our opinion that the properties in question are “blighted areas” based on the drainage characteristics we have described.

Most Sincerely,

CRAWFORD, MURPHY & TILLY, INC.



Eric J. Hansen, P.E.

IL License No. 062.406120

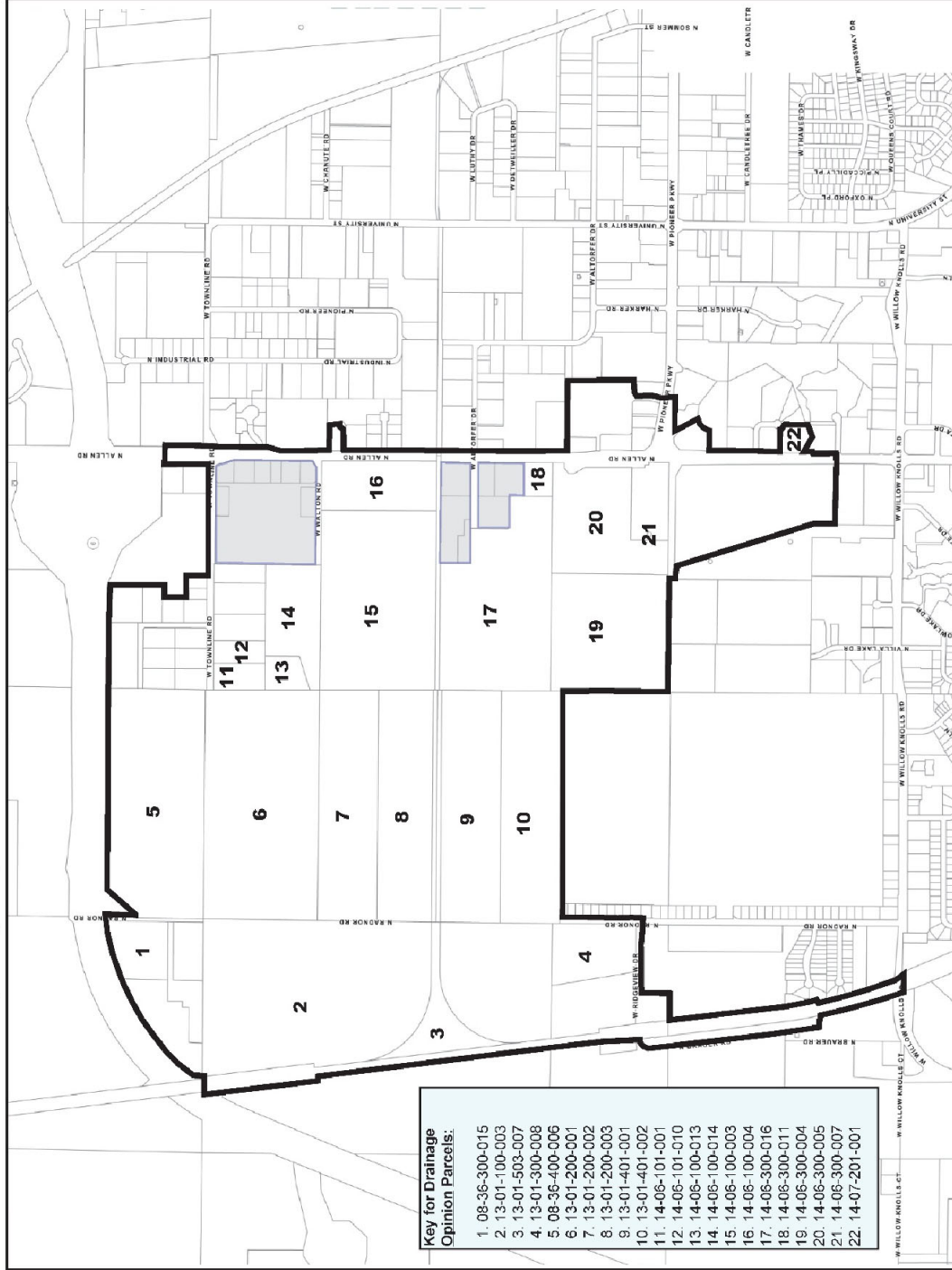
C: Steve Kline, The Economic Development Group, Ltd.

CITY OF PEORIA, ILLINOIS
 PROPOSED MEDINA PLAINS - ALLEN RD BUSINESS PARK TIF DISTRICT STUDY AREA

Illustration for Review and Discussion Purposes Only - 20 Sept. 2022



Proposed TIF Study Boundary
 Exempted Area



Key for Drainage Opinion Parcels.

1.	08-36-300-015
2.	13-01-100-003
3.	13-01-503-007
4.	13-01-300-008
5.	08-36-400-006
6.	13-01-200-001
7.	13-01-200-002
8.	13-01-200-003
9.	13-01-401-001
10.	13-01-401-002
11.	14-06-101-001
12.	14-06-101-010
13.	14-06-100-013
14.	14-06-100-014
15.	14-06-100-003
16.	14-06-100-004
17.	14-06-300-016
18.	14-06-300-011
19.	14-06-300-004
20.	14-06-300-005
21.	14-06-300-007
22.	14-07-201-001

Prepared for City of Peoria, Illinois by The Economic Development Group, Ltd. / www.illinois.com

Exhibit 1

FEMA FLOOD ZONE MAP

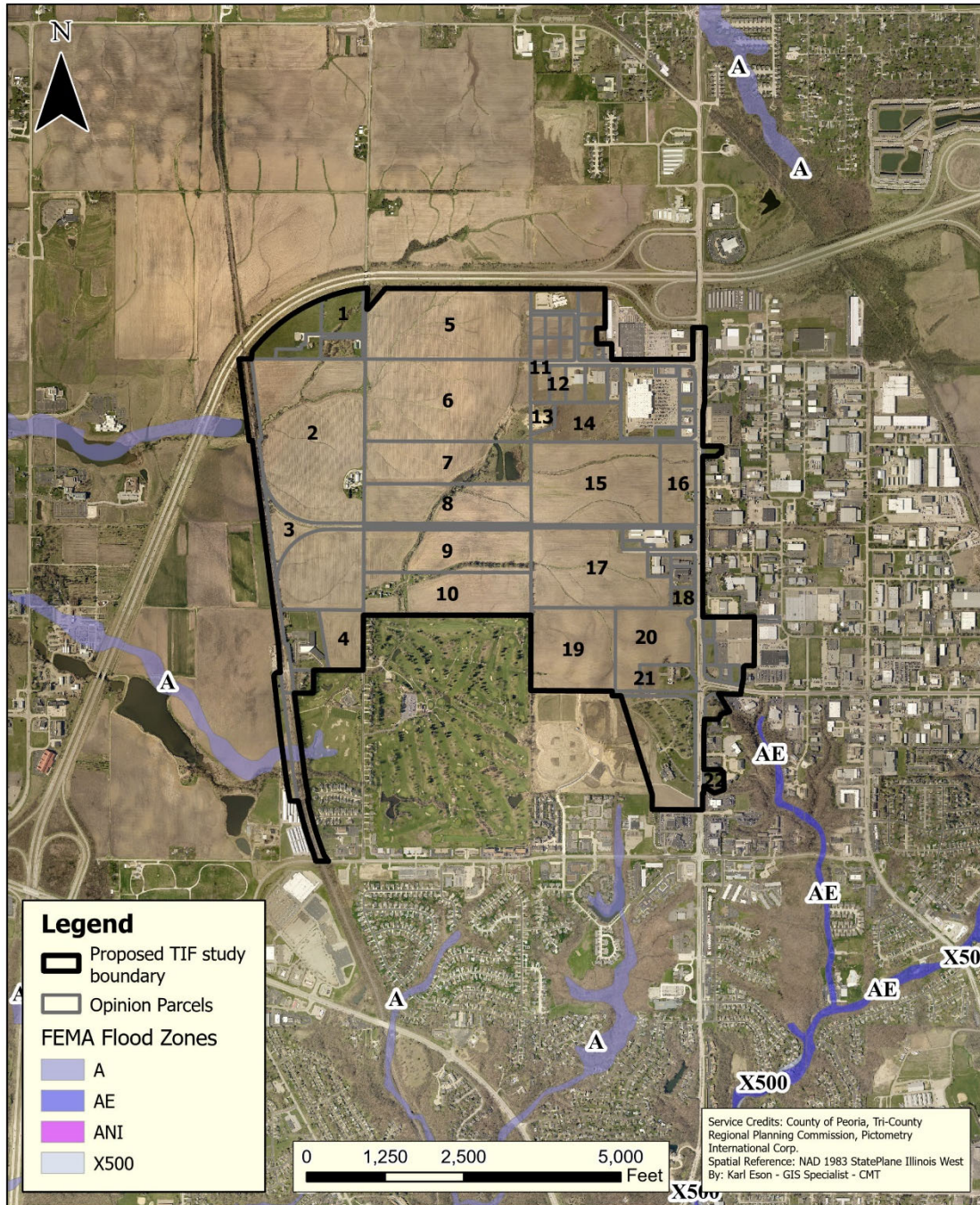


Exhibit 2

Ponding Frequency Class—Peoria County, Illinois
 (Proposed Medina Plains - Allen Rd. Business Park TIF District Study Area)

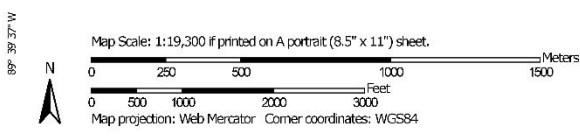
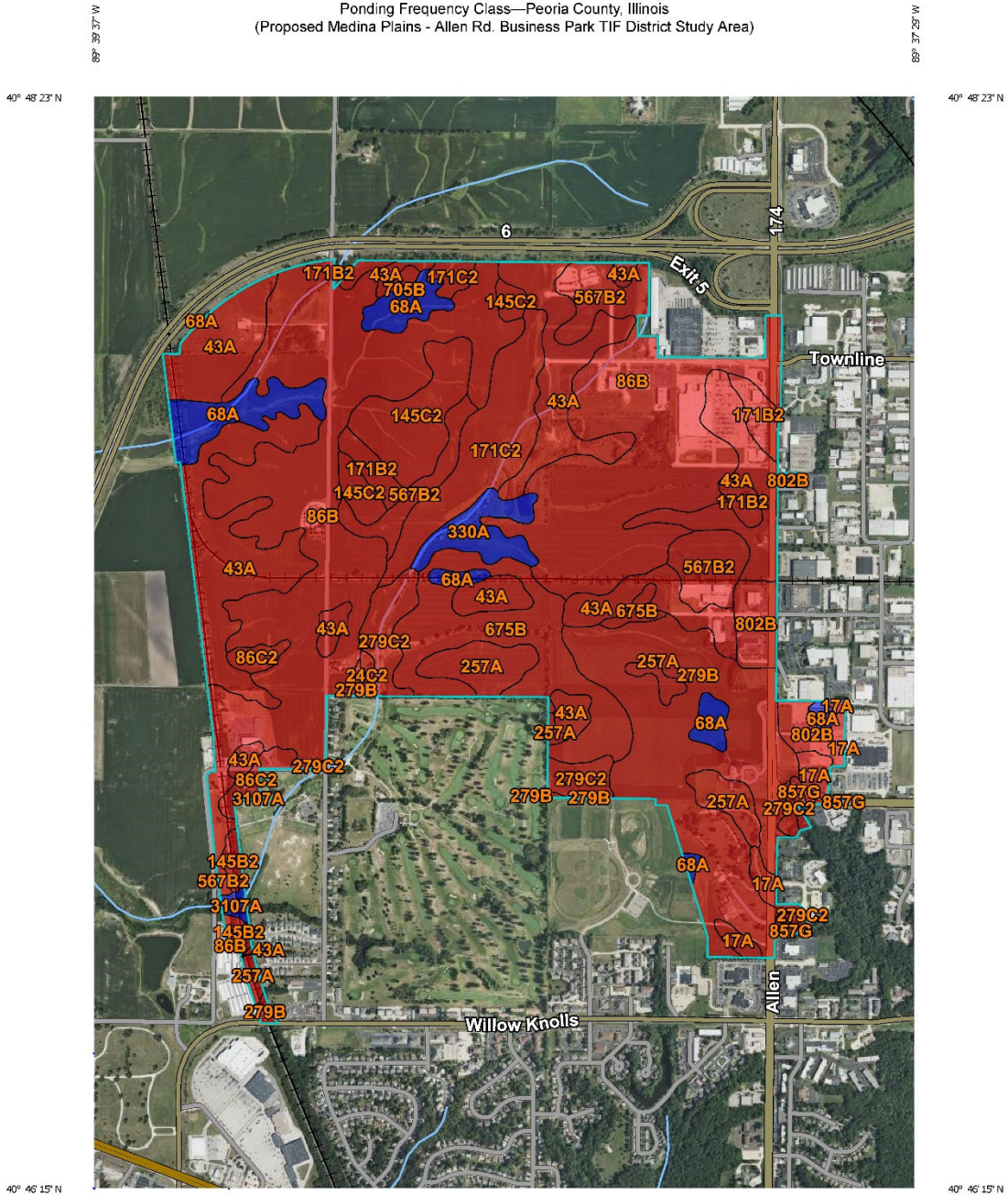


Exhibit 4.1

USDA Natural Resources
 Conservation Service

Web Soil Survey
 National Cooperative Soil Survey

10/3/2022
 Page 1 of 4

Ponding Frequency Class—Peoria County, Illinois
 (Proposed Medina Plains - Allen Rd. Business Park TIF District Study Area)
























MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p>		<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Peoria County, Illinois Survey Area Data: Version 17, Aug 31, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Aug 14, 2020—Aug 20, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
<p>Soils</p> <p>Soil Rating Polygons</p> <p> None</p> <p> Rare</p> <p> Occasional</p> <p> Frequent</p> <p> Not rated or not available</p>		
<p>Soil Rating Lines</p> <p> None</p> <p> Rare</p> <p> Occasional</p> <p> Frequent</p> <p> Not rated or not available</p>		
<p>Soil Rating Points</p> <p> None</p> <p> Rare</p> <p> Occasional</p> <p> Frequent</p> <p> Not rated or not available</p>		
<p>Water Features</p> <p> Streams and Canals</p>		
<p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p>		
<p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p>		
<p>Background</p> <p> Aerial Photography</p>		

Exhibit 4.2

Ponding Frequency Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
17A	Keomah silt loam, 0 to 2 percent slopes	None	11.6	1.2%
24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	None	2.0	0.2%
43A	Ipava silt loam, 0 to 2 percent slopes	None	183.6	18.5%
68A	Sable silty clay loam, 0 to 2 percent slopes	Frequent	39.4	4.0%
86B	Oscos silt loam, 2 to 5 percent slopes	None	309.3	31.2%
86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	None	9.9	1.0%
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	None	5.0	0.5%
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	None	39.0	3.9%
171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	None	19.5	2.0%
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	None	46.4	4.7%
257A	Clarksdale silt loam, 0 to 2 percent slopes	None	29.7	3.0%
279B	Rozetta silt loam, 2 to 5 percent slopes	None	118.7	12.0%
279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	None	23.3	2.4%
330A	Peotone silty clay loam, 0 to 2 percent slopes	Frequent	16.1	1.6%
567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	None	45.6	4.6%
675B	Greenbush silt loam, 2 to 5 percent slopes	None	62.1	6.3%
705B	Buckhart silt loam, 2 to 5 percent slopes	None	1.7	0.2%
802B	Orthents, loamy, 1 to 7 percent slopes	None	21.8	2.2%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
857G	Strawn-Hennepin loams, 35 to 60 percent slopes	None	3.2	0.3%
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	Frequent	2.3	0.2%
Totals for Area of Interest			990.0	100.0%

Description

Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

"None" means that ponding is not probable. The chance of ponding is nearly 0 percent in any year.

"Rare" means that ponding is unlikely but possible under unusual weather conditions. The chance of ponding is nearly 0 percent to 5 percent in any year.

"Occasional" means that ponding occurs, on the average, once or less in 2 years. The chance of ponding is 5 to 50 percent in any year.

"Frequent" means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: More Frequent

Beginning Month: January

Ending Month: December



DRAINAGE MAP - 5FT CONTOUR INTERVALS

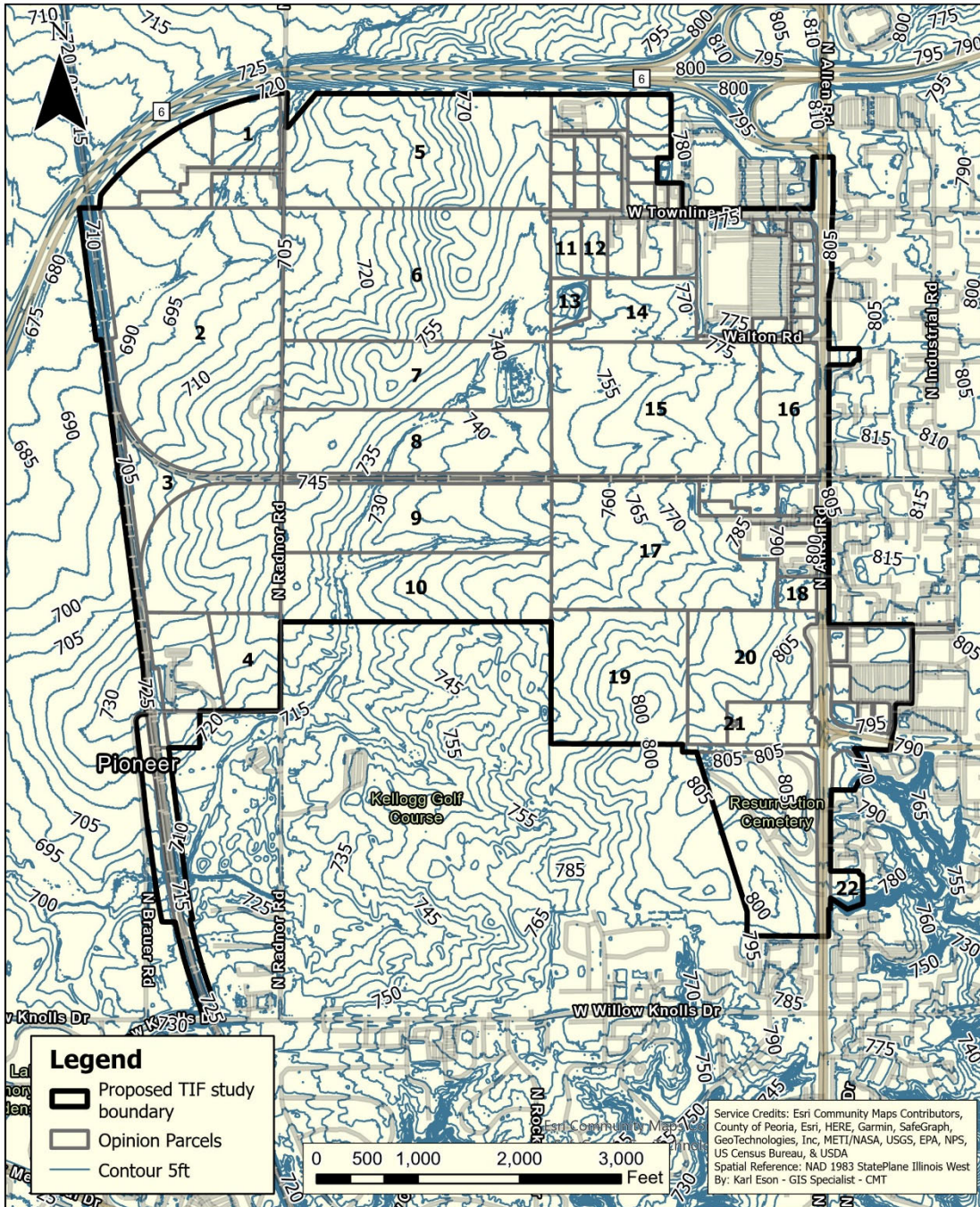


Exhibit 5

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EXHIBIT 4

EXAMPLE TIF DISTRICT PROJECTIONS

NOTE: The following TIF Projections are examples based on estimates and do not represent an offer, financial advice or acceptance of any terms relating to redevelopment projects or agreements.

The information and assumptions contained in this material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (J&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. J&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results projected in the foregoing presentation is made by J&K or EDG, its officers or employees. J&K and EDG specifically disclaim the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate, or revise the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to J&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing, or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases J&K and EDG from any liability in connection therewith. J&K and EDG are not providing financial advice.

All TIF Projections estimated herein assume an annual real estate tax rate of 8.76884%, therefore actual results will vary depending on the property location within the TIF Redevelopment Project Area and the applicable estate tax code as may be determined.

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EXHIBIT 4 (A)
CITY OF PEORIA MEDINA PLAINS-ALLEN RD. BUSINESS PARK TIF DISTRICT
PROPOSED INDUSTRIAL PROJECTS

Inflation Rate: 2.0%
 Total Tax Rate: 8.76884%

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Industrial Manufacturing/Warehouse I				Built	Assessed	\$4,384,420	\$4,472,108	\$4,561,551	\$4,652,782	\$4,745,837	\$4,840,754	\$4,937,569	\$5,036,320
Industrial Manufacturing/Warehouse II					Built			Built	Assessed	\$1,753,788	\$1,788,843	\$1,824,620	\$1,861,113
Industrial Manufacturing/Warehouse III													
Industrial Manufacturing/Facility I				Built	Assessed	\$760,258	\$730,737	\$745,351	\$760,258	\$775,464	\$790,873	\$806,792	\$822,928
Industrial Manufacturing/Facility II				Built	Assessed	\$782,274	\$782,619	\$798,271	\$814,237	\$830,522	\$847,132	\$864,053	\$881,356
Industrial Manufacturing/Facility III								Built	Assessed	\$548,053	\$559,014	\$570,194	\$581,598
Industrial Manufacturing/Facility IV					Built		\$219,221	\$223,605	\$228,078	\$232,639	\$237,292	\$242,038	\$246,878
Industrial Manufacturing/Facility V				Built	Assessed	\$108,611	\$108,611	\$111,803	\$114,039	\$116,320	\$118,646	\$121,019	\$123,439
Industrial/Commercial Expansion I				Built	Assessed	\$76,727	\$78,262	\$79,827	\$81,424	\$83,052	\$84,713	\$86,407	\$88,136
Industrial/Commercial Expansion II				Built	Assessed	\$730,737	\$730,737	\$745,351	\$760,258	\$775,464	\$790,873	\$806,792	\$822,928
Industrial/Commercial Expansion III					Built		\$14,615	\$14,907	\$15,205	\$15,509	\$15,819	\$16,136	\$16,459
Total Real Estate Tax Increment				\$730,737	\$745,351	\$5,988,679	\$7,182,636	\$7,333,596	\$8,028,320	\$9,942,655	\$10,141,508	\$10,344,338	\$10,551,225
Cumulative R.E. Tax Increment				\$730,737	\$1,476,088	\$7,464,767	\$14,647,403	\$21,980,999	\$30,009,319	\$39,951,974	\$49,093,482	\$60,437,820	\$70,989,044

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	TOTALS
Industrial Manufacturing/Warehouse I	\$5,137,047	\$5,239,788	\$5,344,584	\$5,451,475	\$5,560,505	\$5,671,715	\$5,785,149	\$5,900,882	\$6,018,869	\$6,139,246	\$6,262,031	\$6,387,272	\$106,529,874
Industrial Manufacturing/Warehouse II	\$1,898,336	\$1,936,302	\$1,975,028	\$2,014,528	\$2,054,819	\$2,095,915	\$2,137,833	\$2,180,590	\$2,224,202	\$2,268,686	\$2,314,060	\$2,360,341	\$32,688,982
Industrial Manufacturing/Warehouse III	\$839,387	\$856,174	\$873,298	\$890,764	\$908,579	\$926,751	\$945,286	\$964,192	\$983,475	\$1,003,145	\$1,023,208	\$1,043,672	\$16,600,434
Industrial Manufacturing/Facility I	\$898,983	\$916,963	\$935,302	\$954,008	\$973,088	\$992,550	\$1,012,401	\$1,032,649	\$1,053,302	\$1,074,368	\$1,095,855	\$1,117,773	\$18,642,728
Industrial Manufacturing/Facility II	\$605,084	\$617,196	\$629,540	\$642,131	\$654,973	\$668,073	\$681,434	\$695,063	\$708,964	\$723,144	\$737,607	\$752,359	\$10,967,666
Industrial Manufacturing/Facility III	\$251,816	\$256,852	\$261,989	\$267,229	\$272,574	\$278,025	\$283,586	\$289,257	\$295,043	\$300,943	\$306,962	\$313,102	\$5,007,130
Industrial Manufacturing/Facility IV	\$125,908	\$128,426	\$130,995	\$133,615	\$136,287	\$139,013	\$141,793	\$144,629	\$147,521	\$150,472	\$153,481	\$156,551	\$2,503,565
Industrial Manufacturing/Facility V	\$89,898	\$91,696	\$93,530	\$95,401	\$97,309	\$99,255	\$101,240	\$103,265	\$105,330	\$107,437	\$109,586	\$111,777	\$1,864,273
Industrial/Commercial Expansion I	\$890,764	\$908,579	\$926,751	\$945,286	\$964,192	\$983,475	\$1,003,145	\$1,023,208	\$1,043,672	\$1,064,545	\$1,085,836	\$1,107,553	\$19,948,368
Industrial/Commercial Expansion II	\$16,788	\$17,123	\$17,466	\$17,815	\$18,172	\$18,535	\$18,906	\$19,284	\$19,670	\$20,063	\$20,464	\$20,873	\$333,809
Industrial/Commercial Expansion III	\$8,229	\$8,394	\$8,562	\$8,733	\$8,908	\$9,088	\$9,268	\$9,453	\$9,642	\$9,835	\$10,031	\$10,232	\$156,468
Total Real Estate Tax Increment	\$10,762,249	\$10,977,494	\$11,197,044	\$11,420,985	\$11,649,405	\$11,882,393	\$12,120,041	\$12,362,441	\$12,609,690	\$12,861,884	\$13,119,122	\$13,381,504	\$215,333,296
Cumulative R.E. Tax Increment	\$81,751,293	\$92,728,788	\$103,925,832	\$115,346,817	\$126,996,221	\$138,878,614	\$150,998,654	\$163,361,096	\$175,970,786	\$188,832,670	\$201,951,792	\$215,333,296	

	Manufac/ Warehouse I	Manufac/ Warehouse II	Manufac/ Warehouse III	Manufac/ Facility I	Manufac/ Facility II	Manufac/ Facility III	Manufac/ Facility IV	Manufac/ Facility V	Ind/Comm Expansion I	Ind/Comm Expansion II	Ind/Comm Expansion III	TOTALS
Real Estate Assumptions	\$150,000,000	\$60,000,000	\$25,000,000	\$26,250,000	\$18,750,000	\$7,500,000	\$3,750,000	\$2,625,000	\$25,000,000	\$500,000	\$250,000	\$319,625,000
Total Projected Market Value	\$60,000,000	\$20,000,000	\$8,333,333	\$8,750,000	\$6,250,000	\$2,500,000	\$1,250,000	\$875,000	\$8,333,333	\$166,887	\$83,333	\$106,541,667
Increase in EAV	\$4,384,420	\$1,753,768	\$730,737	\$767,274	\$548,053	\$219,221	\$109,611	\$76,727	\$730,737	\$14,615	\$7,307	\$9,342,468
Real Estate Tax	\$15,980,000	\$5,000,000	\$3,750,000	\$2,780,000	\$1,650,000	\$750,000	\$375,000	\$280,000	\$3,000,000	\$50,000	\$25,000	\$33,640,000
Estimated Eligible Project Costs												

The information and assumptions contained in the foregoing material are based upon information, material and assumptions provided to Jacob & Klein, Ltd. (JK&K) and the Economic Development Group, Ltd. (EDG) by outside persons including public officials. JK&K and EDG have not undertaken independent investigation to verify any of the information or material contained herein. No warranty, express or implied, as to the accuracy of the materials and information or the results presented in the foregoing presentation is made by JK&K or EDG. JK&K and EDG greatly value the accuracy of the formulas and calculations and has no obligation to investigate or update, recalculate or restate the calculations. The material presented herein is subject to risks, trends and uncertainties that could cause actual events to differ materially from those presented. Those providing information contained in this presentation have represented to JK&K and EDG that, as of the date it was provided, the information was accurate to the best of their knowledge. Any person viewing, reviewing or utilizing this presentation should do so subject to all of the foregoing limitations and shall conduct independent investigation to verify the assumptions and calculations contained herein. By acceptance and use of this presentation, the user accepts all of the foregoing limitations and releases JK&K and EDG from any liability in connection therewith. JK&K and EDG are not providing financial advice.

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EXHIBIT 4 (B)
CITY OF PEORIA MEDINA PLAINS-ALLEN RD. BUSINESS PARK TIF DISTRICT
PROPOSED COMMERCIAL PROJECTS

Inflation Rate: 2.0%
 Total Tax Rate: 8.76884%

Calendar Year of Receipts	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Professional Office Building I								Built	Assessed	Built	Assessed	\$364,924	\$372,223
Professional Office Building II										Built	Assessed	\$263,065	\$266,327
Professional Office Building III								\$13,153	\$13,416	\$13,685	\$13,958	\$14,238	\$14,522
Commercial Travel/Truck Plaza								Built	Assessed	Built	Assessed	\$387,260	\$396,006
Commercial-Retail Project I								\$357,769	\$364,924	\$372,223	\$379,667	\$238,512	\$243,283
Commercial-Retail Project II								\$10,866	\$11,074	\$11,285	\$11,521	\$11,751	\$11,986
Retail Convenience Store								\$60,821	\$62,037	\$63,278	\$64,543	\$65,834	\$67,151
Commercial-Retail Restaurant I								\$60,821	\$63,278	\$64,543	\$65,834	\$67,151	\$68,494
Commercial-Retail Restaurant II								\$43,844	\$44,721	\$45,616	\$46,528	\$47,458	\$48,408
Commercial-Retail Business Plaza								Built	Assessed	Built	Assessed	\$13,958	\$14,238
Hotel & Conference Center								\$192,914	\$204,722	\$208,817	\$212,993	\$217,253	\$221,599
Total Real Estate Tax Increment								\$68,689	\$72,463	\$75,065	\$77,820	\$1,401,265	\$1,692,355
Cumulative R. E. Tax Increment								\$68,689	\$1,112,589	\$1,862,654	\$2,640,874	\$5,186,677	\$6,879,032

Calendar Year of Receipts	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	TOTALS
Professional Office Building I	\$379,667	\$387,260	\$395,006	\$402,906	\$410,964	\$419,183	\$427,567	\$436,118	\$444,840	\$453,737	\$462,812	\$472,068	\$6,537,796
Professional Office Building II	\$273,693	\$279,167	\$284,750	\$290,445	\$296,254	\$302,179	\$308,223	\$314,387	\$320,675	\$327,089	\$333,630	\$340,303	\$4,202,187
Professional Office Building III	\$14,813	\$15,109	\$15,411	\$15,719	\$16,034	\$16,354	\$16,682	\$17,015	\$17,355	\$17,703	\$18,057	\$18,418	\$281,642
Commercial Travel/Truck Plaza	\$402,906	\$410,964	\$419,183	\$427,567	\$436,118	\$444,840	\$453,737	\$462,812	\$472,068	\$481,510	\$491,140	\$500,963	\$8,011,408
Commercial-Retail Project I	\$248,148	\$253,111	\$258,174	\$263,337	\$268,604	\$273,976	\$279,455	\$285,044	\$290,745	\$296,560	\$302,491	\$308,541	\$4,043,819
Commercial-Retail Project II	\$12,226	\$12,471	\$12,720	\$12,975	\$13,234	\$13,499	\$13,769	\$14,044	\$14,325	\$14,611	\$14,904	\$15,202	\$263,771
Retail Convenience Store	\$68,494	\$69,864	\$71,261	\$72,686	\$74,140	\$75,623	\$77,135	\$78,678	\$80,252	\$81,857	\$83,494	\$85,164	\$1,420,398
Commercial-Retail Restaurant I	\$69,864	\$71,261	\$72,686	\$74,140	\$75,623	\$77,135	\$78,678	\$80,252	\$81,857	\$83,494	\$85,164	\$86,867	\$1,507,265
Commercial-Retail Restaurant II	\$50,363	\$51,370	\$52,398	\$53,446	\$54,515	\$55,605	\$56,717	\$57,851	\$59,009	\$60,189	\$61,392	\$62,620	\$1,001,426
Commercial-Retail Business Plaza	\$14,522	\$14,813	\$15,109	\$15,411	\$15,719	\$16,034	\$16,354	\$16,682	\$17,015	\$17,355	\$17,703	\$18,057	\$263,224
Hotel & Conference Center	\$226,030	\$230,551	\$235,162	\$239,865	\$244,662	\$249,555	\$254,547	\$259,637	\$264,830	\$270,127	\$275,529	\$281,040	\$4,687,314
Total Real Estate Tax Increment	\$1,760,726	\$1,795,941	\$1,831,860	\$1,868,497	\$1,905,867	\$1,943,984	\$1,982,864	\$2,022,521	\$2,062,971	\$2,104,231	\$2,146,315	\$2,189,242	\$32,220,252
Cumulative R. E. Tax Increment	\$10,365,960	\$12,161,901	\$13,993,760	\$15,862,257	\$17,768,124	\$19,712,108	\$21,694,972	\$23,717,492	\$25,780,464	\$27,884,695	\$30,031,010	\$32,220,252	

Real Estate Assumptions	Profess. Office Bldg. I	Profess. Office Bldg. II	Profess. Office Bldg. III	Travel/Truck Plaza	Commercial Retail I	Commercial Retail II	Convenience Store	Restaurant Project I	Restaurant Project II	Business Plaza	Hotel/Conf. Center	TOTALS
Total Projected Market Value	\$12,000,000	\$9,000,000	\$450,000	\$12,000,000	\$8,000,000	\$350,000	\$2,000,000	\$2,000,000	\$1,500,000	\$450,000	\$6,600,000	\$54,350,000
Increase in EAV	\$4,000,000	\$3,000,000	\$150,000	\$4,000,000	\$2,666,667	\$116,667	\$666,667	\$666,667	\$500,000	\$150,000	\$2,200,000	\$18,116,667
Real Estate Tax Increment	\$350,754	\$263,065	\$13,153	\$350,754	\$233,836	\$10,230	\$58,459	\$58,459	\$43,844	\$13,153	\$192,914	\$1,588,622
Estimated Eligible Project Costs	\$900,000	\$620,000	\$40,000	\$1,200,000	\$600,000	\$40,000	\$200,000	\$225,000	\$150,000	\$40,000	\$700,000	\$4,715,000

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SECTION X. APPENDICES

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APPENDIX A.

TAX INCREMENT FINANCING TERMS AND DEFINITIONS

The City of Peoria is establishing its Medina Plains-Allen Rd Business Park TIF District pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*). Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

Municipality: An incorporated City, Village or Town in the State of Illinois.

Redevelopment Project Area: An area designated by the 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 or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

Redevelopment Plan: The comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

Redevelopment Project: Any public and private development project in furtherance of the objectives of a redevelopment plan.

Redevelopment Project Costs: Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following:

- A. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after the effective date of this amendatory Act of the 91st General Assembly, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, 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;

- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder 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;
- H. To the extent the municipality 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/project;
- I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;
- K. 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;
- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the

redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

Taxing Districts: Counties, townships, cities and incorporated towns and Cities, school, road, park, sanitary, mosquito abatement, forest preserve, public health, fire protection, river conservancy, tuberculosis sanitarium and any other municipal corporations or districts with the power to levy taxes.

Taxing Districts' Capital Costs: Those costs of taxing districts for capital improvements that are found by the municipal corporate authorities to be necessary and directly result from the redevelopment project.

Obligations: Bonds, loans, debentures, notes, special certificates, or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

Labor Surplus Municipality: A municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. If unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal County in which the municipality is located.

Industrial Park Conservation Area: An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 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.

Vacant Land: Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act.

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the

Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Blighted Area: Any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- A. Dilapidation. 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 repairs are required, or the defects are so serious and so extensive that the buildings must be removed.
- B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence 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.

- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The 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.
- L. Lack of community planning. The 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.
- M. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 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 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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

- 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.
- b. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- c. Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant 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.
- f. The total equalized assessed value of the redevelopment project area has declined for 3 of the last 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 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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

- a. The area consists of one or more unused quarries, mines, or strip-mine ponds.
- b. The area consists of unused railyards, rail tracks, or railroad rights-of-way.

- 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.
- 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.
- e. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 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) of this subsection, 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.
- 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.

Conservation Area: Any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the factors listed above for “Blighted Improved Areas” is detrimental to the public safety, health, morals or welfare and such an area may become a Blighted Area.

Notes:

APPENDIX B.

INTRODUCTION TO TAX INCREMENT FINANCING

The search for innovative local financing for economic development is a constant challenge for most cities, towns, and Cities throughout the country. For many communities, particularly those in rural areas, Tax Increment Financing (TIF) is often the only locally controlled mechanism available for stimulating new investment, economic growth, and a better quality of life.

TIF in Illinois establishes a geographic boundary (i.e., a district or redevelopment project area) for which new private investment is encouraged. To facilitate new investment, a City, Town, or City may issue debt instruments to finance specific public-sector improvements that will enable the redevelopment of deteriorated, blighted, or other conservation areas within its corporate limits. By making public improvements, the municipality may invite new private investment so that the expected increase in property tax revenues (i.e., the increment) can be captured to amortize the public facility debt. Sometimes a municipality chooses to use TIF on a pay-as-you-go basis whereby revenue is spent as it is collected. In either case, it is expected that new investment in a designated redevelopment area will stimulate a resurgence of population, employment, and assessed valuation throughout the entire community.

It should be noted that **TIF does not raise property taxes and it does not create a new tax or a new taxing district.** Only an increased assessment or an overall increase in tax rates can raise taxes. TIF is merely used to reallocate increased property tax revenues created by increased assessed valuation that is realized after a TIF District is established. A TIF District may last for up to 23 years unless the municipality chooses a shorter period. The advantage of TIF for the municipality is that it is able to preserve a property tax base during the life of the TIF District that will pay for the basic public services the TIF redevelopment area already receives. New incremental property tax revenue helps pay for the infrastructure necessary for stimulating additional private-sector investment.

In 1977, the Illinois Legislature passed the "Tax Increment Allocation Redevelopment Act," now recorded as 65 ILCS 5/11-74.4 *et. seq.* The TIF Act recognizes that in many municipalities of the State blighted and conservation areas exist which need to be developed or redeveloped to eliminate those conditions or prevent them from occurring. The Act further declares that prevention or eradication of these conditions by private and public redevelopment projects is essential to the public interest.

In City of Canton v. Crouch, 79 Ill. 2d 356 (1980) the Illinois Supreme Court, approving the use of TIF, stated: "*Stimulation of economic growth and removal of economic stagnation are also objectives which enhance the public [good].*"

How Does TIF Work?

Tax Increment Financing is a powerful tool that enables municipalities to self-finance its redevelopment programs. TIF funds can pay for public improvements and other economic development incentives using the increased property tax revenue the improvements help generate. Everyone pays their taxes within a TIF District. However, a TIF District does not generate tax revenues by increasing tax rates. Rather, TIF generates revenues by allowing the municipality to capture, temporarily, the new tax revenues generated by the enhanced valuation of properties resulting from the various redevelopment projects. The overall process for creating a TIF District includes:

1. The City identifies an economically stagnant or physically declining area and determines that private investment in the area is not likely to occur at a reasonable rate if no public investment is forthcoming.
2. Having completed studies and plans and conducted public hearings as called for by state law, the City creates a new TIF District.
3. The County Clerk certifies the total equalized assessed valuation of property in the redevelopment project area as of the date the TIF District is created. All property taxes arising from this certified initial valuation, or "base value," continue to be paid to existing taxing bodies within the TIF District. Any incremental taxes arising from increases in property values after this point are re-allocated and set aside for "public and private redevelopment project costs" within the designated redevelopment project area.

Within a TIF District, all overlapping taxing districts continue to receive property taxes levied on the base equalized assessed valuation (EAV) of properties within the project area. The City also has the authority to enter into Intergovernmental Agreements to address any additional financial impact the TIF District may pose.

4. The City makes public improvements and provides other assistance intended to spur private development within the TIF District. To defray the cost, the City can sell bonds secured by the incremental taxes the improvements will generate or reimburse certain public and private development costs using a *pay-as-you-go* approach.
5. After 23 years, all obligations must be paid off and the TIF District is dissolved. All taxes then generated on the new assessed valuation are distributed to the taxing bodies. The TIF District may be ended earlier than 23 years if there are no remaining obligations for which real estate tax increment has been previously committed.

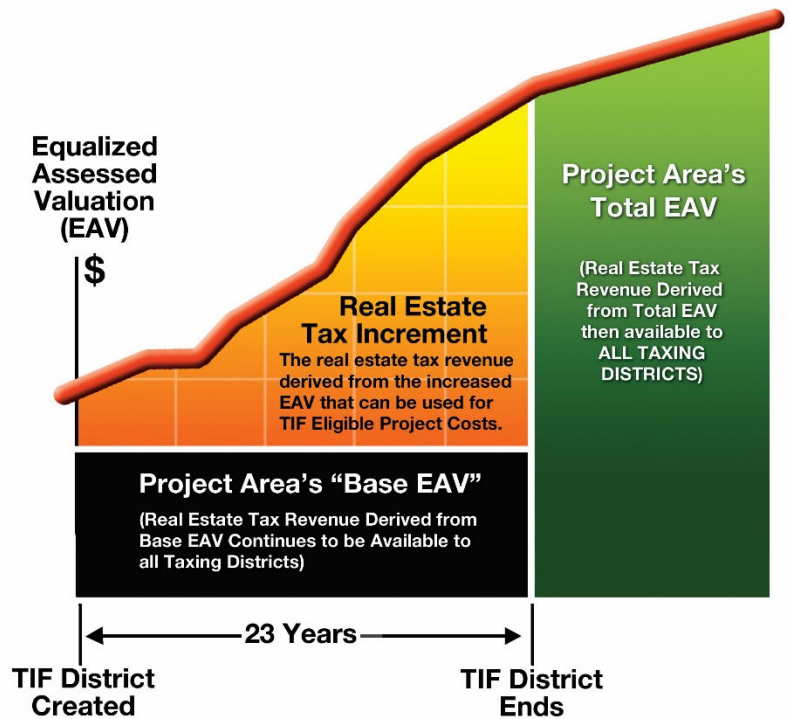
A TIF District's revenues ("tax increment") come from the increased assessed value of property and improvements within the District. Once a TIF District is established, the "base" assessed value is determined. As vacant land and dilapidated properties develop with TIF assistance, the equalized assessed valuation (EAV) of those properties increases. New property taxes resulting from the increased assessed valuation above the base value create an incremental increase in tax revenues generated within the TIF District.

The "tax increment" created between the "baseline" and the new EAV is captured, deposited into a special City TIF account, and used solely for economic development. The real estate tax increment can be used as a source of revenue to reimburse certain costs for public and private projects either by issuing TIF bonds or by reimbursing developers on a "pay-as-you-go" basis. All of the other taxing bodies continue to receive real estate tax revenue from the base assessed valuation, so there is no loss of revenue to those local taxing bodies. For additional information, visit www.tifillinois.com.

The maximum life of a TIF District is 23 years. When the TIF expires and the town's investments in both public and private redevelopment projects within the TIF redevelopment area are fully repaid, property tax revenues are again shared by all the taxing bodies. All taxing bodies then share the expanded tax base – the growth which would not have been possible without the utilization of Tax Increment Financing.

How Does Tax Increment Financing (TIF) Work?

- Real Estate Tax Increment (RETI) results from an increase in Equalized Assessed Value (EAV) above the Base EAV that occurs during the life of the TIF District.
- Annual increases in EAV are then multiplied by the total real estate tax rate.
- The County sends RETI to Municipality for deposit to a Special Tax Allocation Fund.



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How Long Does It Take to Create a TIF District?

Typically, the process for establishing a TIF District requires 6-8 months to complete. The length of time required to create a TIF District depends on several factors such as the municipality's ability to complete necessary annexations and the availability of local property tax data, historical records, maps, and other planning documents. Once the calendar is set for the Public Hearing, statutory guidelines determine the earliest date when the TIF District may be created.

There are many opportunities for public participation during the process of creating and operating a TIF District. A written Redevelopment Plan must be available for public review at least 45 days prior to a Public Hearing. The Public Hearing offers the community a chance to raise questions, voice concerns, and learn about the goals and objectives driving the redevelopment effort before the District is created.

What Conditions Qualify an Area to be a TIF District?

In addition to being located within the municipal boundaries or annexed to the municipality, the TIF Act includes three sets of conditions for qualifying an area as a TIF District:

- Blighted Conditions – examples include dilapidation, obsolescence, deterioration, inadequate utilities, declining assessed valuations.

- Conservation Conditions – at least 50% of the structures in the proposed redevelopment area are 35 years of age or older.
- Industrial Park Conservation Conditions – based on a relatively high unemployment rate.

How Can TIF District Funds Be Used?

When the Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act (ILCS 65 5/11-74.4 *et. seq.*) in 1977, it granted municipalities the power and authority to address the adverse conditions of blighted and conservation areas within their jurisdictions by undertaking redevelopment projects that were essential to the public interest. TIF can be used to fund a variety of public improvements and other investments that are indeed essential to a successful redevelopment program, including:

- Area-wide public infrastructure improvements such as road and sidewalk repairs, utility upgrades, water, and sewer projects.
- Acquisition, clearance and other land assembly and site preparation activities.
- Rehabilitation of older, deteriorating, or obsolescent buildings.
- Correction or mitigation of environmental problems and concerns.
- Job training, workforce readiness and other related educational programs.
- Incentives to retain or attract private development.

Notes:

For more information about Tax Increment Financing, please contact:

Jacob & Klein, Ltd. and
 The Economic Development Group, Ltd.
 1701 Clearwater Avenue, Bloomington, IL 61704
 Ph: (309) 664-7777 / Fax: (309) 664-7878
 Website: www.tifillinois.com

APPENDIX C.
ANNEXATIONS

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ORDINANCE NO. 18,012

AN ORDINANCE ANNEXING TERRITORY CONTIGUOUS TO THE
CITY OF PEORIA, ILLINOIS

WHEREAS, a written petition has been signed by the legal owner(s) of record of all land within the territory hereinafter described and was filed with the City Clerk of Peoria on October 7, 2022, which petition requested annexation of territory hereinafter described which is contiguous to the City of Peoria and which is not within the corporate limits of any municipality; and

WHEREAS, legal notices regarding the intention of the City of Peoria to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, copies of such notices have been recorded in the office of the Recorder of Deeds of Peoria County; and

WHEREAS, legal notices regarding the intention of the City of Peoria to annex said territory have been published in a newspaper in the annexing municipality pursuant to State Statute; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with 65 ILCS 5/7-1 *et seq.*, and

WHEREAS, the City Council has considered the question of the annexation of the territory hereinafter described and has determined that said annexation is in the best interests of the citizens of the City of Peoria, and that the request of said petitioners should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

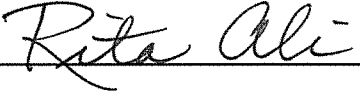
Section 1. That the territory hereinafter described, being contiguous to the City of Peoria and not within the corporate limits of any municipality, be and the same is hereby annexed to the City of Peoria in accordance with the provisions of 65 ILCS 5/7-1 *et seq.* The territory hereby annexed is described as follows: See "Exhibit A" attached hereto and made a part of this ordinance and is further shown by the hatched lines on the plat of annexation attached hereto, and noted as "Exhibit B", which is made a part of this ordinance.

Section 2. That the City Clerk is hereby directed to record with the Recorder of Deeds, and to file with the County Clerk a certified copy of this ordinance, together with the accurate plat of the territory annexed appended to said ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval according to law.

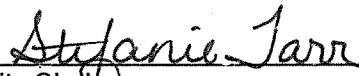
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 9th DAY OF November 2022

APPROVED:



Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED



Corporation Counsel

Exhibit A to Annexation Ordinance

Legal Description

Parcel 1:

West 1/2 of Section 6, Township 9 North, Range 8 East. C&NW Railroad Right of Way Across the West 1/2 Section 6 Part of the Pioneer Industrial Lead. Trackage: 0.52 miles.

PIN 14-06-503-001

Parcel 2:

Northeast 1/4 Section 1, Township 9 North, Range 7 East. C&NW Railroad Right of Way Across the South 50 feet Northeast 1/4 Section 1 Part of the Pioneer Industrial Lead. Trackage: None

PIN 13-01-503-004

Parcel 3:

Southeast 1/4 of Section 1, Township 9 North, Range 7 East. C&NW Railroad Right of Way Across the North 50 feet Southeast 1/4 Section 1 Part of the Pioneer Industrial Lead. Trackage: 0.50 miles.

PIN 13-01-503-005

Parcel 4:

West 1/2 of Section 1, Township 9 North, Range 7 East. All that part of C&NW Railroad Right of Way extending easterly from a point 50 feet east and at right angles to C&NW Railroad Right of Way main track centerline to center of Section 1 Part of Pioneer Industrial Lead.

PIN 13-01-503-007

ANNEXATION MAP
CITY OF PEORIA, IL

Exhibit B to Ordinance

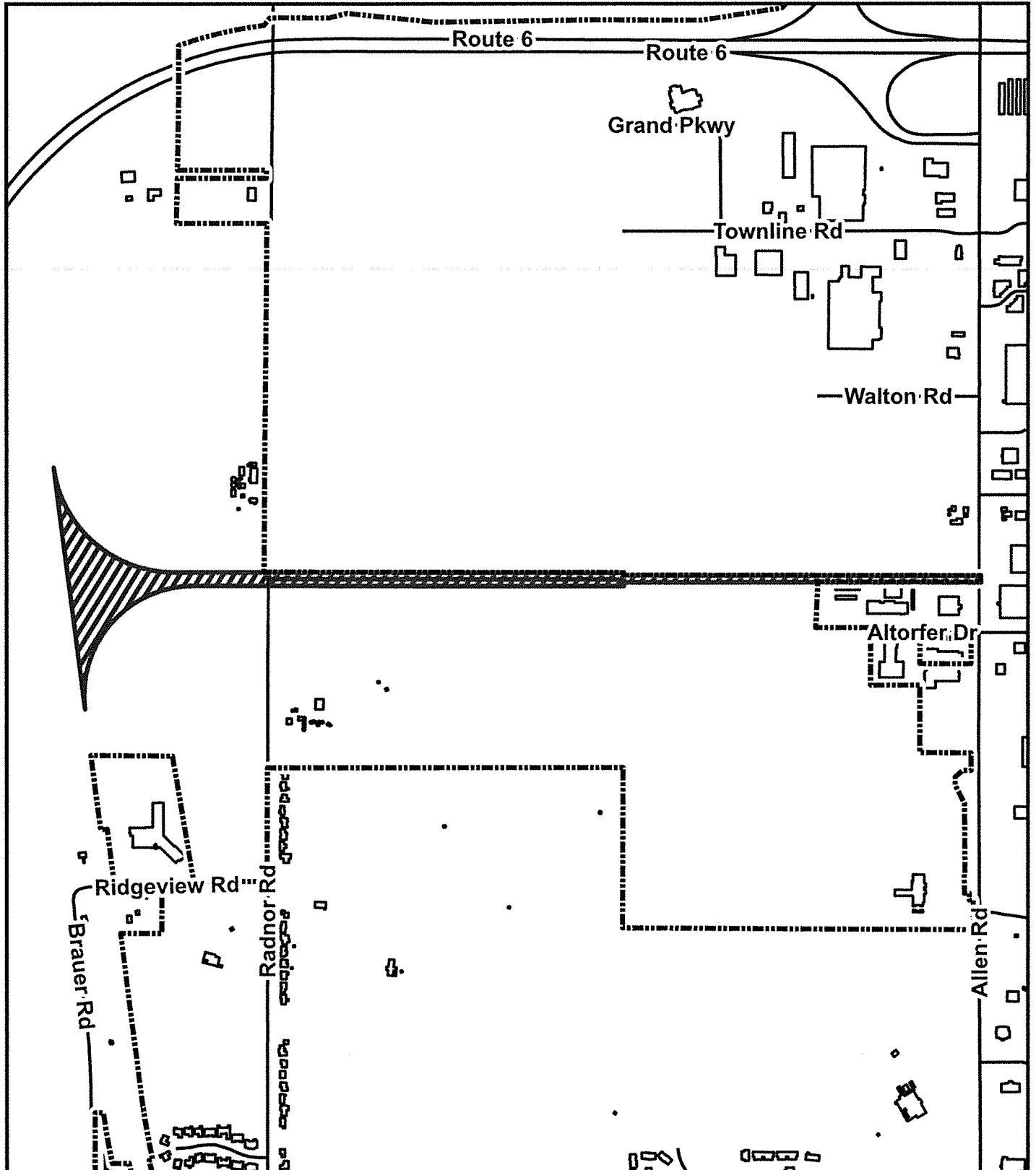
ANNEXATION NO. 411

 AREA ANNEXED: 20.05 ACRES

ORDINANCE NO. _____

PREPARED BY: *J. K. G.*

DATE: _____



ORDINANCE NO. 18,023

AN ORDINANCE ANNEXING TERRITORY CONTIGUOUS TO THE
CITY OF PEORIA, ILLINOIS

WHEREAS, a written petition has been signed by the legal owner(s) of record of all land within the territory hereinafter described and was filed with the City Clerk of Peoria on October 27, 2022, which petition requested annexation of territory hereinafter described which is contiguous to the City of Peoria and which is not within the corporate limits of any municipality; and

WHEREAS, legal notices regarding the intention of the City of Peoria to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, copies of such notices have been recorded in the office of the Recorder of Deeds of Peoria County; and

WHEREAS, legal notices regarding the intention of the City of Peoria to annex said territory have been published in a newspaper in the annexing municipality pursuant to State Statute; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with 65 ILCS 5/7-1 *et seq.*, and

WHEREAS, the City Council has considered the question of the annexation of the territory hereinafter described and has determined that said annexation is in the best interests of the citizens of the City of Peoria, and that the request of said petitioners should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the territory hereinafter described, being contiguous to the City of Peoria and not within the corporate limits of any municipality, be and the same is hereby annexed to the City of Peoria in accordance with the provisions of 65 ILCS 5/7-1 *et seq.* The territory hereby annexed is described as follows: See "Exhibit A" attached hereto and made a part of this ordinance and is further shown by the hatched lines on the plat of annexation attached hereto, and noted as "Exhibit B", which is made a part of this ordinance.

Section 2. That the City Clerk is hereby directed to record with the Recorder of Deeds, and to file with the County Clerk a certified copy of this ordinance, together with the accurate plat of the territory annexed appended to said ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 13th DAY OF December 2022

APPROVED:




Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED



Corporation Counsel

Exhibit A to Annexation Ordinance

Legal Description
PIN: 14-06-300-016


Parcel 1:

A part of the Southwest Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 6, thence South 00 degrees 04 minutes 55 seconds West, (bearing assumed for purpose of description only), along the West line of the Southwest Quarter of said Section 6, 50.00 feet to the South right of way line of the Chicago and Northwestern Railroad, said point being the point of beginning of the tract to be described; from the Point of Beginning thence North 89 degrees 47 minutes 11 seconds East, along said South right of way line, 2218.55 feet to the Northwest corner of Pioneer Industrial Park, Section 7, a subdivision of part of the Southwest Quarter of said Section 6; thence South 00 degrees 15 minutes 19 seconds East, along the West line of said Pioneer Industrial Park, Section 7, 1273.33 feet to the Southwest corner of said Pioneer Industrial Park, Section 7, said Point being on the South line of the North Half of the Southwest Quarter of said Section 6; thence North 89 degrees 55 minutes 23 seconds West, along said South line, 2222.39 feet to the Southwest corner of the North Half of the Southwest Quarter of said Section 6; thence North 00 degrees 04 minutes 55 seconds West, along the West line of the Southwest Quarter of said Section 6, 1262.06 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded February 25, 1998 as document no. 98-06349; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded January 11, 1999 as document no. 99-00525; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded March 2, 2001 as document no. 01-06313.

**ANNEXATION MAP
CITY OF PEORIA, IL**

ORDINANCE NO. 18,023
Exhibit B to Ordinance

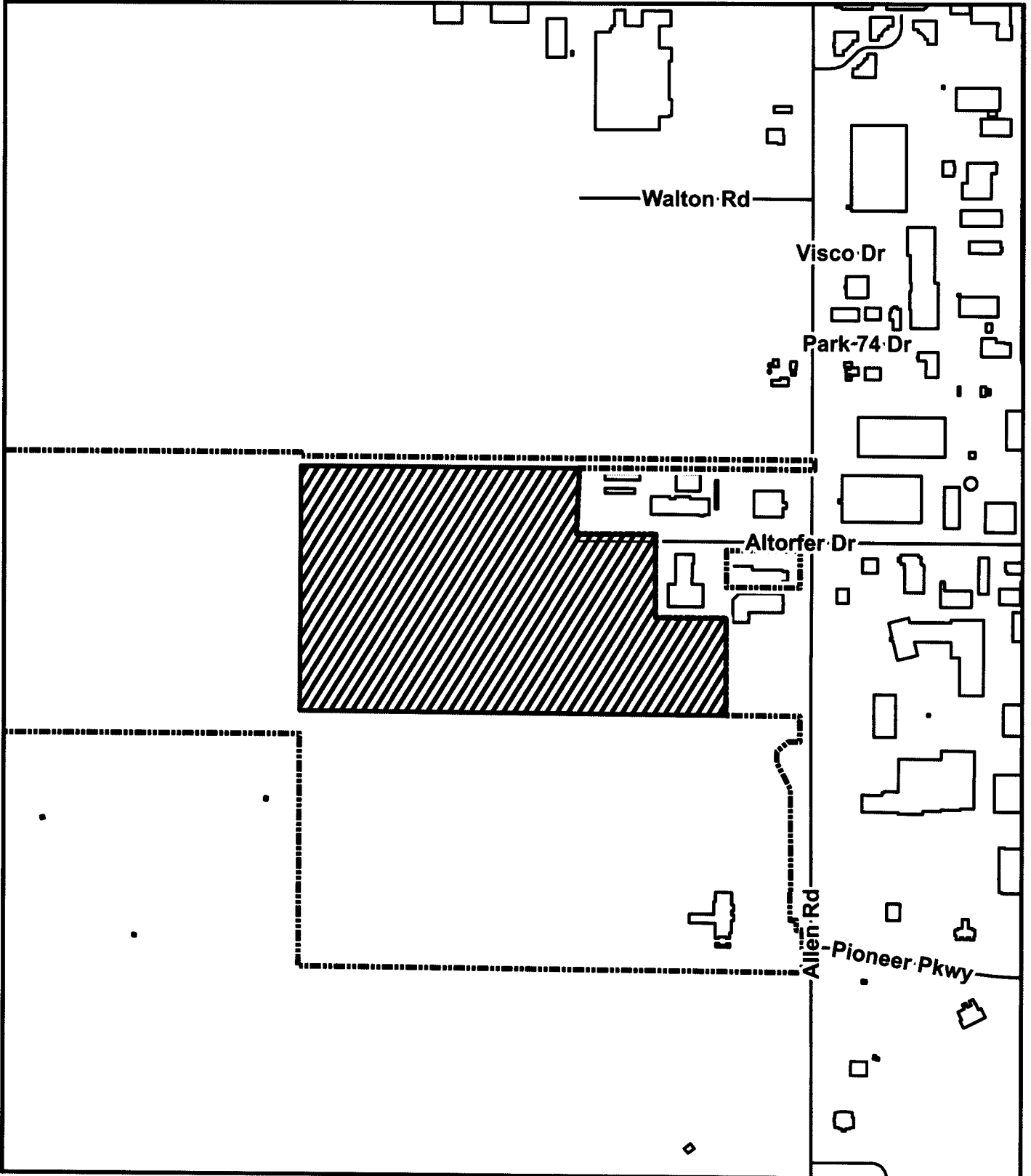
ANNEXATION NO. 412

 AREA ANNEXED: 55.21 ACRES

ORDINANCE NO. _____

DATE: _____

PREPARED BY: John K. [Signature]



ORDINANCE NO. 18,024

AN ORDINANCE REZONING THE PROPERTY TO A CLASS I-1 (INDUSTRIAL/BUSINESS PARK) DISTRICT FOR THE PROPERTY LOCATED AT 2700 W ALTORFER DRIVE (PARCEL IDENTIFICATION NO. 14-06-300-016), PEORIA, IL

WHEREAS, the property herein described was zoned I-1 Light Industrial with Peoria County and recently annexed to the City of Peoria, and

WHEREAS, said petition was directed to the Planning & Zoning Commission as directed by Section 2.8 of Appendix A, the Unified Development Code of the City of Peoria; and

WHEREAS said Planning & Zoning Commission held a public hearing on December 1, 2022, pursuant to a notice of the time and place thereof in a newspaper of general circulation in the City of Peoria, not less than fifteen (15) days nor more than thirty (30) days prior to said hearing as required by law; and no written protest was made by the owners of twenty percent (20%) of the frontage immediately adjoining or across from the frontage proposed to be altered; and

WHEREAS, said Planning & Zoning Commission has submitted its report of said hearing and the City Council finds that to permit such rezoning will not adversely affect the character of the neighborhood, and will not unduly burden the public utility facilities in the neighborhood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, AS FOLLOWS:

Section 1. That Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Code are hereby amended by changing the classification of the following described property to Class I-1 (Industrial/Business Park) District:

Legal Description:

Parcel 1:

A part of the Southwest Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 6, thence South 00 degrees 04 minutes 55 seconds West, (bearing assumed for purpose of description only), along the West line of the Southwest Quarter of said Section 6, 50.00 feet to the South right of way line of the Chicago and Northwestern Railroad, said point being the point of beginning of the tract to be described; from the Point of Beginning thence North 89 degrees 47 minutes 11 seconds East, along said South right of way line, 2218.55 feet to the Northwest corner of Pioneer Industrial Park, Section 7, a subdivision of part of the Southwest Quarter of said Section 6; thence South 00 degrees 15 minutes 19 seconds East, along the West line of said Pioneer Industrial Park, Section 7, 1273.33 feet to the Southwest corner of said Pioneer Industrial Park, Section 7, said Point being on the South line of the North Half of the Southwest Quarter of said Section 6; thence North 89 degrees 55 minutes 23 seconds West, along said South line, 2222.39 feet to the Southwest corner of the North Half of the Southwest Quarter of said Section 6; thence North 00 degrees 04 minutes 55 seconds West, along the West line of the Southwest Quarter of said Section 6, 1262.06 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded February 25, 1998 as document no. 98-06349; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded January 11, 1999 as document no. 99-00525; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded March 2, 2001 as document no. 01-06313.

Parcel Identification Number: 14-06-300-016

Section 2. All provisions of Appendix A, the Unified Development Code of the City of Peoria, and the District Map made a part of said Ordinance shall extend to said above-described premises as herein reclassified and rezoned.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS THIS 13th DAY OF

December, 2022.

APPROVED:

Mayor

Rita Ali

ATTEST:

City Clerk

Stephanie Jarr

EXAMINED AND APPROVED:

Corporation Counsel

[Signature]

RESOLUTION NO. 22-420-A
CITY OF PEORIA.

Peoria, Illinois December 13 2022

A RESOLUTION APPROVING THE ANNEXATION AGREEMENT FOR PROPERTY IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 14-06-300-016, WITH AN ADDRESS OF 2700 W ALTORFER, PEORIA, IL

Resolved

WHEREAS, Allen Road Business Park L.P., owner of certain real estate located near the corporate limits of the City of Peoria, is desirous of entering into an agreement providing for the annexation of this property to the City of Peoria upon certain conditions; and

WHEREAS, the City of Peoria is desirous of entering into an agreement providing for the annexation of this real estate, said agreement attached hereto as "Attachment A"; and

WHEREAS, the City Council of the City of Peoria believes that the vicinity and general welfare of the City will be served by entering into this agreement which establishes various conditions relating to, but not limited to, zoning and land use; and

WHEREAS, a public hearing upon said Annexation Agreement was conducted, with proper notice, by the City Council on December 13, 2022, and there has been compliance with all provisions of 65 ILCS 5/7-1 *et seq.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS:

Section 1. That the Mayor is hereby authorized to execute the Annexation Agreement attached hereto as "Attachment A" with the petitioner, and the City Clerk is hereby authorized to attest said agreement.

Section 2. This resolution shall be effective upon passage and approval according to law.

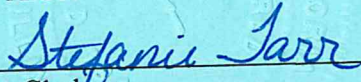
PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS, THIS 13th DAY
OF December 2022.

APPROVED:



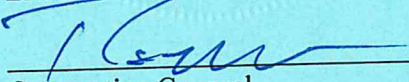
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED



Corporation Counsel

This Document Prepared By:

John S. Elias
Elias, Meginnes & Seghetti, P.C.
416 Main Street, Suite 1400
Peoria, IL 61602

Mail To:

City of Peoria
Community Development Department
419 Fulton Street, Room 300
Peoria, Illinois 61602-1217

ANNEXATION AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Annexation Agreement") is made this 13th day of December, 2022, by and between THE CITY OF PEORIA, ILLINOIS, an Illinois municipal corporation, located in Peoria County, Illinois (hereinafter referred to as the "City") and Allen Road Business Park, L.P., an Illinois limited partnership (the "Owner").

RECITALS

WHEREAS, the Owner is the sole owner of record of the following described property attached hereto as "Exhibit A" (hereinafter referred to as the "Property"):

WHEREAS, the Property is located within the County of Peoria, Illinois ("County") and is contiguous with the corporate boundaries of the City; and

WHEREAS, there are no electors residing within the Property; and

WHEREAS, this Annexation Agreement was submitted to the corporate authorities for public hearing as required by law; and

WHEREAS, due notice as required by law has been sent to and received by all entities entitled to such notice as required by law; and

WHEREAS, all conditions precedent to entering into this Annexation Agreement have been undertaken and satisfied as required by law; and

WHEREAS, the corporate authorities of the City after due deliberation have, by resolution or ordinance, duly adopted and approved this Annexation Agreement as required by law.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements provided for herein, it is hereby agreed as follows:

1. Annexation. The City shall adopt such resolutions or ordinances as are required to annex the Property as provided for under the laws of the State of Illinois. No other request or petition for annexation shall be required as to this Property to complete the annexation.

2. Zoning. Upon the annexation of the Property to the City, the Property shall be classified in the following described zoning classification as set forth in the Zoning Ordinance of the City according to the terms of the Zoning Ordinance that exists on the date hereof.

A. The Property shall be classified as I-1 Industrial Zoning, however, any undeveloped portions of the Property shall allow the use of farming until such time as the Property is developed.

3. General Provisions.

A. The provisions of this Annexation Agreement shall control over the provisions of any Ordinances, Codes or Regulations which are in conflict herewith.

B. This Annexation Agreement shall be binding upon the successor owners of record of the Property, electors residing within the Property, and upon successor municipal and governmental authorities.

C. Non-agricultural development of the site will require connection to public water and public sewer, adherence to City stormwater and erosion control regulations, and other regulations affecting property within the City, i.e. building codes and subdivision requirements.

D. This Annexation Agreement and the rights of the parties hereto shall be interpreted, construed and enforced in accordance with the laws of the State of Illinois. Any litigation concerning this Annexation Agreement shall be commenced in Peoria County, Illinois.

E. In the event that either party or their successor should find it necessary to retain an attorney for the enforcement of any provisions hereunder occasioned by the default of the other party, the party not in default shall be entitled to recover reasonable

attorney's fees and court costs incurred whether the attorneys' fees are incurred for the purpose of negotiations, trial, appellate or other services.

- F. This Annexation Agreement may be enforced as provided by law and the parties may by civil action, mandamus, injunction or other proceedings, enforce and compel performance of this Annexation Agreement.
- G. The parties shall execute and deliver such additional documentation as may be necessary to implement this Agreement.
- H. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, grantees and assigns.
- I. This agreement may be amended by mutual consent of the parties.
- J. This annexation agreement shall be in effect for a period of twenty (20) years.
- K. This Annexation Agreement may be executed in counterparts all of which together shall constitute one document.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

THE CITY OF PEORIA, a Municipal Corporation

By: Patrick Urich

Print Name: Patrick Urich

Title: City Manager

Attest:

By: Stefanie Tarr
City Clerk

Examined and approved by:

[Signature]
Corporation Counsel

STATE OF ILLINOIS)
)
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Urich personally known to me to be the City Manager of the City of Peoria, and Stefanie Tarr personally known to me to be the City Clerk of the City of Peoria, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such City Manager and City Clerk, they signed and delivered the said instrument as City Manager and as City Clerk of said Municipal Corporation, and caused the seal of said Municipal Corporation to be affixed thereto, pursuant to authority given by the corporate authorities of the City of Peoria for the uses and purposes therein set forth.

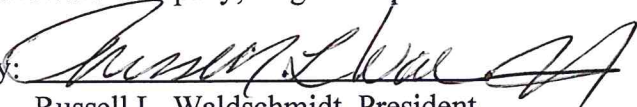
Given under my hand and notarial seal, this 15th day of December, 2022.

Notary Public

FOR OWNER:

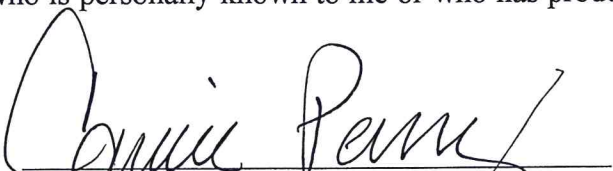
Allen Road Business Park, L.P.

By: Stonewald Company, its general partner

By: 
Russell L. Waldschmidt, President

STATE OF FLORIDA)
)
COUNTY OF Pinellas)

The foregoing Annexation Agreement was acknowledged before me on this 21 day of October, 2022, by Russell L. Waldschmidt, who is personally known to me or who has produced a driver's license as identification.


Notary Public

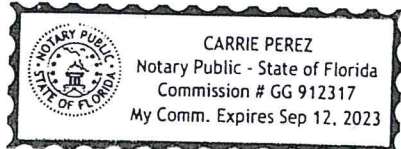


EXHIBIT A

Legal Description of Owner's Property

Parcel 1:

A part of the Southwest Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 6, thence South 00 degrees 04 minutes 55 seconds West, (bearing assumed for purpose of description only), along the West line of the Southwest Quarter of said Section 6, 50.00 feet to the South right of way line of the Chicago and Northwestern Railroad, said point being the point of beginning of the tract to be described; from the Point of Beginning thence North 89 degrees 47 minutes 11 seconds East, along said South right of way line, 2218.55 feet to the Northwest corner of Pioneer Industrial Park, Section 7, a subdivision of part of the Southwest Quarter of said Section 6; thence South 00 degrees 15 minutes 19 seconds East, along the West line of said Pioneer Industrial Park, Section 7, 1273.33 feet to the Southwest corner of said Pioneer Industrial Park, Section 7, said Point being on the South line of the North Half of the Southwest Quarter of said Section 6; thence North 89 degrees 55 minutes 23 seconds West, along said South line, 2222.39 feet to the Southwest corner of the North Half of the Southwest Quarter of said Section 6; thence North 00 degrees 04 minutes 55 seconds West, along the West line of the Southwest Quarter of said Section 6, 1262.06 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois; EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded February 25, 1998 as document no. [98-06349](#); EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded January 11, 1999 as document no. [99-00525](#); EXCEPTING THEREFROM all that part conveyed by Warranty Deed recorded March 2, 2001 as document no. [01-06313](#).

PIN: 14-06-300-016

Farmland Near Allen Road