

UNIVERSITY & WAR MEMORIAL TAX INCREMENT FINANCING DISTRICT

Redevelopment Plan & Program



August 2021

**UNIVERSITY & WAR MEMORIAL
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PLAN & PROGRAM**



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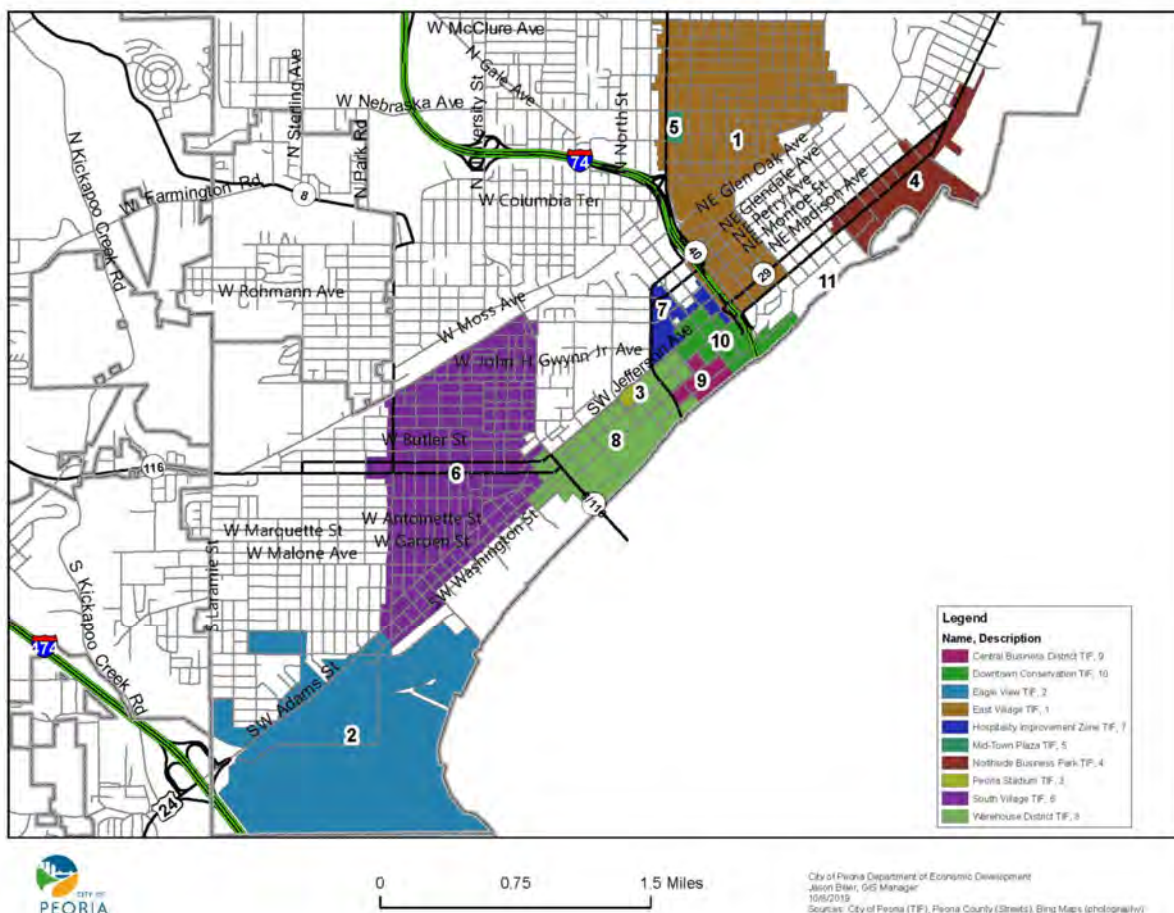
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INTRODUCTION

This report documents the Tax Incremental Redevelopment Plan and Program (the “Redevelopment Plan”) for the City of Peoria University & War Memorial Tax Increment Financing District Project Area. The Redevelopment Plan has been prepared for use by the City of Peoria (the “City”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the City to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years.

The City of Peoria is actively involved in promoting economic development. The City currently has ten (10) active TIF districts, five (5) Opportunity Zones, and an Enterprise Zone. Current economic development efforts include evaluation of the intersection of University Street and War Memorial Drive. This is a highly visible, prominent intersection within the City. The southeast corner of the intersection contains limited commercial development and a large vacant area including a vacant industrial facility and a recently demolished auto dealership. This area contains significant grade changes that will make redevelopment more costly and difficult to achieve. For this reason, the City has decided to investigate the use of Tax Increment Financing (TIF) to help offset extraordinary redevelopment costs and encourage redevelopment in the area.



To this end, the City retained the planning consulting firm Teska Associates, Inc. to assist in the creation of a new TIF district covering parcels located roughly at the southeast corner of University Street and War Memorial Drive. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant's work. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a "redevelopment project area" under the State of Illinois Tax Increment Allocation Redevelopment Act, ([Chapter 65 ILCS 5/11-74.4-1, et seq.](#)) as amended, the "Act". Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the requirements of the Act.



Tax Increment Financing

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

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.



Aerial Location Map

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Program. The Project Area generally consists of those properties at the southeast corner of the intersection of University Street and War Memorial Drive. The exact boundaries of the Project Area are illustrated in “Figure A - Project Area Boundary”. The Project Area contains a total of eight (8) structures on fifteen (15) parcels. The total land area is approximately twelve (12) acres in size.

The predominant land uses within the Project Area include commercial (pharmacy and clothes store), a daycare center, a City of Peoria fire station, a vacant industrial beer distributor. The remainder of the Project Area consists of vacant land, which was the previous site of a recently demolished auto dealership. Existing land uses within the Project Area are illustrated in “Figure B Existing Land Uses”.

<i>Table 1: Existing Land Use</i>	
Existing Land Use	Land Area (Acres)
Commercial / Retail	2.64
Industrial	1.37
Institutional / Municipal	0.69
Vacant Land	6.22
Right – of - Way	1.08
TOTAL	12

<i>Table 2: Existing Housing Units</i>	
Type	Units
Single-Family	0
Multi-Family	0
TOTAL *	0

** The intent to relocate 10 or more residential units, or the presence of 75 or more residential units, requires the preparation of a Housing Impact Study. As there are no residential units within the Project Area, a Housing Study was therefore not included in this report.*

Figure A – Project Area Boundary Map

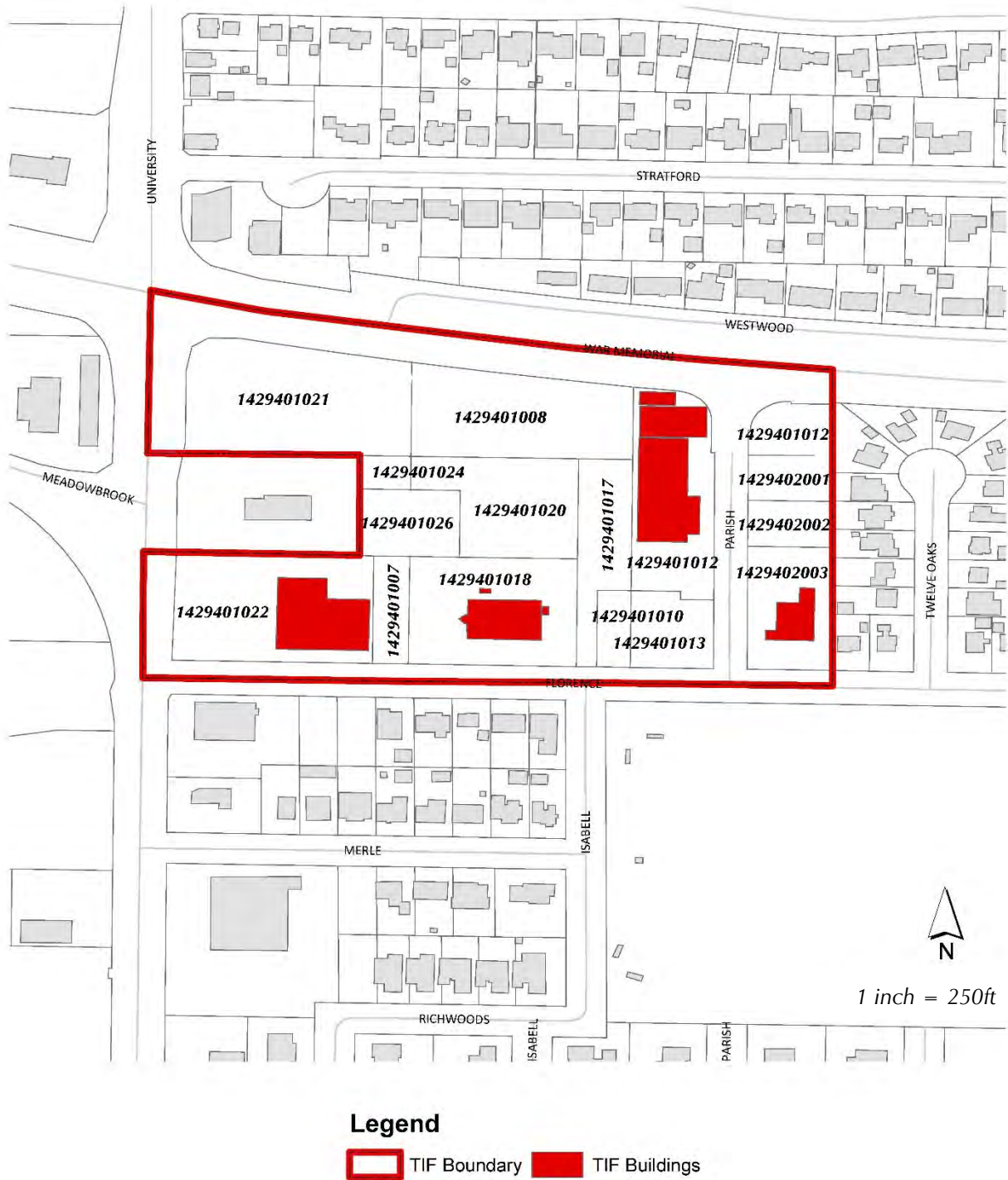


Figure B – Existing Land Use Map



Figure C – Existing Residential Units Map



Summary of the Eligibility of the Proposed Project Area TIF District

In March of 2021, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the University & War Memorial Redevelopment Project Area. These “Eligibility Findings” indicate that the proposed Project Area meets the statutory requirements of a “blighted area” and is therefore eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A – Tax Increment Financing Eligibility Report, both the improved and unimproved areas within the Project Area are eligible for designation as a “blighted area” due to the predominance and extent of the following characteristics:

Improved Area (requires five (5) criteria):

1. Obsolescence;
2. Deterioration;
3. Excessive Vacancies;
4. Deleterious Land Use or Layout;
5. Lack of Community Planning; and
6. Decline in Equalized Assessed Value.

Unimproved Area (requires two (2) criteria):

1. Obsolete Platting;
2. Deterioration; and
3. Decline in Equalized Assessed Value.

Each of these factors contributes significantly to the eligibility of the Project Area as a ‘blighted area.’ All of these characteristics point towards the need for designation of the Project Area as a “blighted area” to be followed by public intervention in order that redevelopment might occur.

REDEVELOPMENT PLAN & PROGRAM

The revitalization of the Project Area presents both challenges and opportunities for the City of Peoria. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Program will assist with the implementation of the goals and objectives of the City's Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become more attractive to private investment.

The Act describes the Redevelopment Plan as:

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

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

Purpose of the Redevelopment Plan

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

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

Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive commercial center, which will contribute to the health and vitality of the City of Peoria. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the City of Peoria Comprehensive Plan.

The goals and objectives outlined in the Comprehensive Plan which relate to this Redevelopment Plan are summarized below:

"In order for Peoria to grow, an environment conducive for the growth and retention of jobs must be developed and maintained." (page 1)

"The Mission Statement indicates that we will focus on economic development, public safety, education, and infrastructure ... To that end, when striving for this goal, we must look for new and innovative ways to tackle old and entrenched problems." (Page 2)

"Economic development must not be restricted to only those financial incentives that can be provided to developers. Economic development includes all actions taken to make the community more open and attractive to development." (page 8)

"We will Grow Peoria by providing an environment that attracts and retains jobs." (Attachment A, page 3)

"... the City of Peoria cannot do this alone. Without partners in the private and public sector working in coordination with the City, the Mission Statement will not be achievable." (Attachment A, page 3)

"Keep Taxes & Fees Competitive ... unless all of the taxes and fees imposed upon residents and business in Peoria are not competitive with other areas, we will not succeed in growing Peoria." (Attachment A, page 4)



Figure D – Future Land Use Map

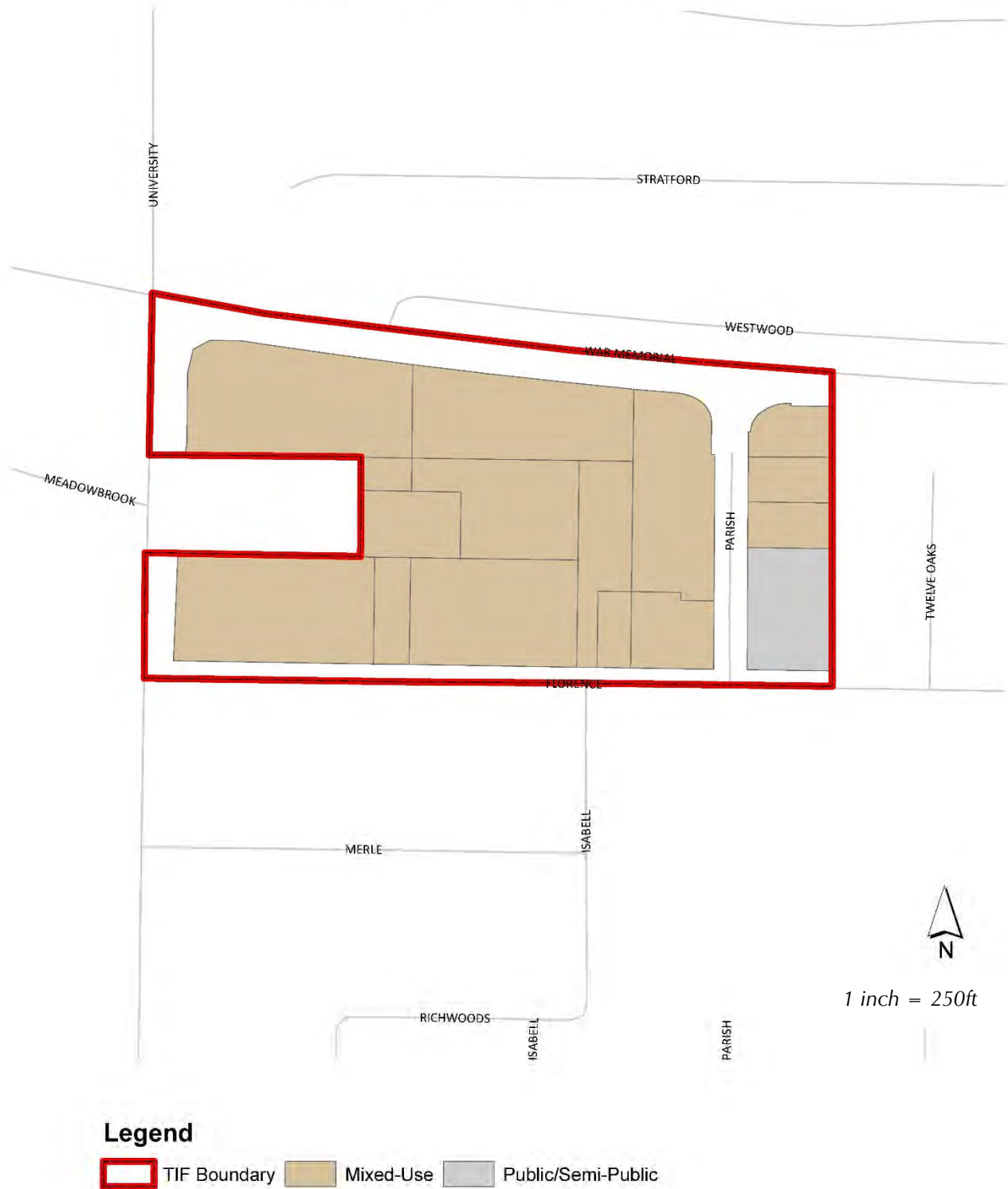


Figure E – Redevelopment Sites Map



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the City of Peoria Comprehensive Plan.

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

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

Mixed-Use:

The Project area may attract a mix of compatible uses. The University Street and War Memorial Drive frontage may be primarily commercial in nature and typical uses include retail and service-oriented businesses. The interior may include mix use construction or mix of uses such as office, retail, residential. The Florence Avenue frontage should be compatible with residential.

Institutional:

Public uses within the Project area include a City of Peoria Fire Station. This use is anticipated to remain.

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

Redevelopment Opportunity Sites

Opportunities for future development and redevelopment have been identified within the Project Area (Figure E Redevelopment Sites). Recommendations for these sites, including land uses, are derived from the City's Comprehensive Plan.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. The Project Area consists of one (1) opportunity site, that is anticipated to be developed as a mix of uses (mixed-use) as defined on page 15.



The Redevelopment Plan shall serve as a guideline for the Project Area but is not intended to establish specific requirements. Adjustments may be made in response to market conditions and other key factors provided that they remain faithful to the City's overall goals and objectives for the Project Area. For example, façade and interior improvements are recommended for existing buildings within the Project Area. Therefore, this Redevelopment Plan is consistent with the City's Comprehensive Plan and is intended to be a key vehicle for implementing that plan.

<i>Table 3: Redevelopment Opportunity Sites</i>			
Site	Approx. Area (Acres)	Existing Land Use	Future Land Use
A	12	Commercial, Industrial and Vacant	Mixed-Use

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

As indicated by Figure E, the vacant Project Area parcels are planned for mixed-use (see page 15). Existing commercial and institutional/municipal uses are anticipated to remain.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Public Improvements section of this report. All of the redevelopment opportunities and public improvements should be conducted with the guidance of the City's Comprehensive Plan.

Undertaking these redevelopment activities will generate increased tax revenues, create commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the area will be improved over time.

Eligible Project Costs

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

- < Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- < The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- < Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- < Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- < Costs of the construction of public works or improvements;
- < Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;

- < Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
- < To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- < To the extent the City by written agreement accepts and approves the same, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- < Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- < Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

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

Land Disposition

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

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

Public Improvements

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

- < Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- < Development of or improvements to public open space.
- < Construction of off-street parking facilities and structures.
- < Improvement of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement may include relocation and/or burial of existing overhead lines.
- < Demolition and rehabilitation of obsolete structures.
- < Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Specific public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Comprehensive Plan and through meetings and conversations with the City staff. A summary of recommended public improvements includes the following:

- < Access improvements to U.S. Route 150.
- < Reconstruction of University Street entrance.
- < Improvement/reconstruction of Peoria Firehouse #11.
- < Florence Avenue traffic calming improvements.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the City of Peoria, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The City may determine in the future that certain listed improvements are no longer needed or appropriate and may remove them from the list or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase to the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty (20) years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The City may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.



Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2020 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 4: Estimated Redevelopment Project Costs	
Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$2,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$1,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$2,000,000
Construction or improvement of public improvements (1)	\$6,000,000
Job training/retraining and relocation costs	\$120,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$480,000
Total Estimated Project Costs (2) (3)	\$11,600,000

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded by more than 5%, after adjustment for inflation, without amendment to this Redevelopment Plan.
- (3) This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

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

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

- < Real property tax increment revenues from the Project Area;
- < Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area created under the Act.

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

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

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2020 equalized assessed valuation of the Project Area is **\$1,387,850**.

Table 5: Equalized Assessed Valuation (2020)	
PIN	VALUE
1429401007	\$14,760
1429401008	\$122,280
1429401010	\$5,420
1429401012	\$221,490
1429401013	\$6,420
1429401017	\$14,240
1429401018	\$233,930
1429401020	\$37,220
1429401021	\$231,280
1429401022	\$393,710
1429401024	\$5,620
1429401026	\$22,020
1429402001	\$43,920
1429402002	\$35,540
1429402003	\$0
TOTAL	\$1,387,850

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be approximately **\$4,700,000**. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

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

Provision for Amending the Redevelopment Plan and Program

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



FINANCIAL IMPACT OF REDEVELOPMENT

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

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

The following taxing districts cover the proposed Project Area:

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

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with commercial uses. Given the small size of the study area (12 acres) and intended commercial nature of the Project Area, any impact on individual taxing districts and taxing districts in general, will be likely be minimal, but will ultimately be dependent on the specific nature of any future (re)developments.

Impact on City of Peoria

The City of Peoria provides a variety of services, including police and fire protection, snow removal, road maintenance, stormwater management, and building and zoning services. The replacement of underutilized commercial property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the City. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the City which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlights some of the anticipated capital costs.

Impact on Metropolitan Airport Authority of Peoria

The Metropolitan Airport Authority of Peoria operates two (2) airports including the General Wayne A. Downing Peoria International Airport, and the Mt. Hawley Auxiliary Airport. The replacement of underutilized commercial property with new development and redevelopment may cause a minimal increase in demand for the services provided by the Airport to serve new businesses in the Project Area. As the size of the Project Area (12 acres) is quite small in relation to the area served by the Airport Authority, any impact resulting from new development will be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Greater Peoria Sanitary District

The Greater Peoria Sanitary District is a public utility responsible for the collection and treatment of wastewater in the region. The District currently serves an area of approximately sixty-six (66) square miles and treats wastewater collected from seven-hundred and sixteen (716) miles of sewer. Municipalities served include Peoria, Peoria Heights, Bartonville, West Peoria and Bellevue, plus adjacent unincorporated areas. The replacement of underutilized property with new commercial development and redevelopment may cause a minimal increase in demand for the services provided by the district. However, due to the size of the Project Area in comparison to the district, any impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Greater Peoria Mass Transit District

The Greater Peoria Mass Transit District (also known as CityLink) was established in 1970 and provides transportation services in the form of twenty-one (21) bus routes throughout Peoria County. The replacement of underutilized property with new commercial development and redevelopment may cause a minimal increase in demand for the services provided by the district. However, due to the size of the Project Area in comparison to the district, any impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Illinois Central College District #514

Illinois Central College serves the majority of Peoria, Tazewell, and Woodford counties, and parts of Bureau, Logan, Marshall, Livingston, McLean, Stark, and Mason counties, covering an area of roughly 2,322 square miles. The college offers educational and community programs for residents in the district. The replacement of underutilized property with new commercial development and redevelopment may cause a small increase to demand for the services and programs provided by the college, including training programs and educational services to serve new businesses. However, any impact is anticipated to be minimal given the commercial nature of anticipated future development, and the small size of the Project Area in comparison to the size of the district. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Peoria County / Peoria County Soil and Water

Peoria County provides a variety of services, including the County Court system, health services and maintenance of open space and recreational activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Peoria Public Library District

The Peoria Public Library District provides a range of services to residents of the City of Peoria. The library has a collection of 470,127 volumes, circulates over 1,070,264 items per year, and serves a population of over 115,000 residents. The replacement of underutilized property with new development and redevelopment may cause an increase in demand for the services and programs provided by the library district. However, as no new residential development is anticipated, any impact on the library district is expected to be minimal. The Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects.

Impact on Peoria Township

Peoria Township provides a variety of services including property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Peoria Township, although the impact is not anticipated to be significant. All roads within the Project Area are controlled by either the City of Peoria or the Illinois Department of Transportation (IDOT). Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Peoria Unified School District #150

The Peoria Unified School District has twenty-eight (28) schools (including three (3) high schools) in the City of Peoria. The replacement of underutilized property with new commercial development and redevelopment may cause a minimal increased demand for the services and programs provided by the school district, including training programs and educational services to serve new businesses. However, any impact is anticipated to be minimal given the commercial nature of anticipated future development. In addition, the Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Peoria Park District

The Peoria Park District is the oldest and largest park district in Illinois and maintains parks and open spaces within the City of Peoria. The replacement of underutilized property with new commercial development and redevelopment may cause an increase in demand for the services and programs provided by the park district. However, as no new residential development is anticipated, any impact on the park district is expected to be minimal.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Based on the findings of this Redevelopment Plan and Program, the Mayor and the City Council of Peoria, Illinois, adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the City finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report detailed in (Appendix A):

1. Obsolescence of buildings within the Project Area;
2. Deterioration of buildings and surface improvements of properties within the Project Area;
3. Excessive vacancies of properties within the Project Area;
4. Widespread incompatible land use relationships within the Project Area;
5. Development of the majority of the Project Area without the benefit of a Comprehensive Plan resulting in irregular shaped lots, lots without street frontage, and other platting issues;
6. Decline in equalized assessed valuation of properties within the Project Area; and
7. Deterioration of site improvements, obsolete platting, and decline in equalized assessed valuation of vacant parcels within the Project Area.

Secondly, the City finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings of this report and the City of Peoria Comprehensive Plan:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

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

Conformance with Comprehensive Plan

This Redevelopment Plan conforms to and is based upon the recommendations of the City of Peoria Comprehensive Plan, including the goals and objectives therein, as well as future land uses and anticipated redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this Project Area is adopted (December 31, 2044).



**UNIVERSITY & WAR MEMORIAL
TAX INCREMENT FINANCING DISTRICT
ELIGIBILITY REPORT**



Prepared by:
Teska Associates, Inc.



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INTRODUCTION

In order to encourage redevelopment, the City of Peoria (the “City”) is investigating the creation of a Tax Increment Financing (“TIF”) District. The purpose of this Eligibility Report is to document the eligibility criteria as required by the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) as amended (the “Act”). The following analysis documents the presence of eligibility criteria necessary for designation as a TIF District, as required in the Act.



Tax Increment Financing can be used to make the designated Project Area more attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the City’s tax base, affect the safety of community residents, and hinder the City’s ability to promote cohesive development of compatible land uses as articulated in the City’s Comprehensive Plan. In accordance with the TIF Act, public improvements may be constructed, and incentives provided to encourage the type of private investment that will allow the City to achieve its vision and goals.

Establishing the University & War Memorial TIF District can help the City to meet these goals by facilitating physical improvements, removing blighting conditions, and providing funding sources for improvement projects within the Project Area. These improvements will not only help improve the physical conditions and economic development of the Project Area, but also enhance the quality of life of adjacent properties and neighborhoods, and for all residents of the City of Peoria as a whole.

TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, as amended, stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area, as well as amendments thereto. The following terms referenced in this Eligibility Report are defined in the Act as follows:

A “[Redevelopment Project Area](#)” is defined as:

“...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

A “[Blighted Area](#)” is defined as:

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

- 1. If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonable distributed throughout the improved part of the redevelopment project area:*
 - A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
 - 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 refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
- H. *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- I. *Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (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 proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- L. *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*
- M. *The total equalized assessed value of the proposed 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.*

2. *If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
 - 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 proposed 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.*
3. *If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a 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 rail yards, 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. Prior to November 1, 1999, 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 village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*

- E. 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.*

This Eligibility Report summarizes the analyses and findings of the City's planning consultant, Teska Associates, Inc. ("Teska"). Determination of eligibility of the proposed Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc., document and archival research, and information obtained from the City of Peoria and Peoria County, Illinois against the eligibility criteria set forth in the Act.

Teska has prepared this report with the understanding that the City would rely on:

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



The University & War Memorial Project Area (the “Project Area”) is eligible for designation as a “blighted area” based on the predominance and extent of parcels exhibiting the following primary characteristics:

Improved Area (requires five (5) criteria):

1. Obsolescence;
2. Deterioration;
3. Excessive Vacancies;
4. Deleterious Land Use or Layout;
5. Lack of Community Planning; and
6. Decline in Equalized Assessed Value.

Unimproved Area (requires two (2) criteria):

1. Obsolete Platting;
2. Deterioration; and
3. Decline in Equalized Assessed Value.

Each of these factors contributes significantly towards the eligibility of the Project Area as a whole.



DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The Project Area generally consists of those properties located at the southeast corner of University Street and War Memorial Drive. The area is predominantly vacant land and commercial in nature, but also includes a vacant industrial facility, a drug store, a daycare center, and a fire station. The majority of the Project Area consists of a recently demolished auto dealership. The Project Area contains a total of eight (8) structures on fifteen (15) parcels. The total area of the Project Area is approximately twelve (12) acres, more or less. "Exhibit 1" illustrates the exact boundaries of the Project Area.



Aerial Location Map

Figure 1 – Project Area Boundary Map



PROJECT AREA CLASSIFICATION

Teska conducted a field survey of every property located within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each building and parcel. This survey occurred on **March 12, 2021**. Photographs further document the observed conditions. Field observations were supplemented with information provided by City of Peoria and Peoria County officials.

In order to be designated as a 'blighted area,' a combination of at least five (5) blighting factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area. In order to be designated as a 'conservation area,' at least 50% of the structures must be 35 years or more in age and a combination of at least three (3) of the blighting factors must be present. Vacant land is evaluated under separate criteria for unimproved property.

Age of Buildings

Based on field analysis and historical records provided by the City of Peoria and the Peoria County Assessor's Office, four (4) out of eight (8) of the buildings within the Project Area (100%) are more than 35 years old, as shown in Figure 2 – Vacant Land & Age of Buildings. This meets the statutory requirement that at least 50% of the buildings in a 'conservation area' be 35 years of age or older.



Vacant Land

As the majority of the Project Area consists of vacant land, evaluation of eligibility for these parcels uses separate and specific criteria as outlined in the Act for such unimproved parcels. Vacant land is identified in Figure 2 – Vacant Land & Age of Buildings.



Figure 2 – Vacant Land & Age of Buildings



ELIGIBILITY FINDINGS

The following eligibility analysis evaluates vacant land and improved land within the Project Area separately, as identified in Figure 2 – Vacant Land & Age of Buildings.

Improved Area:

The improved area within the Project Area includes a vacant industrial facility consisting of three (3) buildings, a daycare center containing one (1) primary structure and two (2) accessory structures, a Walgreen's pharmacy containing one (1) building, and a City of Peoria fire station containing one (1) building. Seven (7) of the eight (8) total buildings are over 35 years in age (88%), as shown on Figure 2 – Vacant Land & Age of Buildings. The improved area meets the definition of both a "conservation area" based on the age of buildings and a minimum of three (3) eligibility criteria, and a "blighted area" based on the presence of five (5) or more eligibility criteria, as defined in the Act. Relevant eligibility criteria within the improved area include the following:

Obsolescence

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

Three (3) of the eight (8) buildings (38%) consist of a vacant beer distributing facility, which has been vacant for a number of years. This facility no longer met the needs of the beer distributor, and the business has moved out of Peoria. These buildings are currently zoned as commercial and future industrial re-use is not permitted. This facility has fallen into disuse and is no longer suitable for the original industrial-related use.



The fire station contains one (1) building and is currently in use by the City of Peoria. This building is more than 35 years old and needs repair/replacement of the roof and other upgrades to meet modern standards for such a use. It is likely that this facility will need to be upgraded or replaced in the near future.



The daycare center contains one (1) primary structure and two (2) small accessory buildings. This building is currently occupied and appears to meet the needs of the daycare operator.



There is one (1) retail building containing a Walgreen's pharmacy and a men's clothing store. Although currently occupied, this building has significant building and site deterioration issues. It does not meet the current standards for more recently constructed Walgreen's stores, such as not containing a drive-thru facility. Site circulation is poorly demarcated and unclear.



Evidence of obsolescence is present and widely distributed throughout the improved area. The vacant industrial buildings (3), the fire station (1) and the pharmacy (1) all exhibit evidence of buildings not suitable for their originally intended use, and/or falling into disuse (63%). The presence of obsolescence therefore significantly contributes towards designation of the improved area as a “blighted area.”

Figure 3 – Obsolescence



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.”

The field survey found that all eight (8) of the buildings (100%) within the improved area exhibit some level of these types of deteriorating characteristics. Although most instances of such deterioration are not so severe as to be classified as dilapidation, clear evidence of building deteriorating conditions include cracks in masonry walls and foundations, broken windows and doors, and roofs and gutters in need of repair. These issues are widely distributed throughout the entirety of the Project Area.





Deterioration of surface improvements within the improved area was found on all four (4) parcels (100%) within the improved area. Poor conditions of streets, sidewalks, paved parking areas, driveways, fences, and curbs were all present, and widely distributed.



The distribution of deterioration, both of buildings and surface improvements, is both significant and widely distributed throughout the improved area. The presence of deterioration of buildings and surface improvements is therefore a significant contributing factor towards the designation of the improved area as a “blighted area.”

Figure 4 – Building & Site Deterioration



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.”

Of the eight (8) buildings within the improved area, three (3) are fully vacant (38%). The pharmacy, daycare center and fire station buildings are currently occupied. However, the daycare center includes three (3) buildings, but there is only one (1) primary structure. When counting only the six (6) primary structures, the rate of vacancy increases to (50%).

The industrial buildings have been vacant for a number of years and were originally constructed for an industrial beer distributor, which is not permitted under current zoning regulations. This has resulted in these buildings remaining vacant for an extended period of time, and re-use of the buildings for a permitted commercial use is increasingly unlikely.

The vacancy of these industrial buildings within the improved area has a significant negative effect on the Project Area as a whole, and the surrounding area in general. Therefore, excessive vacancies significantly contributes towards the designation of the improved area as a “blighted area.”



Figure 5 – Excessive Vacancies



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.”

Of the eight (8) total buildings in the improved area, three (3) buildings (38%) were designed and constructed for an industrial beer distributor. However, the daycare center includes three (3) buildings, but there is only one (1) primary structure. When counting only the six (6) primary structures, the extent of deleterious land uses increases to (50%).

The industrial use is no longer active, but the buildings remain on the site unused. These industrial buildings are not permitted to be re-used for industrial purposes under current zoning regulations, which has resulted in an extended period of vacancy. Although the site is generally maintained by the property owner, illegal dumping at the rear of the building is a common occurrence. These buildings are inappropriate for the commercial character of the area, and have a detrimental affect on the improved area, and the Project Area as a whole.

Therefore, deleterious land use or layout significantly contributes towards the designation of the improved area as a “blighted area.”



Figure 6 – Deleterious Land Use



Lack of Community Planning

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

The City of Peoria's first comprehensive plan was adopted in 1937. Although the Project Area was originally developed in the 1960's, it was developed without the guidance of the comprehensive plan as the area was not annexed into the City of Peoria until after the time the property was platted and buildings constructed. This unplanned development has resulted in a number of issues that have hindered redevelopment of the Project Area, including inadequate street layout, improper subdivision, and lack of access. Within the improved area, the vacant industrial facility parcel is split in two across Parish Avenue. There is limited access to the property. Access is available at the dead-end on Parish Avenue, but no direct access (only a small strip adjacent to a residential neighborhood) onto Florence Avenue to the south.

Lack of community planning therefore contributes toward the designation of the improved area as a “blighted area.”



Decline in Equalized Assessed Value

“The total equalized assessed value of the proposed 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.”

PARCEL ID#	2015	2016	2017	2018	2019	2020
1429401012	\$223,750	\$228,230	\$228,230	\$225,950	\$226,010	\$221,490
1429401018	\$216,680	\$221,010	\$221,010	\$218,800	\$238,690	\$233,930
1429401022	397740	\$405,690	\$405,690	\$401,630	\$401,750	\$393,710
1429402003	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$838,170	\$854,930	\$854,930	\$846,380	\$866,450	\$849,130
% CHANGE	N/A	2.000%	0.000%	-1.000%	2.371%	-1.999%

The equalized assessed value for all of the parcels within the improved area has decreased in two (2) of the previous five (5) years (2018, and 2020).

CATEGORY	2015	2016	2017	2018	2019	2020
CPI	237.017	240.008	245.120	251.107	255.657	258.811
% CHANGE	n/a	1.26%	2.13%	2.44%	1.81%	1.23%

In addition, the improved area increased at a rate that is less than the Consumer Price Index (CPI) for all urban consumers in one (1) of the previous five (5) years (2017).

CATEGORY	2015	2016	2017	2018	2019	2020
TOTAL CITY *	\$ 2,078,811,057	\$ 2,153,809,721	\$ 2,168,339,329	\$ 2,112,773,982	\$ 2,063,600,572	\$ 2,020,417,816
% CHANGE		3.61%	0.67%	-2.56%	-2.33%	-2.09%

** The total City of Peoria EAV includes all properties within the City excluding the Project Area.*

In addition, the improved area increased at a rate that is less than the City of Peoria (less the Project Area) in three (3) of the previous five (5) years (2018, 2019, and 2020).

Therefore, decline in the equalized assessed value contributes toward the designation of the improved area as a “blighted area.”

Unimproved Area

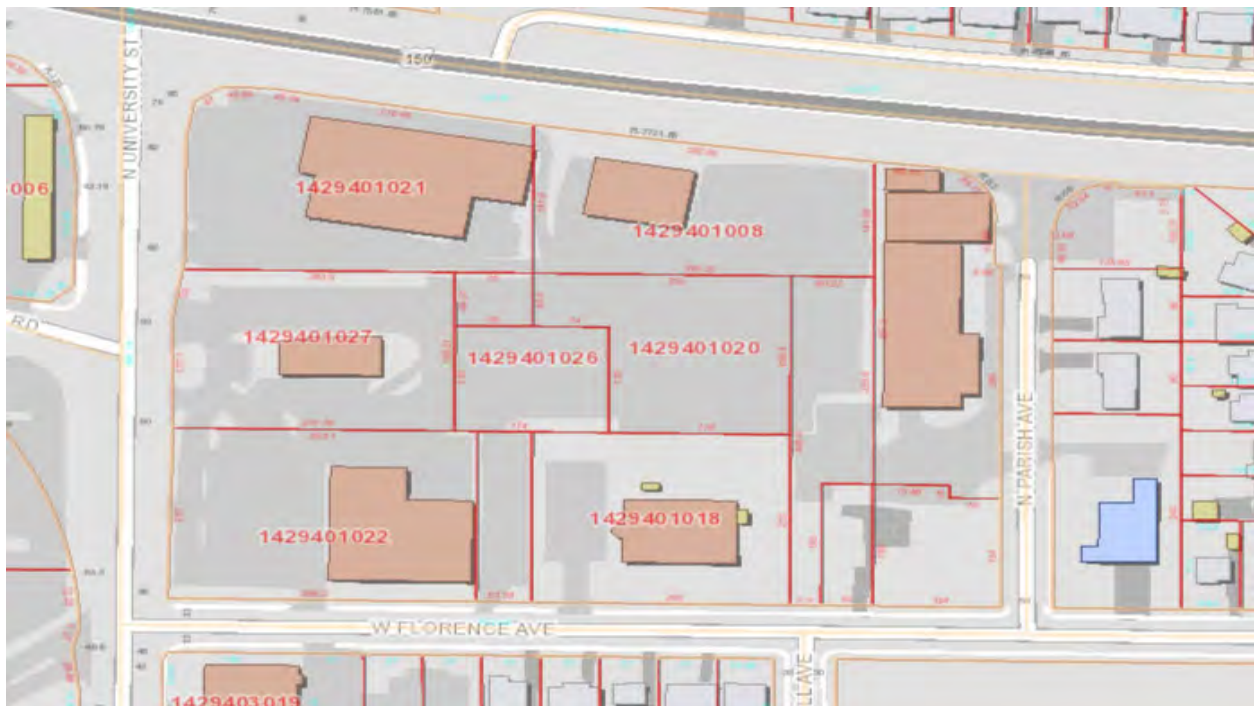
The majority of the Project Area consists of unimproved (vacant) land, as shown on Figure 2 – Vacant Land & Age of Buildings. This area was previously the site of a deteriorated/dilapidated auto dealership, which has been recently demolished. The site contains significant grade changes and has severely limited access. The unimproved area meets the definition of a “blighted area” as defined in the Act based on the following eligibility criteria for vacant land:

Obsolete Platting

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.

The unimproved area has several significant issues resulting from obsolete platting. There are multiple parcels in the center of the Project Area that have no street access. Access to the site is limited. Access to University Street is very close to the intersection of War Memorial Drive which can impede traffic flow and circulation. Access to Florence Avenue is restricted to right-in/right-out, and conflicts with the residential neighborhood to the south. Cross-access between parcels is also severely limited, with access from adjacent developed parcels blocked off and restricted. This lack of access has severely limited redevelopment opportunities within the Project Area.

Therefore, obsolete platting of vacant land is a contributing factor towards designation of the unimproved area as a “blighted area.”



Deterioration

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

As previously documented in this eligibility report (page 16), neighboring areas adjacent to the vacant land exhibit characteristics of both building and site deterioration. All eight (8) existing structures within the improved area exhibit deterioration. In addition, site deterioration is also present on all four (4) parcels in the improved portion of the Project Area.

Neighboring areas adjacent to the vacant land show signs of deterioration, both of buildings and surface improvements. The presence of deterioration of buildings and surface improvements adjacent to vacant land is therefore a contributing factor towards the designation of the unimproved area as a “blighted area.”





Figure 7 – Deterioration Adjacent to Vacant Land



Decline in Equalized Assessed Value

“The total equalized assessed value of the proposed 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.”

PARCEL ID#	2015	2016	2017	2018	2019	2020
1429401007	\$14,910	\$15,210	\$15,210	\$15,060	\$15,060	\$14,760
1429401008	\$123,530	\$126,000	\$126,000	\$124,740	\$124,780	\$122,280
1429401010	\$5,530	\$5,640	\$5,640	\$5,580	\$5,530	\$5,420
1429401013	\$6,550	\$6,680	\$6,680	\$6,610	\$6,550	\$6,420
1429401017	\$14,380	\$14,670	\$14,670	\$14,520	\$14,530	\$14,240
1429401020	\$37,600	\$38,350	\$37,970	\$37,970	\$37,980	\$37,220
1429401021	\$233,640	\$238,310	\$238,310	\$235,930	\$236,000	\$231,280
1429401024	\$5,670	\$5,780	\$5,780	\$5,720	\$5,730	\$5,620
1429401026	\$22,250	\$22,700	\$22,700	\$22,470	\$22,470	\$22,020
1429402001	\$56,480	\$57,610	\$53,310	\$52,770	\$52,280	\$43,920
1429402002	\$46,110	\$47,030	\$42,940	\$42,510	\$42,090	\$35,540
TOTAL	\$566,650	\$577,980	\$569,210	\$563,880	\$563,000	\$538,720
% CHANGE	n/a	1.999%	-1.517%	-0.936%	-0.156%	-4.313%

The equalized assessed value for all of the parcels within the unimproved (vacant) area has decreased in four (4) of the previous five (5) years (2017, 2018, 2019, and 2020). Therefore, decline in the equalized assessed value contributes toward the designation of the unimproved area as a “blighted area.”

CONCLUSION

Based on the findings contained within this Eligibility Report, both the improved area and unimproved (vacant) area within the Project Area qualify as a 'blighted area' in accordance with the eligibility criteria as established in the Act, and summarized below:

Improved Area (requires five (5) criteria):

1. Obsolescence;
2. Deterioration;
3. Excessive Vacancies;
4. Deleterious Land Use or Layout;
5. Lack of Community Planning; and
6. Decline in Equalized Assessed Value.

Unimproved Area (requires two (2) criteria):

4. Obsolete Platting;
5. Deterioration; and
6. Decline in Equalized Assessed Value.

Each of these factors contributes significantly towards the eligibility of the Project Area as a "blighted area." All of these characteristics point to the need for designation of the Project Area as a "blighted area," to be followed by public intervention in order that redevelopment might occur.

Therefore, the Peoria University & War memorial Redevelopment Project Area qualifies as a "blighted area" when evaluated against the eligibility criteria as established in the Act.