

*City of Decatur, Illinois
Grand Avenue TIF*



*Tax Increment Redevelopment
Plan and Project*

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SECTION I INTRODUCTION

The proposed Grand Avenue Redevelopment Project Area (the "Area") is an area that consists of a portion of Decatur, Illinois which is currently an area of mixed uses including residential and declining or abandoned commercial businesses. The Area is set forth on the attached **Exhibit A-1**, entitled **Boundary Map**.

The Area consists of older, commercial and residential buildings which are in need of repair. Over 95% of the buildings exceed 35 years of age and they exhibit deterioration and depreciation of physical maintenance. The Area is in a state of physical decline. This is evident in deficiencies in physical facilities and infrastructure needs as well as structures below minimum code. In addition, there is evidence of a lack of community planning and a general failure of reinvestment in the Area evidenced by a below normal growth in the Equalized Assessed Value.

The City anticipates the use of tax increment financing, as well as other economic development resources, if available, to address the decline of the Area and induce the investment of private capital. The Area, on the whole, has not been subject to growth and development through investment by private enterprise and is not likely to do so without the adoption of this proposed Redevelopment Plan.

The private project that is anticipated for the Area includes the demolition of existing structures and the construction of a new supermarket and C store and other activities eligible under the Act. Incentives to attract private development may include assistance for land acquisition, site preparation including demolition, interest subsidies and other activities permitted by the Act.

The Illinois General Assembly adopted the Illinois Tax Increment Allocation Redevelopment Act to provide a tool for the elimination of blighting characteristics and by fostering the growth in the real property tax base through private and public reinvestment. The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. This Redevelopment Plan documents the qualifications of the Area. The purpose of the Redevelopment Plan is to provide an instrument that can be used to guide the correction of area problems. This Redevelopment Plan identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment pursuant to the State law.

SECTION II CITY RENEWAL EFFORTS

The City Council of the City of Decatur has realized that the Area was evidencing significant signs of decline through the lack of physical maintenance, the deterioration of the retail base and the failure to see any kind of significant reinvestment in the area. The City has been approached by a private developer who is interested in developing a new shopping center in the Area which would reverse the trend of lack of investment and which would arrest the existence of blighting factors that exist in the Area.

A study was commissioned by Jack B. Teplitz & Associates to take a look at the conditions that existed in the Area and to see what could take place to begin to renew the Area including needed special consideration in order to promote development to enhance the tax base and to eliminate blighting conditions.

This Redevelopment Plan is a result of that investigation and calls for the utilization of the tools provided by the Tax Increment Allocation Redevelopment Act.

SECTION III TAX INCREMENT FINANCING

Tax Increment Financing is a tool of great flexibility that allows a municipality to address some of the problems of urban decline. It is permitted pursuant to the "Tax Increment Allocation Redevelopment Act", 65 ILCS 5/11-74.4-1 *et seq* (the "Act"). With the reduction in federal and state funding, it provides one of the few mechanisms where a municipality can make a major effort to revitalize older parts of the community. When used properly it can create an opportunity to focus on what the municipality thinks is important for the area in question and what steps need to be taken to turn an area around. The solutions can be unique to that municipality.

Tax increment financing is a technique intended to be used by municipalities to address and eradicate problems which cause areas to qualify for tax increment financing.

The Illinois General Assembly, in adopting the Tax Increment Allocation Redevelopment Act, made the following findings:

- It is hereby found and declared that there exist in many municipalities within this State blighted conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; that the stable economic and physical development of the blighted areas, conservation areas and industrial park conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the overuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, by the growth of a large surplus of workers who lack the skills to meet existing or potential employment opportunities or by a combination of these factors;
- It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and

treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

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

Tax Increment Financing (TIF) has been used by municipalities throughout the State of Illinois to help revitalize certain areas by eliminating certain blighting conditions and instituting conservation measures in order to encourage private investment and to enhance the tax base. TIF, as a concept, originated in California in 1954 and is currently in use in some form in 47 states. It is a concept that is designed for use by municipalities of all sizes. The largest is the City of Chicago with over 200 TIFs and the smallest is Sauget with a population of 168 and 1 TIF.

When a Redevelopment Project Area, or what is commonly referred to as a TIF District, is established pursuant to the Act, the existing equalized assessed value of the property in the district is determined (the "Base"). The real property taxes applied to the base, when collected, is distributed to the school district, the county, the municipality and other taxing bodies. The real property taxes that are applied to the increased equalized assessed value above the Base, when collected, are distributed to the municipality for deposit in a special fund. This is the "Tax Increment."

For a municipality to establish a TIF District, the municipality must determine that the TIF District has not been subject to growth and development, as a whole, would not develop without the assistance to be provided by TIF. This is what is known as the "**But For**" test and is one of the safeguards to prevent the abusive use of TIF. It is important to note that this test does not mean that any new proposed development that is to occur without TIF assistance within the TIF District or that the existence of non-blighted or recent development property will disqualify the District. Rather, you have to look throughout the District to see if the whole area would develop without TIF assistance and not just one or two parcels.

Pursuant to TIF, a municipality undertakes certain activities or agrees to pay certain private costs as incentives to make the TIF District attractive for private redevelopment. The costs connected with these actions by the municipality are paid for with the Tax Increment generated by the increased assessed value caused by new private development. The types of activities include, among others: construction of public improvements, acquisition of property, relocation costs, demolition of buildings, site preparation, creation of certain training programs, developing planning studies, the rehabilitation of existing structures and the construction of certain facilities for other taxing bodies (under limited circumstances). The private costs that a municipality can pay include helping to defray part of the developer's interest costs and reducing the cost of land acquisition.

The process of establishing a TIF District is very open. Well before the municipality adopts TIF, it must have a tentative plan which describes the proposed boundaries, why the area might qualify as a TIF District, what the municipality intends to do to eliminate problem areas and attract private investment, what the general land uses are proposed to be, what private and public

projects are anticipated, what the estimated budget is and what the estimated life of the TIF District will be. Notice of the availability of the plan and the date and time of a public hearing must be sent to all property owners within the proposed TIF District as well as other interested parties. In addition, a Joint Review Board ("JRB") consisting of representatives of the school district, county, municipality, junior college district and certain other taxing bodies as well as a public member is convened to review the proposed plan. Prior to the adoption of the plan and the TIF District, the JRB makes a recommendation to the municipality. If a majority of the JRB members opposes the plan, its adoption requires a super-majority vote for approval.

If the TIF District contains over seventy-five (75) or more inhabited residential units or the redevelopment plan would result in the displacement of over ten (10) or more inhabited residential units, a housing impact study must be prepared and incorporated within the redevelopment plan. This study must characterize the types of residential units that exist, whether they are vacant or occupied, the racial and ethnic composition of the residential units and the locations available for relocation of the likely displaced residents.

Finally, a detailed annual report of activities and the financial status of the TIF District must be filed with the State Comptroller and with members of the JRB. This will indicate how successfully the municipality is in utilizing TIF.

The maximum life of a TIF District is 23 years. However, it can be shorter if the municipality determines that a shorter period is more appropriate. The municipality has the ability throughout the life of the TIF District to terminate the District at any time, subject to any contractual obligations that may exist.

Pursuant to the Act, the term "**Redevelopment Project**" means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "**Redevelopment Project Area**" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. A "**Redevelopment Plan**" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area 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.

To ensure that the exercise of these powers, granted by the Act, is proper and in the public interest, the Act specifies certain requirements which must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies. With certain exceptions, this is generally either as a blighted area or as a conservation area or as a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act. In the present case, the Area qualifies as a combination of a blighted area and a conservation area. The statutory definition of a conservation area is as follows:

On and after November 1, 1999, "**conservation area**" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill suited for the original use.
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (6) Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom

facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- (8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- (9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- (10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- (11) 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.
- (12) 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.

- (13) The total equalized assessed value of the proposed redevelopment project area has declined 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 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 for which information is available.

The statutory definition of a blighted area is as follows:

On and after November 1, 1999, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial, and residential 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 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, waterlines, 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 areas 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 [35 ILCS 200/1 et seq.] 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.

(E) 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 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.

SECTION IV REDEVELOPMENT PROJECT AREA

A. Boundary Delineation

There are a number of factors that were taken into consideration in establishing the boundary of the Tax Increment Financing Redevelopment Project Area. Planning guidelines and standards, as described herein, have been followed in the delineation of the Redevelopment Project Area boundary, as well as in the preparation of this Redevelopment Plan. In most cases these standards and guidelines exceed those minimum requirements established by the Act.

Field investigations by Jack B. Teplitz & Associates were made of the Area in order to ascertain the existence and prevalence of blighting factors. Further, knowledgeable individuals who are very familiar with the properties in the Area have provided information as to history of the Area and building interior and exterior conditions.

Based on these investigations and qualification requirements and the determination of needs and deficiencies in the Area, the qualification and the boundary of the Area were determined.

The boundary is delineated on the enclosed **A-1**, entitled **Boundary Map**.

B. Statutory Requirements/Findings

The following findings are made with respect to establishing the Area:

1. The Area as a whole meets the statutory requirements as a conservation area. Further, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area (see **Exhibit B-1**, entitled **Blighting/ Factors For Improved and Vacant Parcels**).
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area is contiguous, and is contained within a single perimeter boundary.
4. All properties included in the Area will substantially benefit from being included in the Area.
5. The Redevelopment Plan conforms to the Comprehensive Plan for the development of the municipality as a whole as determined by the City Council.

6. The 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 the Redevelopment Plan.

SECTION V BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A redevelopment project area, according to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), is that area designated by a municipality (city, village, or incorporated town) in which the finding is made that there exist conditions which cause the area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. In this case, the Area qualifies as a conservation area. The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Area are outlined under the individual headings that follow:

B. Investigation and Analysis of Blighting Factors

In determining whether or not the proposed Area meets the eligibility requirements of the "Illinois Tax Increment Allocation Redevelopment Act" as found in the Illinois Statutes, 65 ILCS 5/11-74.4-1 *et seq.*, various methods of research and field surveys were utilized. These included

1. Contacts with local individuals knowledgeable as to area conditions and history, age of buildings and site improvements, methods of construction, real estate matters and related items, as well as examination of information related to site development issues, throughout the area. This includes information provided by individuals who are generally knowledgeable about the area.
2. Research of City files and records pertaining to trend lines of property values in the Area and building permits issued.
3. On-site field examination of the proposed redevelopment project area conditions by as previously noted.
4. Use of the statutory definitions and guidelines to determine area eligibility.
5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:
 - i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.

- ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- iii. These findings are made on the basis that the presence of blight or conditions which lead to blight is detrimental to the safety, health, welfare and morals of the public.
- iv. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. A quantitative and qualitative investigation, as well as a statistical analysis of the physical conditions and the presence of blighting factors, was undertaken. The results and documentation of this effort is summarized in **Exhibit B-1, entitled Blighting/ Factors For Improved and Vacant Parcels.**

C. Analysis of Conditions in the Area – Improved Parcels

In making the determination of eligibility it is not required that each and every property or building in the redevelopment project area be blighted or otherwise qualify. It is the area as a whole that must be determined to qualify.

The boundary of the Area is generally that area as shown on the **Grand Avenue Boundary Map (Exhibit A-1)**. The **Existing Land Use Map (Exhibit C)** shows utilization of property as of November 9, 2012. The current zoning for the Area is shown on **Exhibit D** entitled **Zoning Map**. A detailed legal description is found in the **Legal Description (Exhibit A-2)** hereof. Below is a reporting on conditions in the Area which cause the Area to qualify under the Act as a conservation area:

1. Age of Structures – Definition

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings may not to be ideally suited for modern-day uses, nor meet contemporary space and development standards.

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater. City staff was used to document the presence of this factor. Others familiar with building construction types and periods were utilized in the survey process.

Summary of Findings Regarding Age

The Area contains a total of 42 buildings or structures, of which 95% are thirty-five years of age or older as determined by field surveys and local research. Thus, more than 50% of the buildings (statutory requirement for consideration as a conservation area) exceed 35 years of age.

2. Dilapidation – Definition

Dilapidation refers to an "advanced" state of disrepair of the primary components of buildings or improvements, or the lack of necessary repairs, resulting in the building or improvement falling into a state of decay. Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that:

- a. major repair is required; or
- b. the defects are so serious and so extensive that the buildings must be removed.

Summary of Findings Regarding Dilapidation

There is no finding as to dilapidation.

3. Obsolescence – Definition

An obsolete structure is one which is becoming obsolete or going out of use – not entirely disused, but gradually becoming so. Thus, obsolescence is a condition or process of falling into disuse.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples which might be cited include:

- **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is frequently difficult and expensive to correct.

- **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings which contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Summary of Findings Regarding Obsolescence

There is no finding as to obsolescence.

4. Deterioration – Definition

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- **Deterioration of Buildings:** While deterioration may be evident in basically sound buildings, e.g., lack of painting, loose or missing materials, or holes and cracks over limited areas, such deterioration can be corrected through normal maintenance. Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration which is not easily correctable in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

- **Deterioration of Surface Improvements:** The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Summary of Findings Regarding Deterioration

Throughout the Area deteriorating conditions were recorded on 67% of the properties including the surface conditions. The exterior field survey of structural conditions in the Area found structures with defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, etc.

Further, numerous conditions exist where buildings are in need of painting, have loose or missing materials, and deteriorating conditions exist in roadways, alleys, curbs, sidewalks, off-street parking areas and alleys in the Area.

5. Illegal Use of Individual Structures – Definition

This factor applies to the use of structures in violation of applicable national, state or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses; and
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures

Information regarding the use of properties indicates that none of the properties exhibit characteristics of this factor.

6. Presence of Structures Below Minimum Code – Definition

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, fire, or other governmental codes applicable to the property except minimum housing and property maintenance codes. The principle purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and/or safety.

Summary of Findings Regarding Structures Below Minimum Code

Investigations indicate that 100% of the structures are below one or more minimum codes.

7. Excessive Vacancies – Definition

Establishing the presence of this factor requires the identification, documentation and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancies refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Summary of Findings Regarding Excessive Vacancies

Although some vacancy issues existed, it was not to the scale where it manifested itself to a meaningful extent.

8. Lack of Ventilation, Light or Sanitary Facilities – Definition

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees or visitors. Typical requirements for ventilation, light and sanitary facilities include:

- a. Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke producing activity areas;
- b. Adequate natural light and ventilation by means of skylights or windows or interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios; and
- c. Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities

Information regarding the use of properties indicates that none of the properties exhibit characteristics of this factor.

9. Inadequate Utilities – Definition

This factor relates to all underground and overhead utilities, including but not limited to: storm sewers and storm drainage; sanitary sewers; water lines and gas electric and telephone service which may be shown to be inadequate.

Summary of Findings Regarding Utilities

Major utilities for the area were installed prior to the development of current standards and would not meet state or local development requirements today. Parts of area sanitary and storm sewer lines are combined which would be illegal based on current IEPA standards. Additionally, the bulk of area property is served by six (6) inch water mains when local city ordinance now requires the installation of eight (8) inch mains.

10. Excessive Land Coverage and Overcrowding of Structures and Community Facilities – Definition

This factor may be documented by showing instances where building coverage is excessive. Zoning ordinances commonly contain standards for properties which relate floor area to lot area. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or

located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The, resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage is presumed to have an adverse or blighting effect on nearby development.

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress parking, loading and services, capacity of building systems, etc.

Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities

Although some issues existed, it was not to the scale where it manifested itself to a meaningful extent.

11. Deleterious Land Use or Layout – Definition

This factor includes all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary of Findings Regarding Deleterious Land Use or Layout

Information regarding the use of properties indicates that none of the properties exhibit characteristics of this factor.

12. Lack of Community Planning – Definition

This may be counted as a factor if the proposed redevelopment area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. This may be documented by establishing the date of adoption of the City's master plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

Summary of Findings Regarding Community Planning

The lack of or inadequate community planning exists for all of the Area in the Area. The street configuration and access adjacent to the Area is awkward and presents difficult maneuvers for vehicles. A review of parcels in the proposed TIF district indicates that more than half do not meet minimum size requirements as required by the City of Decatur's Land Development Code (Zoning Ordinance). Many of the parcels are of an irregular shape and difficult to access from surrounding thoroughfares, including major highways. Most of the properties were also developed prior to the most recent comprehensive plan – approved in 2009 – and do not take into consideration modern, up-to-date planning principles which are commonplace today. No detailed planning appears to have existed at the time of the development of the Area.

13. Environmental – Definition

The question is whether 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.

Summary of Findings Regarding Environmental

No studies have been found that address the environmental conditions within the Area

14. Declining Equalized Assessed Value – Definition

If the total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years for which information is available, then this is considered as evidence of lack of development and maintenance in the Area.

Summary of Findings Regarding Declining Equalized Assessed Value

The Assessed Value for the Area has decreased over the last five years by 19.90% which included a one year decline of 9.89%. The growth of the balance of the Assessed Value for the City of Decatur, outside the Area over the same period was 5.84% or an average of 1.6% per year, (see **Exhibit E (5 Year Assessed Value Analysis and Comparison)**). In four (4) out of the past five (5) years from 2006 to 2011 the rate of growth of the Equalized Assessed Value of the area of the City outside the Area has exceeded the rate of increase of the Equalized

Assessed Value of the Area. In addition, in four (4) out of five (5) years from 2006 to 2011, the rate of growth of the Consumer Price Index has exceeded the rate of increase of the Equalized Assessed Value of the Area. Therefore, the statutory criteria have been met.

D. Analysis of Conditions in the Area – Vacant Parcels

1. Deterioration of Structures or Site Improvements in Neighboring Areas - Definition

If the vacant parcels are adjacent to neighboring areas that contain deteriorating structures or site improvements then this is considered a blighting factor with regard to vacant land.

Summary of Findings Regarding Deteriorating Structures in Neighboring Areas

There were 3 vacant parcels at the time of the physical inspection of the area that are located within the proposed redevelopment Project Area. Based on the analysis of the improved area in C. above, these vacant parcels are located adjacent to neighboring areas that contain deteriorating structures or site improvements.

2. Declining Equalized Assessed Value – Definition

If the total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years for which information is available, then this is considered as evidence of lack of development and maintenance in the Area.

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3. **Area Would Have Qualified as Blighted Improved Before Becoming Vacant**
If the vacant area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area then vacant land would qualify as blighted.

Summary of Findings Regarding Qualified as Blighted Improved Before Becoming Vacant

The three vacant parcels previously contained structures that were deteriorated and dilapidated to the point that they required demolition. These structures also were below minimum code, were in an area with inadequate utilities, lacked community planning and lagged in EAV. Therefore they would have qualified as blighted improved.

E. Conclusion of Investigation of Blighting Factors for the Area

The Area is impacted by a number of blighting factors. It was determined in the Investigation and Analysis of Blighting Factors in the Area that the improved portion of the Area qualifies as a combination of a blighted and a conservation area. One Hundred (100%) percent of the buildings are 35 years of age or older. Only three blighting factors are required to exist in the Area in order to meet statutory requirements as a conservation area. Five (5) blighting factors were found to exist in the improved portion of the Area with all of them being present to a meaningful extent and reasonably distributed throughout the Area. These are Deterioration, Below Minimum Code, Inadequate Utilities, Lack of Planning and Lagging EAV. Moreover, all of these factors are reasonably distributed throughout the area to a meaningful extent. Those qualifying factors that were determined to exist in the Area are summarized in **Exhibit B-1**, entitled **Blighting/ Factors For Improved and Vacant Parcels**. They are also depicted in **Exhibit B-2** which reflects a representative sample of existing blighting conditions.

The Vacant Area also qualifies as blighted vacant. The vacant parcels are adjacent to neighboring areas that contain deteriorating structures or site improvements. In addition, there exists the blighting factor of lagging EAV. These two factors alone qualify the vacant parcels as blighted. However, a third standalone factor of previously being blighted improved before the parcels became vacant is sufficient to qualify the vacant parcels as blighted.

SECTION VI THE "BUT FOR" TEST

"The TIF Act's purpose is to eradicate blighted conditions and prevent new ones from occurring. The intent of the Act is to redevelop blighted areas so as to prevent the further deterioration of the tax bases of these areas and to remove the threat to the health, safety, morals and welfare of the public which blighted conditions present." *Canton v. Crouch*, 79 Ill 2d at 360.

Pursuant to Section 3 of the Act, this Redevelopment Plan cannot be adopted pursuant to the Act unless it is found that the Area has not been subject to growth and development by private

enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. In addition, this Plan must include evidence indicating that the Area, on the whole, has not been subject to growth and development by private enterprise.

In reviewing the facts and circumstances involving the Area, it was determined that the Area meets the statutory requirements of the "But For" test based on the following discussion of the relevant blighting factors as well as other information provided by the City and knowledgeable individuals who are familiar with the Area and its lack of development opportunities. In addition, the lack of substantial renovation or updating by the current owners of the Area has contributed to the lack of development opportunities in the Area. Finally, the proposed redeveloper of the project which will redevelop the majority of the parcels within the Area has indicated that the implementation of Tax Increment Financing and other inducements is an essential component of its plan for redevelopment. The presence of the blighting factors, the lack of investments by current ownership and the unwillingness of a proposed redeveloper to proceed all demonstrate the need for Tax Increment Financing.

A. The Decline in Equalized Assessed Value

The Area over the last five years has reflected a significant decline in equalized assessed value of 19.90% compared to a growth in the rest of the City of 5.84%. This indicates a lack of reinvestment in the Area which is evidenced by the conditions of the buildings there.

B. Vacancy and Demolition

There evidence of vacancy and demolition of structures within the Area which has existed for the past few years. Several buildings are vacant and three structures have been demolished due to declining conditions in the structures. The dated nature of the structures and their lack of maintenance prevent these structures from being a desirable place for residential and/or business use. The vacancies are an indication that these structures are not adequate to entice the private sector to lease space.

C. Deterioration

The structures in the Area as well as the improved portions of the surface in the Area show a significant level of deterioration. In addition, numerous code violations exist and the unoccupied portions of the buildings appear to qualify for demolition under the City codes.

D. Rental Trends

The rental levels within the Area are at the bottom end of the retail market and present a disincentive to any investment in the Area.

E. Growth and Development Outside the Area

An examination of several blocks surrounding the Area shows that development or reinvestment has not been occurring. The residential areas reflect a clear level of lack of maintenance or significant investment. The houses are at the lower end of the housing market in terms of value and do not comport to the current housing standards of the community. No new commercial development appears to have been made in the last ten to fifteen years.

In a 4 block radius outside the proposed Redevelopment Project Area, during the last 5 years, there was no indication that significant investment was occurring. Building permits for new construction averaged less than \$81,000 per year. It is clear that no strong investment trends were occurring that would show the possibility of private sector investment within the proposed Redevelopment Project Area. In fact, it is unlikely that any kind of investment would occur without a stabilizing project similar to the one that is being proposed for the Area.

F. Growth and Development Inside the Area

Within at least the last ten years, there has been no growth within the proposed Redevelopment Project Area. In fact, the opposite appears to be occurring since the vacant parcels in the area were created by the demolition of existing structures without any replacement with new structures. This is supported by an examination of building permits which have been issued in the area over the past few years. During the last five years only \$1,300 in actual building permits were actually issued within the proposed Redevelopment Project Area for building improvements or approximately \$4,260 a year. Within the same time period in the proposed Redevelopment Project Area, there were \$150,800 in demolition permits issued with no subsequent new construction following the demolition of structures. This clearly demonstrated the lack of reinvestment in the area.

These indicate that any investment has been for routine maintenance of the existing buildings which has been minimal considering the condition of the buildings and the site improvements.

G. Analysis of New Development in the City of Decatur and Surrounding Areas

New development within the metro area has been occurring at the north end of Decatur and in Forsyth in proximity to the intersection of I-72 and U.S. Route 51. In addition, new development has occurred in the southeast part of Decatur and in Mount Zion. New development is also occurring in the City's Central Business District and plans are underway for significant development of the City's lakefront. None of these areas are in close proximity to the Area. Thus, no new development trends are moving in the direction of the Area.

H. Receptivity of the Marketplace to Development in the Area

Discussions took place with individuals who were knowledgeable about the potential for development in the Area. These included developers, engineers, City officials and an employee of a local financial institution. The clear indication was that this Area has not and would not develop without public assistance from the City. Reflected in these conversations were the lower economic demographics within the neighborhoods around the Area, the lack of rental levels necessary to entice development to occur, the existing lack of maintenance and investment, and the economics required for any new project to be developed. Finally, after reviewing the proforma for the proposed project for the Area, it is clear that this type of development would not occur given the rental levels existing in the Area and the cost of acquisition of property and demolition of existing structures within the Area.

The evidence of lack of investment in the area, both by existing property owners and potential private sector entities, clearly demonstrate that the Area has not been subject to investment and would not be subject to investment without the assistance provided by the City pursuant to its Home Rule powers and the Act.

Absent participation and assistance by the City, private investment will not take place in the Redevelopment Area as a whole. The incidence of blighting factors is likely to increase, and the health, safety, and welfare of the public will be impaired. The long term best interests of local taxing bodies will be best served by the adoption of this Plan.

SECTION VII FINDINGS OF NEED FOR TAX INCREMENT FINANCING

It was determined that the Area, as a whole, is both a blighted and conservation area. The Act requires that no redevelopment plan be adopted without meeting additional requirements. These are addressed below:

A. Area on the Whole, not Subject to Growth

As set forth in Section VI above, the Area on the whole has not been subject to growth and investment.

B. Conformance with the City's Comprehensive Plan

The proposed **General Land Use Plan (Exhibit F)** of this Tax Increment Redevelopment conforms to the Comprehensive Plan. All development in the Redevelopment Project Area will also conform to applicable City codes and ordinances as may be in effect at that time.

C. Estimated Dates for Completion of the Redevelopment Project

Obligations incurred to finance the improvements will be repaid by incremental revenues which may be supplemented with funds from other sources (local sales tax, state or federal loans or

grants, etc.), if available, and deemed appropriate by the City. The obligations, if issued, will be retired in not more than twenty years from the date of issuance. The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three years from the date of adoption of the Redevelopment Plan by the City.

D. Would Not Be Developed “But For” Tax Increment Financing

The City has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues, and that such incremental revenues will be utilized for the development and revitalization of the Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization. This "But For TIF" position has been stated by several knowledgeable individuals including the developers.

E. Assessment of Financial Impact

The City Council finds that the financial impact of the Redevelopment Area on or increased demand for facilities or services from any taxing district affected by the Plan is not significant. Existing developed areas are proposed to be cleared and replaced with new commercial structures. This will not result in a need for new facilities or expanded services.

The new development will not generate any school children or added population that places demands on neighborhood facilities such as parks or schools. Clearing older deteriorating buildings and replacing them with new, modern buildings will not place additional demands on public safety facilities.

It is expected that new investment targeted in the TIF area will result in spillover new development occurring elsewhere in the community. This development outside the TIF area will generate additional tax revenue for local taxing bodies. The City, to the extent that surplus revenues become available will distribute these surplus revenues on a pro-rata basis to local taxing bodies whenever possible. Every effort will be made to reduce the time frame for completion of the TIF program to something less than the allowable 23 year time frame.

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

**SECTION VIII
REDEVELOPMENT PLAN**

A. Introduction

This section presents the Redevelopment Plan for the Area. Pursuant to Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and

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

B. Proposed General Land Use Plan

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit F** entitled **General Land Use Plan**.

All redevelopment projects shall be subject to the provisions of the City of Decatur's Ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

C. Objective

The objectives of the Redevelopment Plan are:

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

D. Policies

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

The City has considered alternative means of financing the necessary public improvement program, as well as providing financial incentives for private investment within the Area. It was determined that tax increment financing constitutes the most effective means available for enabling the development of the Area to proceed. This portion of the community, the City as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Project

To achieve the objectives proposed in the Plan, various activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments, as well as public investments and infrastructure improvements. The Potential Uses are set forth in **Exhibit G** along with identified street and other improvements. Cost estimates for these activities are shown in the attached **Estimated Project Budget (Exhibit H)**. Improvements and activities necessary to implement the Plan may include the following:

- 1. Private Redevelopment Activities:**
New construction of commercial retail facilities will serve the needs of the general community surrounding the Area.
- 2. Public Redevelopment Activities:**
No major public improvements are anticipated for the Area; however, public assistance for the categories set forth in the Project Budget is anticipated to be needed in order to allow the private redevelopment activities to occur.

The estimated costs associated with the eligible public redevelopment activities is presented in **Exhibit H**, entitled **Estimated Project Budget**. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of the Redevelopment Plan. It is anticipated that the City will utilize other City resources as well as state and federal grants to assist in paying for these costs. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs.

SECTION IX IMPLEMENTATION STRATEGY

A. Introduction

The development and follow through of a well-devised implementation strategy is a key element in the success of the Redevelopment Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy may be employed.

A combination of private investments and public assistance is an essential element of the Redevelopment Plan. In order to achieve this end, the City may enter into agreements with private developers proposing that tax increment financing assistance may be provided, where deemed appropriate by the City, to facilitate private projects.

Inasmuch as the principle means of financing this TIF program is tax increment revenues resulting from new private investment, the City of Decatur will not permit property tax abatement on those properties that are both within an Enterprise Zone (EZ) area and the Tax Increment Redevelopment Project Area. All development incentive provisions associated with an Enterprise Zone program other than property tax abatement (waiver of permit fees, sales tax abatement on building products, job tax credits, etc.) will be considered by the City. However, any areas in an Enterprise Zone boundary outside the Redevelopment Project Area are unaffected by the establishment of this Tax Increment Redevelopment Plan.

B. Project Costs

Costs that may be incurred by the City in implementing this Plan may include, without limitation, the following as permitted by the Act:

1. Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, marketing, financial, planning or other services.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures.
4. Cost of construction of public works or improvements.
5. Cost of job training and retraining.

6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued thereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. All or a portion of a taxing district's costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs.
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
9. Payments in lieu of taxes.
10. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; and
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

C. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Area has been estimated by the City at approximately \$403,714 (see **Exhibit E**). This figure will be verified by the County Clerk.

D. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that several major private developments and/or improvements may occur within the Redevelopment Project Area.

The private redevelopment investment in this Redevelopment Project Area is expected to increase the equalized assessed valuation to approximately \$1,400,000 upon completion of the potential private projects.

E. Source of Funds

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

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Decatur may consider the issuance of bonds or other obligations to pay for certain eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

If available, revenues from other economic development funding sources may be utilized. These may include State and Federal Programs, local retail sales tax, as well as hotel/motel tax, sewer and water charges, motor fuel tax, parking charges and applicable revenues from any adjoining Redevelopment Project Areas, and land disposition proceeds from the sale of land in the Redevelopment Project Area, as well as other revenues. The final decision concerning redistribution of yearly increment revenues may be made a part of a bond ordinance.

F. Nature and Term of Obligation

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

taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

G. Completion of Redevelopment Project

The estimated date for the proposed Redevelopment Project is three (3) years.

H. Fair Employment Practices and Affirmative Action

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

**SECTION X
HOUSING IMPACT STUDY**

Since the redevelopment plan would result in the displacement of ten (10) or more inhabited residential units, a Housing Impact Study is required pursuant to Section 3 of the Act.

**SECTION XI
REVIEWING AND AMENDING THE TIF PLAN**

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

City of Decatur, Illinois
Grand Avenue TIF

Tax Increment Redevelopment Plan and Project

Exhibits

EXHIBITS

- A-1 Boundary Map
- A-2 Legal Description
- B-1 Blighting/ Factors For Improved and Vacant Parcels
- B-2 Photographs of Blighting Conditions
- C. Current Land Use Map
- D. Zoning Map
- E. 5 Year Assessed Value Analysis and Comparison
- F. Future Land Use Plan
- G. Potential Uses and Projects
- H. Estimated Project Budget

Grand Ave. Redevelopment Project Area



**Exhibit A-1
Boundary Map**

Legend
Subject Site

Date: Nov 20 2012

0.1 Miles

EXHIBIT A-2

GRAND AVENUE REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The boundaries of the proposed TIF district are as follows:

Beginning at the intersection of the south right-of-way line of the 1100 block of West Leafland Avenue extended and the east right-of-way line of North Oakland Avenue; thence northerly along the east right-of-way line of said North Oakland Avenue to the intersection of said North Oakland Avenue with the south right-of-way line of West Grand Avenue; thence east along the south right-of-way line of said West Grand Avenue to a point, said point being the intersection of the west right-of-way line of the alley adjacent to the west half of block eleven (11) of H. A. Woods Walnut Grove Addition of Out-Lots, as per plat recorded in book 22, page 600 of the records in the recorder's office of Macon County, Illinois (except for that portion granted to the State of Illinois for public right-of-way), extended south to the intersection with the south right-of-way line of West Grand Avenue; thence north along said alley right-of-way to the northeast corner of lot thirty (30) of said block eleven (11) of H. A. Woods Walnut Grove Addition of Out-Lots; thence west along the north line of said lot thirty (30) to the northwest corner of said lot thirty (30), which point is also the intersection of the east right-of-way line of North Oakland Avenue and the south right-of-way line of West Center Street; thence west to the intersection of the west right-of-way line of North Oakland Avenue and the south right-of-way line of West Center Street extended; thence southerly along said west right-of-way line of Illinois Route 48 to the intersection of the south right-of-way line of West Leafland Avenue extended and the west right-of-way line of Illinois Route 48; thence east along the south right-of-way line of West Leafland Avenue to the point of beginning. Situated in Macon County, Illinois.

EXHIBIT B-1

GRAND AVENUE REDEVELOPMENT PROJECT AREA
BLIGHTING/ FACTORS FOR IMPROVED AND VACANT PARCELS

PIN	Address	Vacant	If Improved										If Vacant				
			Improved	No. of Structures	No. Over 35 Years	Obsolescence	Deterioration	Below Minimum Code	Inadequate Utilities	Deleterious Land Use	Vacancy	Lack of Community Planning	Declining EAV*	Obsolete Platting	Deterioration of Structures	Declining EAV*	Prior Existing Blighted Structure
04-12-09-430-001	1145 W. Grand Ave.		X	1	1		X	X	X		X	X					
	1155 W. Grand Ave.	X															
04-12-09-430-005	1285 N. Oakland Ave.	X												X	X	X	
04-12-09-430-006	1233 N. Oakland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-007	1225 N. Oakland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-008	1217 N. Oakland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-010	1211 N. Oakland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-011	1126 W. Leafland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-009	1146 W. Leafland Ave.		X	2	2		X	X	X			X	X				
04-12-09-430-004	1154 W. Leafland Ave.		X	1	1		X	X	X			X	X				
04-12-09-429-010	1160 W. Leafland Ave.		X	1	1		X	X	X			X	X				
04-12-09-429-009	1172 W. Leafland Ave.		X	2	2		X	X	X			X	X				
04-12-09-429-003	1204 N. University Ave.		X	1	1		X	X	X			X	X				
04-12-09-429-002	1214 N. University Ave.		X	1	0		X	X	X			X	X				
04-12-09-429-001	1224 N. Route 48		X	1	1		X	X	X			X	X				
04-12-09-429-008	1219 N. Hill Ave.		X	2	2		X	X	X			X	X				
04-12-09-429-007	1225 N. Hill Ave.		X	3	3		X	X	X			X	X				
04-12-09-429-006	1241 N. Hill Ave.		X	2	2		X	X	X			X	X				
04-12-09-429-005	1251 N. Hill Ave.		X	1	0		X	X	X			X	X				
04-12-09-285-001	1321 N. Oakland Ave.	X												X	X	X	
04-12-10-156-001	1398 N. Oakland Ave.		X	1	1		X	X				X	X				
04-12-10-156-003																	
04-12-10-156-002	1045 W. Center St.		X	2	2			X				X	X				
04-12-10-156-004	1382 N. Oakland Ave.		X	3	3			X				X	X				
04-12-10-156-005	1374 N. Oakland Ave.		X	1	1			X			X	X	X				
04-12-10-156-006	1370 N. Oakland Ave.		X	2	2		X	X			X	X	X				
04-12-10-156-007	1358 N. Oakland Ave.		X	1	1		X	X				X	X				
04-12-10-156-008	1350 N. Oakland Ave.		X	1	1			X				X	X				
04-12-10-156-009	1336 N. Oakland Ave.		X	1	1			X				X	X				
04-12-10-156-013	1336 N. Oakland Ave.		X	1	1	X	X	X			X	X	X				
04-12-10-156-029	1092 W. Grand Ave.		X	1	1	X	X	X		X	X	X	X				
TOTALS		3	27	42	40	2	18	27	17	1	5	27	27	0	3	3	3
% of Improved Lots			100.00%	155.56%	148.15%	7.41%	66.67%	100.00%	62.96%	3.70%	18.52%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%
% of Number of Structures				100.00%	95.24%												

* see discussion of Equalized Assessed Valuation in Section ____.

EXHIBIT B-2

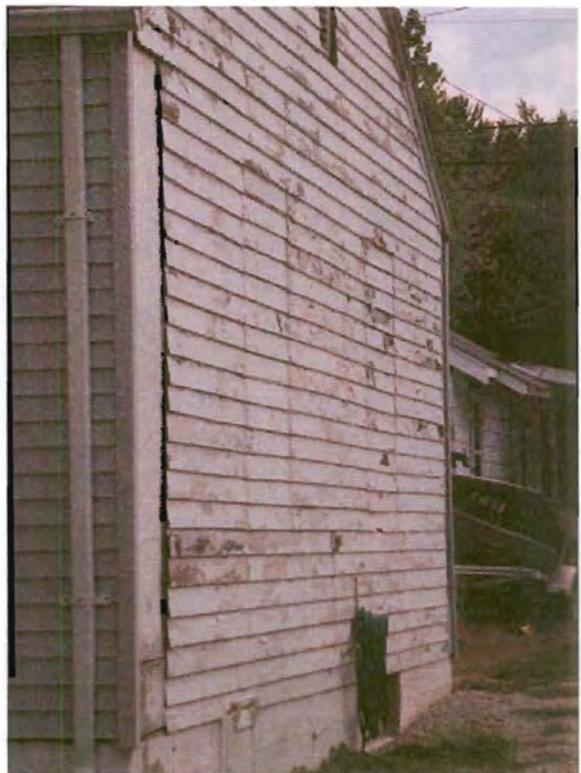
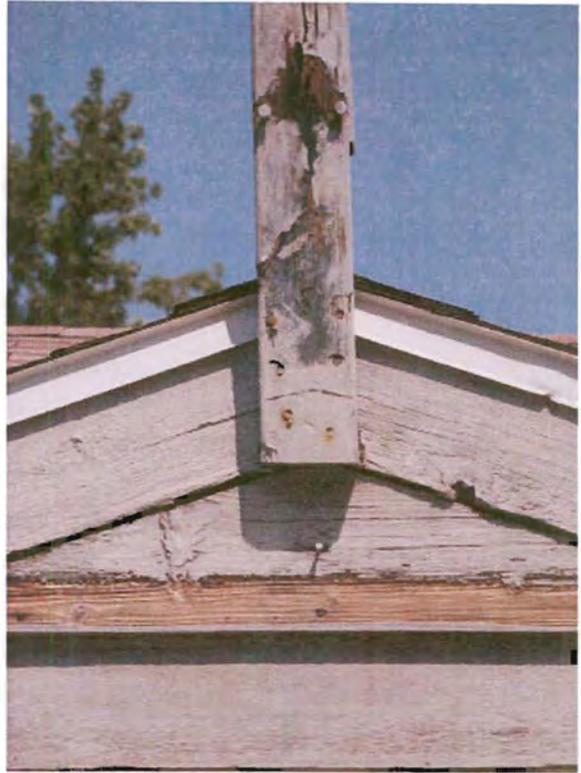
GRAND AVENUE REDEVELOPMENT PROJECT AREA
PHOTOGRAPHS











Grand Ave. Redevelopment Project Area

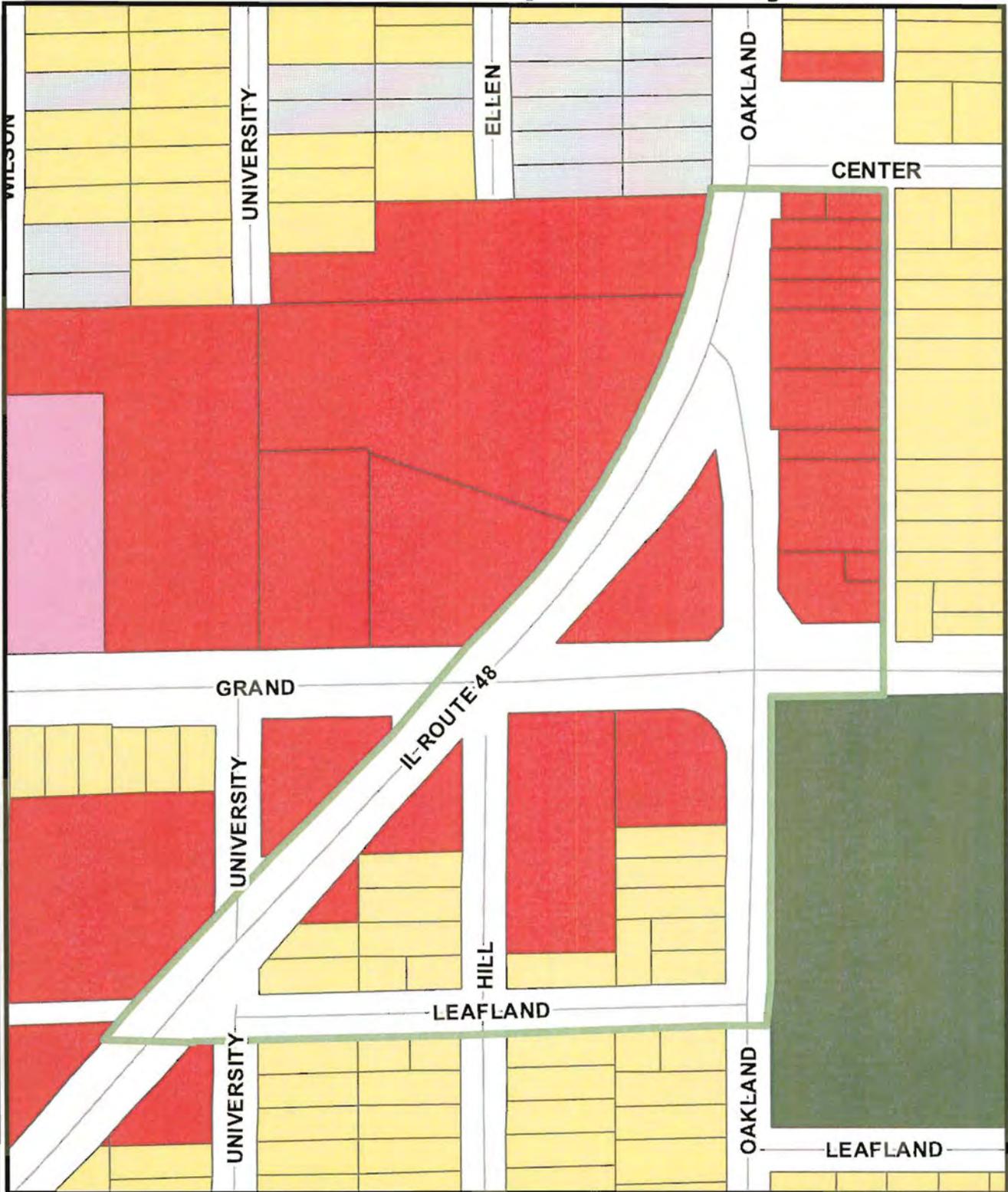
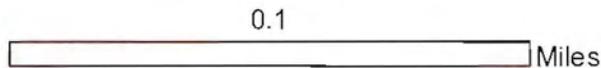


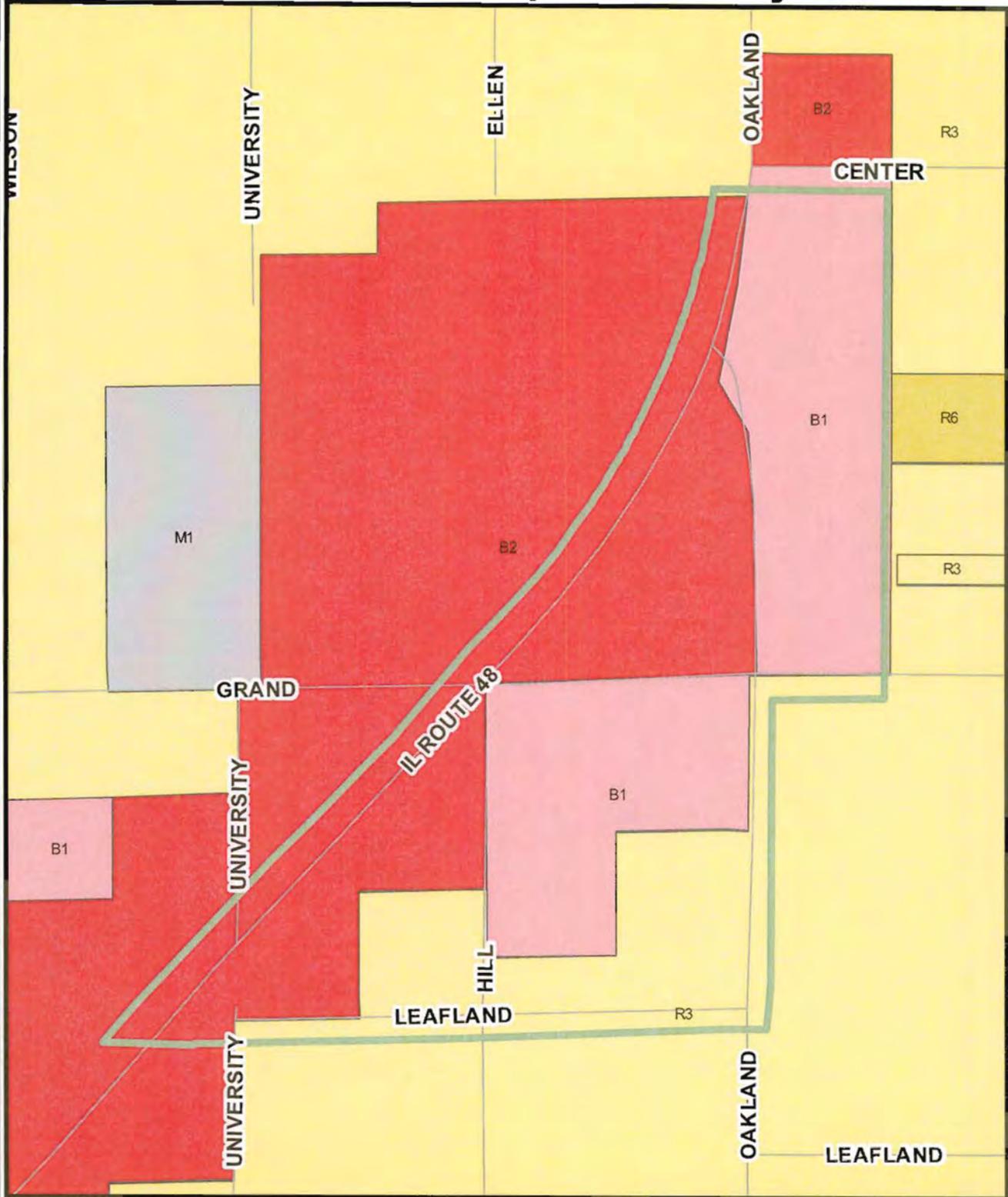
Exhibit C
Current Landuse Map

Date: Nov 20 2012



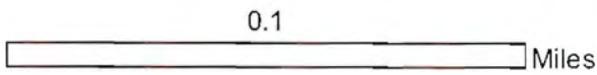
Legend	
	Subject Site
	Commercial
	Educational
	Religious
	Residential
	Vacant Land

Grand Ave. Redevelopment Project Area



**Exhibit D
Zoning Map**

Date: Nov 20 2012



Legend

- Subject Site
- Zoning**
- B1-Neighborhood Shopping
- B2-Commercial
- M1-Intense Commercial/Light Industrial
- R3-Single Family Residence
- R6-Multiple Dwelling

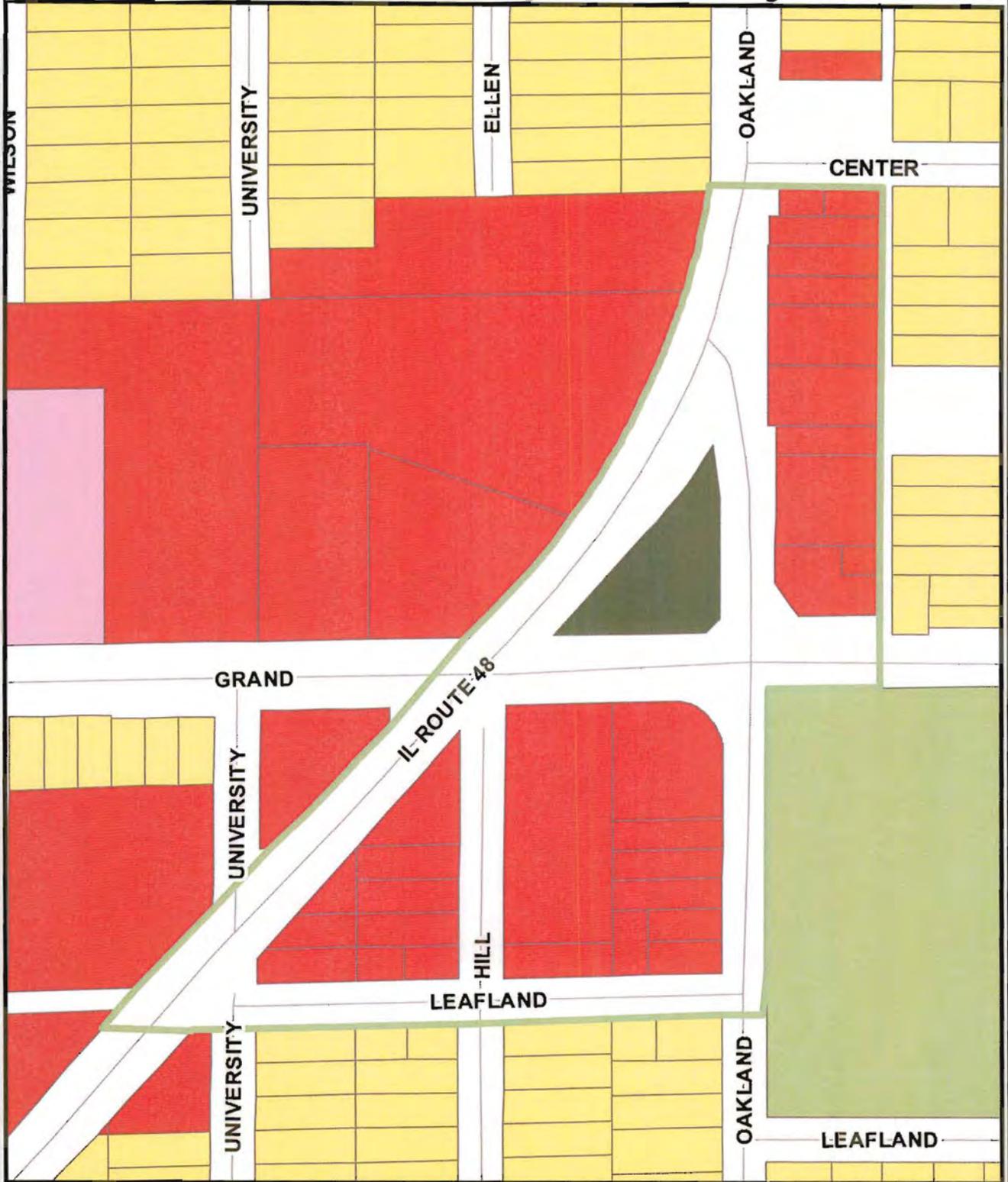
EXHIBIT E

**GRAND AVENUE REDEVELOPMENT PROJECT AREA
5 YEAR ASSESSED VALUE ANALYSIS AND COMPARISON**

	2006 EAV	2007 EAV	2008 EAV	2009 EAV	2010 EAV	2011 EAV
Total EAV for Proposed TIF	504,005	507,931	545,183	543,273	489,512	403,714
% Change		0.7790%	7.3341%	-0.3503%	-9.8958%	-17.5273%
Average % change						-3.9321%
Total Change						-19.8988%
Total EAV for Decatur	860,504,122	893,386,367	912,014,180	928,543,809	922,154,799	910,633,770
% Change		3.8213%	2.0851%	1.8124%	-0.6881%	-1.2494%
Average % change						1.1563%
Total EAV for Decatur less Proposed TIF EAV	860,000,117	892,878,436	911,468,997	928,000,536	921,665,287	910,230,056
% Change		3.8231%	2.0821%	1.8137%	-0.6827%	-1.2407%
Average % change						1.1591%
Total Change						5.8407%
CPI for All Urban Consumers	2.50	4.10	0.01	2.70	1.50	3.00

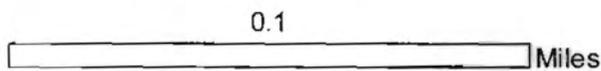
-  EAV of Proposed TIF has declined for 3 of last 5 years
-  EAV of Proposed TIF has increased at a lower rate than balance of community for 3 of last 5 years
-  EAV of Proposed TIF has increased at lower rate than CPI for All Urban Consumers for 3 of last 5 years

Grand Ave. Redevelopment Project Area



**Exhibit F
Future Landuse Map**

Date: Nov 20 2012



Legend	
	Subject Site
Future Landuse	
	Residential
	Commercial
	Educational
	Religious
	Developed Open Space

EXHIBIT G

GRAND AVENUE REDEVELOPMENT PROJECT AREA POTENTIAL USES AND PROJECTS

1. Supermarket and C Store with gas station
2. Turn lanes on Illinois Route 48
3. Reconstruction of Leafland Ave. between Illinois Route 48 and Oakland Ave.
4. Reconstruction of Oakland Ave. between Leafland Ave. and Grand Ave.

EXHIBIT H

**GRAND AVENUE REDEVELOPMENT PROJECT AREA
ESTIMATED PROJECT BUDGET**

TIF Preparation	\$ 35,000
TIF Administration	125,000
Land Acquisition and Demolition	3,000,000
Site Preparation	1,700,000
Engineering and Professional Fees	600,000
Street Improvements	1,250,000
Utilities and Detention	250,000
Job Training	50,000
Interest Reimbursement	3,000,000
Relocation Assistance	150,000
Total Development Costs before Contingency	<u>\$ 10,160,000</u>
Contingency (5%)	508,000
Total Project Costs	<u><u>\$ 10,668,000</u></u>

City of Decatur, Illinois
Grand Avenue TIF

Tax Increment Redevelopment Plan and Project

Housing Impact Study

PART I

As required by the Act, Part 1 of this Housing Impact Study includes data as to 1) whether the residential units are single-family or multi-family units; 2) type of rooms within residential units; 3) number of inhabited units; and 4) race and ethnicity composition for all residential units within the Area. For purposes of this study, the following sources were used:

1. Updated 2010 United States Census Data;
2. Aerial Photos of the TIF District;
3. Field and mail surveys of area residential units; and
4. Records of the City of Decatur and Macon County

A. Number and type of Residential Units

The Area contains 19 single family residential structures of which 95% were occupied.

B. Number and Type of Rooms within Units

Data obtained from the study was used to estimate the distribution of residential units by number of bedrooms within the Area. From the uniform size of the residential structure, the structures appear to contain 2 to 3 bedrooms.

C. Race and Ethnicity of Residents

As required, an estimate has been made of the racial and ethnic composition of the TIF District population. Estimates were obtained from Scan/US, Inc. utilizing updated 2010 Census data for the Area. See **Exhibit A-1**. Through use of this data, the average family household size was estimated at 2.5 persons.

The estimate of the total population in the Area is 45 persons. It is estimated that 90% of the units are owner occupied and 10% are rental.

The estimated distribution of population by race and ethnicity is shown on **Exhibit A-2**.

PART II

A. Number and Location of Units that Potentially Could Be Removed

The Area contains 19 residential units. Because the Area includes some inhabited residential units that may be impacted by implementation of redevelopment activities. Implementation of TIF development activities may result in the displacement of all 19 residential units. Only 18 units are occupied as of the date of this report.

The following factors were used to identify occupied residential units within the TIF District that potentially could be displaced:

- Area zoning classification
- Type of structures adjacent to the housing unit surveyed
- The likelihood of redevelopment in areas where occupied housing is located and the nature of the redevelopment
- Condition of the surveyed structure itself
- Whether the surveyed unit was occupied or vacant
- If the unit was vacant, the prospects of future occupancy
- Opportunities for redevelopment activities outside those which impact area occupied housing

B. Relocation Plan

The City's Plan for relocation assistance for those qualified residents in the area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Subpart D below. Actual relocation plan implementation is dependent upon a redevelopment project that will likely result in the displacement of one or more occupied housing residences.

C. Replacement Housing

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to insure that affordable replacement housing for any qualified residents that are displaced as a result of the implementation of the TIF development in the City of Decatur, preferably within the Area itself. Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Area, it is very possible that rehabilitation could be undertaken to limit or prevent displacement of households and the need to provide for affordable replacement units in the City.

In order to gauge the availability of replacement rental and single-family home owned replacement housing for those who may be displaced, there was consultation with City staff familiar with the aforementioned field survey conducted and information from the area's Multiple Listing Service (MLS). It was found that there were well in excess of the units to be relocated within close proximity to the Area. This included a number of units located in the Area for which there were no immediate plans for displacement. It was found that the price range for replacement single-family homes in the Decatur area was from \$25,000 to \$50,000. Information on the type of replacement single-family homes available for purchase including the address, number of bedrooms, number of bathrooms, price and location can be found on Exhibit A-3

D. Type and Extent of Relocation Assistance

In the event that the implementation of TIF development activities result in the removal of Area residential housing occupied by low-income households or permanent displacement of low-income residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to insure that affordable replacement housing for the aforementioned households is located in the City of Decatur, preferably within or near the TIF district.

The category of low-income is further broken down into the subcategories of "low-income households" and "very low-income households" that are defined in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 along with the term "affordable housing". These statutory terms currently have the following meanings:

1. "low-income household" is defined as a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size. The United States Department of Housing & Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937 determines adjusted income and median income;
2. "very low-income household" is defined as a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as determined by HUD; and
3. "affordable housing" is defined as residential housing that so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

To the extent there are low and very low-income occupied households pursuant to these definitions that will be relocated; the City will implement the Plan, including TIF Joint Review Board composition requirements, to maximize TIF development benefits for low-income and very low-income households. If the TIF development activities require the removal of Area residential housing units occupied by other than low-income or very low-income households, then the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations issued thereunder will be followed.

Exhibit A-1

U.S. Census Bureau

AMERICAN
FactFinder



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/pdfs.pdf>.

Geography: Census Tract 17, Macon County, Illinois

Subject	Number	Percent
SEX AND AGE		
Total population	2,240	100.0
Under 5 years	193	8.6
5 to 9 years	152	6.8
10 to 14 years	111	5.0
15 to 19 years	146	6.5
20 to 24 years	149	6.7
25 to 29 years	158	7.0
30 to 34 years	147	6.6
35 to 39 years	123	5.5
40 to 44 years	127	5.7
45 to 49 years	144	6.4
50 to 54 years	208	9.3
55 to 59 years	177	7.9
60 to 64 years	95	4.2
65 to 69 years	80	3.6
70 to 74 years	75	3.3
75 to 79 years	63	2.8
80 to 84 years	48	2.1
85 years and over	46	2.1
Median age (years)	37.8	(X)
16 years and over	1,759	78.5
18 years and over	1,698	75.8
21 years and over	1,619	72.3
62 years and over	370	16.5
65 years and over	312	13.9
Male population		
Under 5 years	97	4.3
5 to 9 years	79	3.5
10 to 14 years	58	2.6
15 to 19 years	78	3.4
20 to 24 years	73	3.3
25 to 29 years	82	3.7
30 to 34 years	68	3.0
35 to 39 years	65	2.9
40 to 44 years	66	2.9
45 to 49 years	63	2.8
50 to 54 years	106	4.7
55 to 59 years	95	4.2
60 to 64 years	53	2.4
65 to 69 years	29	1.3
70 to 74 years	25	1.1
75 to 79 years	29	1.3
80 to 84 years	24	1.1
85 years and over	19	0.8

Exhibit A-1

Subject	Number	Percent
Median age (years)	36.6	(X)
16 years and over	862	38.5
18 years and over	828	37.0
21 years and over	784	35.0
62 years and over	163	7.3
65 years and over	126	5.6
Female population	1,133	50.6
Under 5 years	96	4.3
5 to 9 years	73	3.3
10 to 14 years	53	2.4
15 to 19 years	70	3.1
20 to 24 years	76	3.4
25 to 29 years	74	3.3
30 to 34 years	79	3.5
35 to 39 years	58	2.6
40 to 44 years	61	2.7
45 to 49 years	81	3.6
50 to 54 years	102	4.6
55 to 59 years	82	3.7
60 to 64 years	42	1.9
65 to 69 years	51	2.3
70 to 74 years	50	2.2
75 to 79 years	34	1.5
80 to 84 years	24	1.1
85 years and over	27	1.2
Median age (years)	39.1	(X)
16 years and over	897	40.0
18 years and over	870	38.8
21 years and over	835	37.3
62 years and over	207	9.2
65 years and over	186	8.3
RACE		
Total population	2,240	100.0
One Race	2,142	95.6
White	1,668	74.5
Black or African American	445	19.9
American Indian and Alaska Native	7	0.3
Asian	6	0.3
Asian Indian	0	0.0
Chinese	3	0.1
Filipino	1	0.0
Japanese	1	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	1	0.0
Native Hawaiian and Other Pacific Islander	2	0.1
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	1	0.0
Some Other Race	14	0.6
Two or More Races	98	4.4
White; American Indian and Alaska Native [3]	2	0.1
White; Asian [3]	1	0.0
White; Black or African American [3]	70	3.1
White; Some Other Race [3]	5	0.2
Race alone or in combination with one or more other races: [4]		
White	1,756	78.4
Black or African American	530	23.7
American Indian and Alaska Native	21	0.9

Exhibit A-1

Subject	Number	Percent
Asian	9	0.4
Native Hawaiian and Other Pacific Islander	5	0.2
Some Other Race	26	1.2
HISPANIC OR LATINO		
Total population	2,240	100.0
Hispanic or Latino (of any race)	43	1.9
Mexican	30	1.3
Puerto Rican	11	0.5
Cuban	0	0.0
Other Hispanic or Latino [5]	2	0.1
Not Hispanic or Latino	2,197	98.1
HISPANIC OR LATINO AND RACE		
Total population	2,240	100.0
Hispanic or Latino	43	1.9
White alone	17	0.8
Black or African American alone	1	0.0
American Indian and Alaska Native alone	0	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	13	0.6
Two or More Races	11	0.5
Not Hispanic or Latino	2,197	98.1
White alone	1,651	73.7
Black or African American alone	444	19.8
American Indian and Alaska Native alone	7	0.3
Asian alone	6	0.3
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	1	0.0
Two or More Races	87	3.9
RELATIONSHIP		
Total population	2,240	100.0
In households	2,240	100.0
Householder	942	42.1
Spouse [6]	373	16.7
Child	646	28.8
Own child under 18 years	469	20.9
Other relatives	128	5.7
Under 18 years	57	2.5
65 years and over	13	0.6
Nonrelatives	151	6.7
Under 18 years	16	0.7
65 years and over	5	0.2
Unmarried partner	89	4.0
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	942	100.0
Family households (families) [7]	585	62.1
With own children under 18 years	250	26.5
Husband-wife family	373	39.6
With own children under 18 years	122	13.0
Male householder, no wife present	56	5.9
With own children under 18 years	27	2.9
Female householder, no husband present	156	16.6
With own children under 18 years	101	10.7

Exhibit A-1

Subject	Number	Percent
Nonfamily households [7]	357	37.9
Householder living alone	296	31.4
Male	142	15.1
65 years and over	43	4.6
Female	154	16.3
65 years and over	80	8.5
Households with individuals under 18 years	293	31.1
Households with individuals 65 years and over	241	25.6
Average household size	2.38	(X)
Average family size [7]	2.96	(X)
HOUSING OCCUPANCY		
Total housing units	1,024	100.0
Occupied housing units	942	92.0
Vacant housing units	82	8.0
For rent	19	1.9
Rented, not occupied	0	0.0
For sale only	18	1.8
Sold, not occupied	8	0.8
For seasonal, recreational, or occasional use	0	0.0
All other vacants	37	3.6
Homeowner vacancy rate (percent) [8]	2.5	(X)
Rental vacancy rate (percent) [9]	7.5	(X)
HOUSING TENURE		
Occupied housing units	942	100.0
Owner-occupied housing units	706	74.9
Population in owner-occupied housing units	1,615	(X)
Average household size of owner-occupied units	2.29	(X)
Renter-occupied housing units	236	25.1
Population in renter-occupied housing units	625	(X)
Average household size of renter-occupied units	2.65	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

Exhibit A-2

**CENSUS TRACT 17
TOTAL POPULATION**

2,240

Race	Number	Percentage
White Alone	1,651	73.71%
Black or African American Alone	444	19.82%
Hispanic	3	1.92%
American Indian or Alaska Native Alone	7	0.31%
Asian Alone	6	0.27%
Native Hawaiian and Other Pacific Islander	1	0.04%
Some Other Race Alone	1	0.04%
Two or More Races	87	3.88%

Total

2,240

CENSUS TRACT 17

Exhibit A-3

Address	Sq. Ft.	Bedrooms	Baths	List Price
1656 W Cushing	1,008	2	1	\$ 50,000
1506 W Garfield	1,068	2	1	\$ 49,900
2 Central Dr.	1,008	3	2	\$ 49,900
941 N Park Place	720	2	1	\$ 49,900
1414 N Summit	868	2	1	\$ 49,900
244 Pierson	904	3	1.75	\$ 48,900
754 W Cushing	1,750	3	1	\$ 44,900
1840 W Marietta	864	3	1	\$ 44,900
2176 N Church St	1,095	3	2	\$ 43,900
1454 N Main	1,813	4	2	\$ 43,000
1108 N. Summit Ave	869	2	1.5	\$ 42,900
1910 W Center	1,336	3	1.5	\$ 39,900
1087 N Oakrest	672	2	1	\$ 39,900
1332 W Grand	728	2	1	\$ 39,900
1942 W Center	997	3	1	\$ 39,900
13 West Dr.	1,426	3	1.5	\$ 39,900
2290 N Main	1,700	3	2	\$ 39,900
959 E Curtis	1,041	3	1	\$ 35,900
1570 N Edward	1,704	5	2	\$ 35,000
1545 N Monroe	1,170	3	1	\$ 35,000
2155 N Main	864	2	1	\$ 34,900
2151 N Charles St	1,031	3	1	\$ 34,900
1415 N University	700	2	1	\$ 34,900
1520 W Olive St	984	2	1	\$ 31,900
1664 W Division	736	2	1	\$ 29,950
1910 W Packard	783	3	1	\$ 28,500
1908 N Union	2,560	2	1.5	\$ 25,000
829 W Waggoner	1,110	2	1	\$ 24,900
1728 N College	955	2	1	\$ 24,000
232 W Johnson	1,516	3	2	\$ 21,500
1712 N Church St	1,967	4	1.75	\$ 19,900
2161 N Main St	1,418	3	1	\$ 19,900
1915 N Church	1,004	2	1	\$ 18,900
1420 N Huron	1,040	3	1	\$ 15,000
1405 N Gulick	960	2	1	\$ 15,000