

# *Redevelopment Plan & Project*

Oblong TIF #2

Tax Increment Financing Area

Village of Oblong, Illinois



February 4, 2010

## Section I. Introduction

On November 4, 2009, the Village of Oblong (“Village”) passed a Resolution initiating a feasibility study and the preparation of the Eligibility Study for the Oblong TIF #2 Tax Increment Financing Redevelopment Area (“Area” or “Redevelopment Project Area”). Such action was deemed desirable as part of the Village’s continuous effort to maximize the potential of the Village while working to remedy existing conditions detrimental to development. On January 20, 2010, DMi Solutions (“DMi”) presented the Eligibility Study for the Tax Increment Financing (“TIF”) Area, whereupon it was filed with the Village Clerk by the Corporate Authorities. The Eligibility Study outlined the qualifying factors found in the Area, and this information is referenced and contained within this Redevelopment Plan (“Plan” or “TIF Plan”). The process continued with DMi’s completion of this document, a TIF Redevelopment Plan for the Area.

The Village of Oblong intends to use tax increment financing, as well as other available financing programs and development tools, to ameliorate the condition of the Redevelopment Project Area and to stimulate private investment. The Area as a whole has not been subject to economic growth and will not likely develop or further redevelop without the implementation of a tax increment financing program.

The Plan outlines the anticipated project and includes the following activities.

- Public improvements, including grading; drainage; street construction, widening, and repair; extension, updating, repair, and/or replacement of utilities;
- On-site public *and* private improvements, to accompany removal and replacement of deteriorated/dilapidated structures with new construction;
- Rehabilitation, reconstruction, repair or remodeling costs of existing structures;
- The marketing of the Area to potential private development interests to develop and redevelop those existing structures cited, and to invest in new construction where applicable and necessary.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act. The Act is found at 65 ILCS 5.11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Plan and the Area.

## **Purpose**

The purpose of this Plan is to provide a document which can be used to catalogue the eligibility for TIF of the respective portions of the Village selected to be included in the Area, provide a plan of actions and activities to eradicate and/or ameliorate the conditions found in these portions of the Village and to assist in the development of the Area. This Plan also identifies those activities, sources of funds, procedures and various other requirements necessary to implement the TIF.

This Plan does not constitute a suggestion of every future allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any future "Redevelopment Agreement(s)" that may be negotiated between the Village and any developer.

The Area is identified on various exhibits and descriptions in the following sections. The Redevelopment Project and associated activities are also more clearly defined in sections below.

## Section II. Eligibility Findings for the Area

### A. Introduction

In order to create a TIF plan, properties slated for inclusion in the TIF Area must be found to be eligible. **Exhibit A - Boundary Map**, shows the boundary of the Area, and **Exhibit B - Existing Land Use Map**, shows the current land uses for the property contained within the Area. The following sections report on the eligibility of these parcels.

### B. Statutory Requirements

According to the Tax Increment Allocation Redevelopment Act (the "Act"; 65 ILCS 5/11-74.4-1 et. seq.), in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as **Exhibit A - Boundary Map**. DMI Solutions ("DMI") conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as shown in the Act, follow:

**"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 three 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 under-utilized 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** - 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.

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

1. **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-way 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.

2. **Diversity of ownership** - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
3. **Tax and special assessment delinquencies** - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
4. **Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.**
5. **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 remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
6. **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.

### **C. Methodology of Investigation**

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Proposed Area by experienced property inspectors on the staff of DMi. These personnel are trained in techniques and procedures of determining conditions of properties,

buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.

- Contacts with Village officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Review of existing information related to flooding issues in the Village, including applicable FEMA documentation.
- Use of definitions contained in the Act.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Crawford County real property tax assessment records.
- 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 and has been subsequently amended.

## **D. Eligibility Findings for the Area**

### **Area Description**

The Area proposed for tax increment financing encompasses 125 parcels of developed property, rights-of-way, and undeveloped property in the Village of Oblong. Generally, the Proposed Area runs from west to east along Main Street (Illinois State Highway 33) from a western edge formed by the western edge of parcel 04-0-36-000-006-000 all the way through the Village (one to two parcels deep in most cases, and on the south side of Main in the west, and the north in the east) to the eastern boundary where it connects with the edge of the Village's first TIF District. The Area is deeper than the one or two parcels at the intersection of Range Street with Main, where the Area then follows range north an entire block, and south for a block and a half with the southern edge being the Village Hall property. Additionally, there is a four-parcel southeastern extension east of the School property along the railroad right of way.

Certain parcels within the boundary have been left out of the Area due to statutory requirements. The boundary map for the Area has been attached as **Exhibit A**.

### **Qualifications of the Developed Portion of the Area**

In making the determination of eligibility for an Area, it is not required that *each and every* property and/or building *individually* qualify, but it is the *Area as a whole* that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination “blighted/conservation area” as defined within the Act. While the Area was reviewed for *all* of the qualifying factors listed above in **Section B**, the following summarizes only the factors *that exist* within the developed portions of the Area. These factors are also shown in **Exhibit C – Qualification Factors Matrices**.

### **Age of Structures**

Continuous use and exposure to the elements (varied temperatures, moisture, etc.) over an extended period of time adversely affects structures both aesthetically and structurally. Additionally, older buildings tend not to be ideal for modern-day uses as they often fail to meet contemporary development standards, a result of being constructed prior to the emergence of more rigorous guidelines.

As is stated in the Act, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Village and County records, discussions with local realtors, photographs, and aerials were all used to document the presence of this factor. Additionally, field investigations were performed by DMI.

There are 112 structures in the Area, 96 of which are 35 years of age or greater (86%). Thus, the developed portion of the Area may be reviewed for its compliance with the “conservation” criteria.

- **Dilapidation**

Field studies showed there to be only one structure (less than 1%) meeting the dilapidation criteria. Therefore, dilapidation does not exist to a qualifying degree.

- **Obsolescence**

Obsolescence was found to exist in 43 of the 112 structures within the Area (38%). This is a rather high rate of obsolescence in any area, but when it is focused along the main roadway through the Village as it is here, it becomes problematic. Coupled with the high rate of structural deterioration which will be addressed next, a nearly 40% rate of obsolescence demonstrates that much of this portion of the Village is in the process of falling into disuse or can no longer perform the function for which it was originally intended. This condition is spread throughout the Area, although it is most notable in the downtown portion, and if left unchecked will continue to increase.

While the 38% rate should demand the Village's attention, and its remediation should be one of the foci of the TIF Plan, it is not quite predominant enough to qualify the Area as regards this factor.

- **Deterioration**

Deteriorated conditions were present in 45 of the 112 structures in the Area (40%), and in 88 of the 114 total developed parcels (77%). This deterioration, both structural and surface, is widespread throughout the entire Area, thereby qualifying it for this factor.

The field survey of main building conditions in the Area found instances of structures with major defects in the secondary structural components, including roofs, windows, foundations, gutters, downspouts, and fascia materials. These are both residential and commercial buildings, where cracked foundations, stairs, and poor roofing and siding were evident. The predominantly commercial structures downtown were very nearly all exemplary of this condition.

Examples of deteriorated site improvements are shown by numerous instances of cracked and broken pavement, sidewalks, parking lots and alleyways, as well as through the many instances of weeds extending through those paved surfaces, where, in fact, they are paved. Also notable are the unpaved gravel driveways and parking lots along Main Street.

It bears mentioning here that the Illinois Department of Transportation work being done along Main (and the requisite temporary removal of sidewalks, drains, portions of paving, signals, signs and striping) is not being used as an example of these deteriorated conditions. However, the deterioration of secondary streets is still a concern within the Area. The majority of the Area not fronting Main Street suffers from cracking, crumbling, narrow secondary streets with inadequate drainage. The downtown portion of the Area is (or will be) adequately curbed and drained, but much of the rest of the Area is uncurbed or suffers from deteriorating curbing. Additionally, many of the sidewalks that exist in the Area are aging, and show the effects of time through cracks, buckling, and missing paving material.

Overall, deteriorated conditions were present in a very high percentage of the developed parcels (88 of 114, or 77%) in the Area, thereby exhibiting this factor to a qualifying degree.

- **Excessive Vacancies**

Excessive vacancies were recorded in nine buildings in the Area (8%). This is not a particularly high number of vacancies within a municipality. The only concern is that they all occur in the downtown, giving that portion of the Village a feeling of greater vacancy than the rest of Oblong.

However, this factor is not predominant enough to qualify the Area.

- **Inadequate Utilities**

Inadequate utilities exist within the entire Area (100%); therefore, the Area qualifies for this factor. Conversations with Village officials and utility experts have confirmed that a small amount of the water piping and a good portion of the sewer piping in the Area is antiquated.

The water supply mains are of less concern here than the sewer, so we can look briefly at that situation first. Most of the Area is, or will soon be, supplied by new, full size, modern mains, which are adequate for the needs both now and in the foreseeable future. All of the mains are in the process of being changed over to the modern standard PVC, with only some of the side streets being the outdated type. However, with only a marginal amount of the total pipe still being antiquated, significant progress is being made and the adoption of the TIF District would assist with the completion of that upgrade.

From a sewer standpoint, the story is different. Most of the Area's sanitary sewer service is supplied by an antiquated and inadequate clay tile sewer system which is 50 to 80 years old. This inadequacy is pointed up by the fact that the Village has already installed some concrete sewer piping and could certainly install more. Some problems occur during heavy rainfall, but the main concern here is age. The storm sewer system is inadequate in that most of the streets within the Village don't have gutters and storm drains, and, as just noted, those that do exist are, in large part, outdated. The exception to that is along Main Street; all of that will be new (curbs, gutters, storm drain). But along the numerous side streets, there are very few curbs and gutters, with Range Street being the most notable street to be lacking, detracting from the effective drainage of the Area during those heavy rainfall events.

Other notables; the water tower is in fairly good shape, and there are no flooding issues. However, the lagoon will need to be dredged in the near future, and the three pump stations, while well-maintained, are around 20 years old and will need to be addressed during the lifetime of the TIF District. The sewer system is, for the most part, separated, but the completion of that separation is a need for the Village going forward. All of the work that has been done is demonstrative of the Village's desire to upgrade these systems, but is equally demonstrative of those systems' inadequacy.

In conclusion, from a utilities standpoint, the entirety of the Area (100%) is affected through one of the aforementioned concerns, thereby qualifying it for this factor.

- **Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

There are 59 developed parcels in the Area (52%) that exhibit this factor to a qualifying degree. This is a two part factor; “excessive land coverage” meaning multiple structures, “overcrowding of structures” meaning the structures are very close to each other, or touching, which effectively increases the risk of the spread of fire. Outside of the downtown portion of the Area there are 13 parcels which have multiple structures on them. Many of these are garages and outbuildings. While there is not the concern of the spread of fire in many of these, the overuse of any parcel is discouraged by current standards.

Within the Area, there are also 46 parcels that demonstrate the overcrowding concern. Many of these buildings are not only next to each other, but share a wall. This is a concern from a fire and safety standpoint, since, in the case of a fire, the proximity of those structures will allow the fire to move from one to the other without having to ‘jump’ any sort of obstacle. It also allows any fire to move from one building to another without necessarily being observed from the exterior of the buildings.

One of the other concerns, although less critical than the spread of fire, is that when parcels get overloaded with structures or when the structures get too crowded there is no room for the necessary parking for those who must use the buildings or engage in the loading or unloading of needed supplies or inventory. This is the case additionally in the downtown portion of Oblong. The parking is primarily on-street, and loading and unloading needs to occur there as well, inhibiting traffic flow through the downtown area. From a planning perspective, it would be useful to see some increased off-street parking within this part of town.

Both the multiple structures and the overcrowding of those structures are significant and, therefore (with more than half of the Area exhibiting this condition), they qualify the Area as regards this factor.

- **Lack of Community Planning**

The entire Area (100%) suffers from a lack of community planning. A community plan did not exist at the time the majority of the Area developed, as Oblong's first official Community Plan was adopted in 2008. Prior to that, the Village developed through a general sense of order, and while the Area does not appear to be an amalgam of styles and/or architecture, there still was not one overall plan which guided development during the growth of the vast majority of the Area.

The lack of community planning is evident in the Area, where some parcels are of either an unusual size, shape, or both. The parcels in the downtown portion are perfect examples of this. They are almost all narrow and long, and little, if any, new development could occur there.

There is also the off-street parking issue. This is not a 'downtown-only' concern, but affects the entire Area. There is also a concern with many of the residences along Main Street having improper access to the main right of way. While they do have access, in most cases they would need to 'back out' of their driveways onto the busiest street in town. Modern planning standards discourage this sort of layout, and its existence here effectively demonstrates the lack of planning issue.

Ultimately, the entire Area is affected by the lack of community planning, and therefore qualifies for this factor.

- **The total Equalized Assessed Value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years.**

The equalized assessed valuation (EAV) information was reviewed by the staff of DMI to determine whether or not the Area qualifies for this factor. It was found that the Area trailed the Village in growth only two of the last five years, thereby failing to qualify the Area as regards this factor.

### **Qualifications of the Vacant Portions of the Area**

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in the undeveloped portion of the Area.

The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered “vacant”. “Vacant land” is defined in the Act (also Sec. 11-74.4-2) as follows:

*...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.*

Once undeveloped property is found to be “vacant,” such vacant area may be found to be a blighted area based on the factors described previously.

### **Determination of Blight in Vacant Portion of Area**

The undeveloped portion of the Area, consisting of 11 parcels, is vacant as the parcels within the Area have been subdivided. Researching various records at the Crawford County Courthouse in Robinson, Illinois showing the subdivision of land, we have concluded that the 11 parcels of undeveloped land have been subdivided and are therefore found to be vacant.

Since the Area was found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in this portion of the Area.

- **Diversity of Ownership**

While nine different owners hold title to the eleven individual parcels, making assembly difficult, the locations make it unlikely that much assembly would take place in any case. So, while this factor is found to exist, it does not do so to the extent intended by the Act for qualification.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. In addition to the deteriorated conditions found within the developed portion of the Area itself (as cited above), other developed areas adjacent to the undeveloped parcels in the Area are substantially deteriorated. As mentioned earlier, there is extensive surface deterioration throughout the Area as well, much of it adjacent to those undeveloped parcels. As a result of these conditions, the Area qualifies for this blighting factor.

- **The total Equalized Assessed Value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years.**

This EAV information was reviewed, in the same way as the *developed* parcel information, to determine whether or not the Area qualifies for this factor. The list below depicts annual growth rates both for the *undeveloped* parcels in the Area and the balance of Oblong dating back to assessment year 2003, payable in 2004:

**Equalized Assessed Value Change**

<b>From 2008 to 2009:</b>	<b>Undeveloped Area:</b>	<b>1.89%</b>	<b>Village:</b>	<b>2.52%</b>
From 2007 to 2008:	Undeveloped Area:	4.50%	Village:	4.30%
From 2006 to 2007:	Undeveloped Area:	2.91%	Village:	-1.69%
<b>From 2005 to 2006:</b>	<b>Undeveloped Area:</b>	<b>-20.69%</b>	<b>Village:</b>	<b>6.50%</b>
<b>From 2004 to 2005:</b>	<b>Undeveloped Area:</b>	<b>-19.12%</b>	<b>Village:</b>	<b>-5.65%</b>

The results of this analysis show that the undeveloped parcels in the Area have increased in value at a rate which is lower than that of the balance of the Village for three of the last five calendar years (those years shown in **bold**). Interesting to note that within the undeveloped parcels, the five year growth rate for the Area is a negative 29.71%, whereas that same rate for the balance of the Village is a much healthier 5.64%.

With that being the case, the Area qualifies for this factor.

## E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%. The Area contains a relatively high incidence of four qualifying factors; these factors are present to a meaningful extent and are distributed through the Area. The following summarizes them:

**Age** – 86% of the buildings are over 35 years of Age.

**Deterioration** – 77% of the parcels and 39% of the buildings exhibit deterioration.

**Excessive Land Coverage** – 52% of the parcels demonstrate this factor.

**Inadequate Utilities** – 100% of the Area suffers from inadequate utilities.

**Lack of Community Planning** – The entire Area (100%) is affected by a lack of community planning.

It should be noted that seven total factors were found to exist within the developed portion of the Area, with these four existing to a qualifying degree.

Additionally, it is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area. It contains a relatively high incidence of two qualifying factors; these qualifying factors are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

**Deterioration of Adjacent Parcels** – 100% of the undeveloped parcels are adjacent to deteriorated parcels.

**Low EAV Growth** – The Area has grown at a rate less than that of the remainder of the Village for three of the last five years.

All of the qualifying factors are presented, in tabular form, on the **Qualification Factors Matrices (Exhibit C)**.

## **F. Conclusion**

The developed portion of the Area is impacted by seven blighting factors plus age. Four of those factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to be a “conservation area”.

The undeveloped portion of the Area is impacted by three of six blighting factors, with two of those being reasonably distributed and present to a meaningful extent. As such, the undeveloped portion of the Area is found to be a “blighted area”.

It is, therefore, found that the Redevelopment Project Area contains conditions that qualify it as a “Combination Area” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist in the Area are detrimental to the Area as a whole, the long term interests of the Village, and the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

The Village Board has reviewed the Eligibility Study and has proceeded with the establishment of the Oblong TIF #2 Redevelopment Plan. That Plan follows.

Exhibit A  
Boundary Map  
Oblong TIF #2  
Redevelopment Area  
Oblong, IL

Legend

-  TIF 2 Boundary
-  TIF 2 Parcels

Downtown Land Use

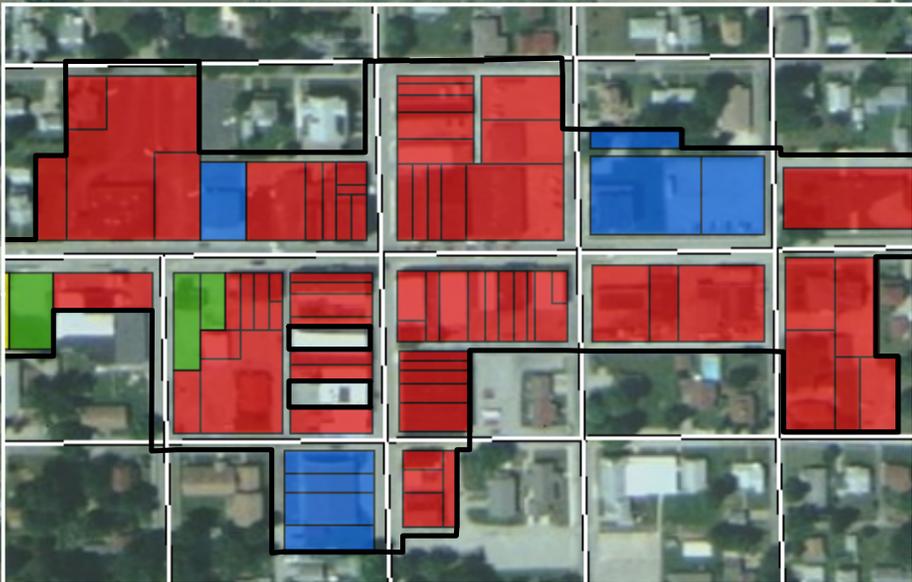


Exhibit B  
Existing Land Use  
Oblong TIF #2  
Redevelopment Area  
Oblong, IL

Legend

-  TIF 2 Boundary
-  Commercial
-  Institutional
-  Residential
-  Undeveloped Vacant

Downtown Land Use



## Exhibit C - Qualification Factors Matrices

### Oblong TIF #2 Redevelopment Area

<u>Developed Land</u>	Number of Parcels	113	
	Number of Structures	112	
	Buildings Over 35 Years of Age	96	86%
	Dilapidation	1	1%
	Obsolescence	43	38%
	<u>Building Deterioration</u>	45	40%
	<u>Surface Deterioration</u>	76	67%
	Total Deterioration	88	78%
	Structures below minimum code	0	0%
	Illegal Use of Structures	0	0%
	Excessive Vacancies	9	8%
	Lack of Ventilation, Light, or Sanitary Facilities	0	0%
	Inadequate Utilities	113	100%
	Excessive Land Coverage	59	52%
	Deleterious Land Use or Layout	0	0%
	Lack of Community Planning	113	100%
	Environmental Clean-Up	0	0%
	Low EAV Growth in 3 of Last 5 Years	NO	
	Total # of Factors Existing	7	
	Factors Existing to a Qualifying Extent	4	
<b>50% or More of Area has 3 or More Factors Plus Age</b>	<b>YES</b>		

<u>Undeveloped Land</u>	Number of Vacant Parcels	10
	Obsolete Platting	NO
	Diversity of Ownership	NO
	Tax Delinquent	NO
	Deterioration in Adjacent Areas	YES
	EPA Remediation Costs	NO
	Low EAV 3 of last 5	YES
	<b>2 of the 6 Preceding Factors</b>	<b>YES</b>
	Unused Quarry, Mines, or Strip Mine Ponds	NO
	Unused R/R R.O.W. Track, or Yard	NO
	Chronic Flooding	NO
	Illegal Disposal Site	NO
	Town or Village Center	NO
	Qualified as Improved	NO
	<b>1 of the 6 Preceding Factors</b>	<b>NO</b>

### **Section III. Findings of Need for Tax Increment Financing**

The above study determined that the Redevelopment Project Area as a whole qualifies for tax increment financing as a combination “conservation/blighted area”. In addition to this determination, the Act requires that additional requirements be met before adopting a Redevelopment Plan. These additional findings follow.

#### **A. The Redevelopment Area Exceeds the Statutory Minimum Size**

The Oblong TIF #2 Redevelopment Area contains approximately 160 acres of developed property, undeveloped property, and existing rights-of-way. The Village, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act.

#### **B. The Redevelopment Project Area is Contiguous**

The Oblong TIF #2 Redevelopment Project Area is contiguous, and is contained within a single perimeter boundary. Therefore, the Village meets this requirement.

#### **C. All Properties Included will Substantially Benefit**

The Village believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

#### **D. The Area, on the Whole, is not Subject to Growth**

The Area has generated little growth in real property taxes and there has been insignificant private investment in the Redevelopment Project Area, as a whole, to enhance the tax base of the Village or of the other affected taxing districts. The Area as a whole has shown minimal growth. This Area cannot reasonably be anticipated to develop, or further redevelop, without the adoption of tax increment financing. Therefore this requirement is met.

### **E. The TIF Plan and Project Conform with the Village's Comprehensive Plan**

The Village has determined that this Redevelopment Plan is consistent with the goals and objectives of the Comprehensive Plan for the community as a whole.

The Future Land Use Plan, shown in **Exhibit D - Future Land Use Map**, conforms to that Comprehensive Plan, and all development within the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

### **F. The Redevelopment Plan Meets the Statutory Timeframe**

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area by the Village. If available and deemed appropriate by the Village, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

### **G. The Area Would not be Developed But For Tax Increment Financing**

The Village finds that the Redevelopment Project Area would not reasonably be further developed without the use of tax increment revenues. The Village pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur "but for" assistance from tax increment financing.

### **H. The Assessment of Financial Impacts on Taxing Districts is Outlined**

The Village of Oblong finds that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts will be minimal. Potential negative impact upon local taxing districts due to the Redevelopment Project Area is expected to be

minor since this Plan does not include high-service uses, and due to the fact that the Redevelopment Project Area is now creating insignificant incremental revenue compared to the Village. The developments implicit in this Plan would, potentially, create jobs and sales tax and would contribute to the local economy in ways far beyond simple incremental increases.

Roadway and access improvements will be beneficial to emergency service providers. Removal, or improvement, of dilapidated structures within the Area will create a better impression for those within the Village, as well as those passing through it. Without development in the Area, which is currently nominal, local taxing districts fail to benefit from tax revenues generated by new development, or from any future redevelopment projects.

Impact on the school system will also be negligible as the Area, while containing some residential properties, has no residential vacancies and, therefore, little opportunity for an *increase* in student load.

Once this Plan and related projects have been implemented, and the anticipated commercial development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. The Village anticipates this investment will not only benefit properties within the TIF Area but will also radiate outward to those properties outside of the Area's boundaries. This "radiant effect" will generate additional tax revenues for the community and for all local taxing districts immediately as well as in the more distant future.

The Village, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

## Section IV. Redevelopment Plan

### A. Introduction

This section presents the Redevelopment Plan for the Oblong TIF #2 Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

*...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. Future Land Use Plan

The Future Land Use Plan for the Redevelopment Project Area is presented as **Exhibit D - Future Land Use Map**. All redevelopment projects shall be subject to the provisions of the Village of Oblong' ordinances and other applicable codes as may be in existence at that time.

### C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing.
2. Prevent the recurrence of blighting conditions and those conditions precedent to blight.

3. Enhance the real estate tax base for the Village of Oblong and all other taxing districts which extend into the Redevelopment Project Area.
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the Village and surrounding areas.
5. Complete all public and private actions required in and by this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

#### **D. Policies**

Appropriate policies have been, or will be, developed by the Village of Oblong in regards to the undertaking of this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Actively market the Redevelopment Project Area to private-side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in the Plan.

5. Seek out additional sources of revenue to help “kick start” development and redevelopment activities in the Redevelopment Project Area.
6. Monitor the public and private actions and activities occurring within the Area.
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be amended from time to time as determined by the Village.

#### **E. Redevelopment Project**

To achieve the objectives of the TIF project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

##### **1. Private Redevelopment Activities**

The private activities that are proposed for the Oblong TIF #2 Redevelopment Project Area are for mixed use, commercial and, to a lesser degree, light industrial land uses and may include, but are not limited to:

- Development of currently undeveloped, or underutilized, property for commercial, light industrial, and mixed use;
- Site improvements to accompany removal and replacement of dilapidated or severely deteriorated structures with new construction;
- Rehabilitation, repair, and remodel of existing deteriorated and/or obsolescent buildings within the Redevelopment Project Area.

## 2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Land assembly, site preparation, and environmental remediation;
- Street work, to include curb and gutter construction or repair; signalization; and repair, reconstruction, and/or repaving of appropriate streets;
- Storm sewer installation, drainage improvements, upgrade, replacement, and/or extension of water lines, sanitary sewers, and other sewer and water system components and structures;
- Marketing of properties.

## **Section V. Implementation Strategy**

### **A. Introduction**

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency and to take advantage of current interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the Village to better manage public expenditures within the Area used to spur development by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the Village will work to adopt the Redevelopment Plan. Once the Plan is adopted, the Village will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Development and Redevelopment Project.

### **B. Estimated Redevelopment Project Costs**

Costs that may be incurred by the Village as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for planning, architectural, engineering, legal, financial, or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below

ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under 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.
8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred

within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project.

9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. 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.
11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

13. 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;
  - (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;
  - (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;
  - (E) The cost limits set forth in subparagraphs (B) and (D) above are modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) above for these situations;
  - (F) The municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of the construction of those units may be derived from the proceeds of bonds issued by the municipality.

14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

### **C. Estimated Budget for Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit E - Estimated Redevelopment Project Budget**. This estimate includes reasonable and necessary costs estimated to be incurred during the implementation and entire lifetime of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

These figures do not include financing costs, so financing and bond issuance costs that may be incurred in conjunction with redevelopment projects are not included here.

### **D. Most Recent Equalized Assessed Valuation**

The most recent total equalized assessed valuation for the Redevelopment Project Area is \$1,899,039. The individual parcels which make up the Area are shown in **Appendix A – Parcel ID List**. The County Clerk of Crawford County will verify the Base EAV amount upon the adoption of the Village ordinances approving the Oblong TIF #2 Redevelopment Plan and Project, creating the Redevelopment Project Area, and approving tax increment financing.

## **E. Redevelopment Valuation**

Contingent on the adoption of the Oblong TIF #2 Redevelopment Plan and Project and commitment by the Village to the Redevelopment Program, it is anticipated that major private developments and/or improvements will occur within this Redevelopment Project Area.

Private investment is expected to increase the equalized assessed valuation by approximately \$9,212,496. Therefore, after redevelopment, the total estimated equalized assessed valuation will be approximately \$11,111,534.

## **F. 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 Village. Under such financing, tax increment revenue, in the form of 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 Tax 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 Village of Oblong, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Redevelopment Project Area, and applicable revenues from any abutting tax increment financing areas in the Village. In turn, this tax increment financing area may also provide monies to other abutting tax increment financing areas in the Village.

## **G. Nature and Term of Obligation**

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.

In order to expedite the implementation of the Redevelopment Plan, the Village of Oblong, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to this Redevelopment Plan, for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

## **H. Fair Employment Practices and Affirmative Action**

The Village of Oblong will insure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The Village will additionally insure that all recipients of tax increment financing assistance adhere to these policies.

## **I. Certifications**

The Village of Oblong certifies that the Oblong TIF #2 Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units, nor does the Redevelopment Area include 75 or more inhabited residential units. The Village therefore has determined that no Housing Impact Study is needed.

The Village does not anticipate that this Plan will result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act.

If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the Village would provide affordable housing and relocation assistance *not less* than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n) (7).

## **Section VI. Amending the TIF Plan**

The Oblong TIF #2 Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq.

## **Section VII. Reporting and Meeting**

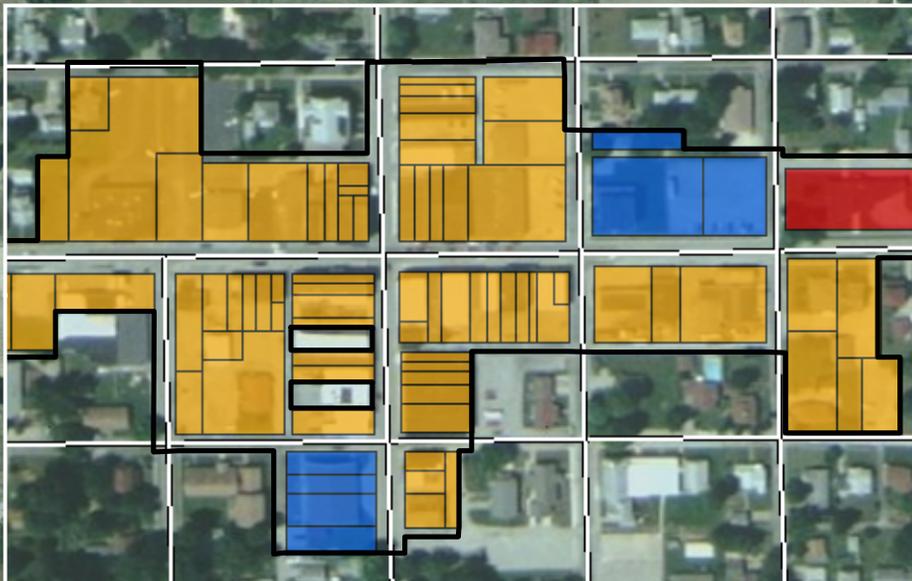
The Village shall adhere to all reporting and meeting requirements as provided for in the Act.

Exhibit D  
Future Land Use  
Oblong TIF #2  
Redevelopment Area  
Oblong, IL

Legend

-  TIF 2 Boundary
-  Commercial
-  Institutional
-  Mixed Use

Downtown Land Use



## **Exhibit E**

### **Estimated Budget for Redevelopment Project Costs**

<u><b>Description</b></u>	<u><b>Estimated Cost</b></u>
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services	\$1,000,000
Cost of marketing sites within the Area to prospective businesses, developers, and investors	\$1,000,000
Property assembly costs; including acquisition of land and other property; real or personal, demolition of structures, site preparation, and the clearing and grading of land	\$2,500,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, including residential structures, fixtures, or leasehold improvements	\$6,500,000
Cost of the construction of public works or improvements (construction, reconstruction or repair of rights of way, streets, roadways, curbs and gutters, pedestrian walkways and sidewalks, street lighting, public utilities; including sanitary sewer, storm sewers, lift stations, water lines, and associated water treatment plant components)	\$9,000,000
Financing costs; including those related to the issuance of obligations; Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project	\$2,000,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law	\$100,000
<b>Total Estimated Budget</b>	<b>\$22,100,000</b>

*Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$22,100,000 plus any additional interest and financing costs as may be required.*

**Appendix A**  
**Parcel ID List**

Map Number	Parcel ID Number	Map Number	Parcel ID Number	Map Number	Parcel ID Number
05-36-100-003	04-0-36-000-006-000	05-36-351-007	04-4-31-030-007-000	05-36-407-001	04-4-36-040-043-000
05-36-100-008	04-0-36-000-008-002	05-36-351-006	04-4-31-030-008-000	05-36-407-002	04-4-36-040-043-001
06-31-401-005	Could Not Find	06-31-351-005	04-4-31-030-009-000	06-31-407-003	04-4-36-040-043-002
06-31-309-001	04-4-31-012-008-000	06-31-351-004	04-4-31-030-010-000	06-31-435-001	04-4-36-040-052-000
06-31-309-002	04-4-31-012-009-000	06-31-351-003	04-4-31-030-011-000	06-31-430-011	04-4-36-040-054-000
06-31-309-003	04-4-31-012-010-000	06-31-351-002	04-4-31-030-012-000	06-31-431-009	04-4-36-040-055-000
06-31-309-004	04-4-31-012-011-000	06-31-351-001	04-4-31-030-013-000	06-31-430-006	04-4-36-040-057-000
06-31-309-005	04-4-31-012-012-000	06-31-351-011	04-4-31-030-014-000	06-31-430-005	04-4-36-040-058-000
06-31-309-008	04-4-31-012-013-000	06-31-351-012	04-4-31-030-015-000	06-31-430-004	04-4-36-040-059-000
06-31-309-009	04-4-31-012-014-000	06-31-351-013	04-4-31-030-016-000	06-31-430-003	04-4-36-040-060-000
06-31-309-010	04-4-31-012-015-000	06-31-351-014	04-4-31-030-017-000	06-31-430-001	04-4-36-040-061-000
06-31-309-011	04-4-31-012-017-000	06-31-351-015	04-4-31-030-018-000	06-31-430-002	04-4-36-040-062-000
06-31-309-012	04-4-31-012-018-000	06-31-351-016	04-4-31-030-019-000	06-31-429-004	04-4-36-040-063-000
06-31-309-007	04-4-31-012-022-000	06-31-354-006	04-4-31-030-033-000	06-31-429-003	04-4-36-040-064-000
06-31-309-006	04-4-31-012-023-000	06-31-354-001	04-4-31-030-034-000	06-31-429-002	04-4-36-040-065-000
06-31-310-007	04-4-31-012-049-000	06-31-354-002	04-4-31-030-035-000	06-31-429-001	04-4-36-040-066-000
06-31-310-006	04-4-31-012-050-000	06-31-354-003	04-4-31-030-035-001	06-31-406-003	04-4-36-040-067-000
06-31-311-005	04-4-31-012-071-000	06-31-353-002	04-4-31-031-001-000	06-31-406-002	04-4-36-040-068-000
06-31-328-005	04-4-31-013-011-000	06-31-353-001	04-4-31-031-002-000	06-31-406-001	04-4-36-040-069-000
06-31-312-005	04-4-31-013-016-000	06-31-353-012	04-4-31-031-003-000	06-31-405-002	04-4-36-040-070-000
06-31-312-006	04-4-31-013-017-000	06-31-353-011	04-4-31-031-003-001	06-31-405-003	04-4-36-040-071-000
06-31-312-007	04-4-31-013-018-000	06-31-353-013	04-4-31-031-004-000	06-31-405-004	04-4-36-040-072-000
06-31-328-006	04-4-31-013-019-000	06-31-401-006	04-4-36-020-002-000	06-31-405-001	04-4-36-040-073-000
06-31-328-014	04-4-31-013-020-000	06-31-401-010	04-4-36-020-006-000	06-31-431-011	04-4-36-040-074-000
06-31-328-015	04-4-31-013-021-000	06-31-404-008	04-4-36-020-021-000	06-31-431-012	04-4-36-040-075-000
06-31-328-020	04-4-31-013-022-000	06-31-428-008	04-4-36-022-036-002	06-31-431-013	04-4-36-040-076-000
06-31-328-017	04-4-31-013-022-002	06-31-428-003	04-4-36-022-037-000	06-31-431-014	04-4-36-040-077-000
06-31-328-023	04-4-31-013-023-000	06-31-428-007	04-4-36-022-054-000	06-31-431-016	04-4-36-040-079-000
06-31-328-024	04-4-31-013-024-000	06-31-428-009	04-4-36-022-055-001	06-31-431-017	04-4-36-040-080-000
06-31-328-018	04-4-31-013-025-000	06-31-428-010	04-4-36-022-056-000	06-31-431-020	04-4-36-040-085-000
06-31-328-025	04-4-31-013-026-000	06-31-428-011	04-4-36-022-057-000	06-31-431-010	04-4-36-040-086-000
06-31-328-026	04-4-31-013-027-000	06-31-428-012	04-4-36-022-058-000	06-31-431-008	04-4-36-040-087-000
06-31-328-019	04-4-31-013-028-000	06-31-428-013	04-4-36-022-059-000	06-31-431-007	04-4-36-040-088-000
06-31-328-022	04-4-31-013-029-000	06-31-428-017	04-4-36-022-060-000	06-31-431-006	04-4-36-040-088-001
06-31-328-021	04-4-31-013-048-001	06-31-428-016	04-4-36-022-061-000	06-31-431-005	04-4-36-040-089-000
06-31-352-003	04-4-31-030-001-000	06-31-428-015	04-4-36-022-062-000	06-31-431-004	04-4-36-040-090-000
06-31-352-002	04-4-31-030-002-000	06-31-428-014	04-4-36-022-064-000	06-31-431-003	04-4-36-040-091-000
06-31-352-001	04-4-31-030-003-000	06-31-434-010	04-4-36-040-019-000	06-31-431-002	04-4-36-040-092-000
06-31-351-010	04-4-31-030-004-000	06-31-434-009	04-4-36-040-020-000	06-31-431-001	04-4-36-040-092-001
06-31-351-009	04-4-31-030-005-000	06-31-434-008	04-4-36-040-021-000	06-31-435-002	04-4-36-040-093-000
06-31-351-008	04-4-31-030-006-000	06-31-434-007	04-4-36-040-022-000	06-31-405-005	Could Not Find

# **Appendix B**

## **Legal Description**

Within the Illinois County of Crawford, Village of Oblong and BEGINNING AT THE northeast corner of parcel 04-4-31-013-028-000; thence proceeding westerly to the east edge of parcel 04-4-31-013-021-000; thence northerly to the northeast corner of same parcel; thence westerly to the northwest corner of parcel 04-4-31-013-020-000 thence southerly to that same parcel line's intersection with the northern edge of the right of way line of Illinois Street; thence westerly along same right of way line to the western edge of the right of way line of Taylor Street; thence southerly along same right of way line to the southeast corner of parcel 04-4-31-013-012-000; thence proceeding westerly to the western edge of the right of way line of Harrison Street; thence southerly along same right of way line to the southeastern corner of parcel 04-4-31-012-074-000; thence westerly crossing the right of way encompassing Grant Street to the southeast corner of parcel 04-4-31-012-050-000; thence northerly to northeast corner of same parcel; thence westerly to the northwest corner of same parcel; thence northerly along the eastern right of way line of Garfield Street to same right of way line's intersection with the northern right of way line of Illinois Street; thence westerly to same right of way line's intersection with the western right of way line's intersection with the western right of way line of Range Street; thence southerly along same right of way line to the southeast corner of parcel 04-4-36-022-035-000; thence westerly to the southwest corner of parcel 04-4-36-022-035-000; thence northerly to that same parcel line's intersection with the northern right of way of Illinois Street; thence westerly along same right of way line to a point of intersection of that same right of way line and a line due north of the northwest corner of parcel 04-4-36-022-037-000; thence southerly along same described parcel line following south to the northeast corner of parcel 04-4-36-022-054-000; thence westerly to the north west corner of same parcel; thence southerly to the intersection of same parcel line and the northern edge of the right of way line of Illinois Highway 33 (that being henceforth named as Main Street); thence proceeding westerly, crossing rights of way encompassing Wilson Street and Jackson Street, to that same right of way line's intersection with the eastern edge of the right of way line of Washington Street; thence northerly to the northwest corner of parcel 04-4-36-022-046-000; thence westerly, crossing the right of way encompassing Washington Street, to the northwest corner of parcel 04-4-36-020-021-000; thence southerly along same parcel line to same parcel line's intersection with the northern edge of the right of way line of Main Street; thence westerly, crossing rights of way encompassing Jefferson Street and Madison Street, to the southwest corner of parcel 04-4-36-020-007-000; thence northerly along same parcel line to northwest corner of same parcel; thence westerly, crossing the right of way encompassing Joy Street, to the northwest corner of parcel 04-4-36-020-006-000; thence southerly to the northern right of way line of Main Street; thence westerly to the southeast corner of parcel 04-4-36-020-002-000; thence northerly to the northeast corner of same parcel; thence westerly to the eastern right of way of Farley Road; thence northerly along same right of way to a point due east of the northeast corner of parcel 04-0-36-000-008-002; thence westerly, crossing the right of way encompassing Farley Road, to the northwest corner of same parcel; thence northerly following the east edge of parcel 04-0-36-000-006-000 to the northeast corner of same parcel; thence westerly to the northwest corner of same parcel; thence southerly to the northernmost point of parcel 04-0-36-000-004-000; thence southeasterly to the easternmost point of same parcel; thence southerly, crossing the right of way encompassing Main Street, to the southern edge of the right of way line of Main Street; thence easterly to a point due south of the southwestern corner of parcel 04-0-36-000-007-000; thence northerly along same parcel line to the northwest corner of same parcel; thence easterly to the northeast corner of parcel 04-0-36-000-006-001; thence southerly, crossing the right of way encompassing Main Street, to the southern edge of the right of way line of Main Street; thence easterly to the northwest corner of parcel 04-4-36-040-073-000; thence southerly along same parcel line to the southeast corner of

same parcel; thence southeasterly along same parcel line to the southeast corner of parcel 04-4-36-040-093-000; thence northerly along same parcel line to the northeast corner of same parcel; then westerly along same parcel line to the eastern edge of the right of way of Washington Street; thence northerly along same right of way, crossing the right of way encompassing Missouri Street, to its intersection with the northern edge of the right of way of Missouri Street; thence westerly along same right of way to its intersection with the eastern edge of Jefferson Street. Thence northerly along same right of way to the northeastern corner of parcel 04-4-36-040-001-000; thence easterly, crossing the rights of way encompassing Washington Street and Jackson Street, to the southeast corner of parcel 04-4-36-040-057-000; thence northerly to the northwest corner of parcel 04-4-36-040-053-000; thence easterly along same parcel line to its intersection with the western right of way of Adams Street; thence southerly along same right of way to its intersection with the southern right of way line of Missouri Street; thence easterly along same right of way, crossing the right of way encompassing Adams Street, to the northeastern corner of parcel 04-4-36-040-023-000; thence southerly along same parcel line to the southeastern corner of parcel 04-4-36-040-025-000; thence easterly, crossing the right of way encompassing Main Street, to the eastern edge of the right of way of Main Street; thence northerly to the northwest corner of parcel 04-4-31-030-037-000; thence easterly to a point due south of the southeast corner of parcel 04-4-31-030-033-000; thence northerly along same parcel line to the southern right of way line of Missouri Street; thence easterly to a point due south of the southeast corner of parcel 04-4-31-030-019-000; thence northerly along same parcel line, crossing the right of way of Missouri Street, to the northeast corner of parcel 04-4-31-030-015-000; thence easterly along same right of way line, crossing the right of way encompassing Garfield Street, to the western right of way line of Grant Street; thence southerly along same right of way line, crossing the right of way encompassing Missouri Street, to the southern right of way line of Missouri Street; thence easterly along same right of way line, crossing the right of way encompassing Grant Street, to a point due south of the southeast corner of parcel 04-4-31-031-004-000; thence northerly along same parcel line to the northeast corner of same parcel; then westerly to the southeast corner of parcel 04-4-31-031-001-000; thence northerly along same parcel line to the southern right of way line of Main Street; thence easterly along same right of way line, crossing the right of way encompassing Taylor Street, to a point due south of the southeast corner of parcel 04-4-31-013-027-000; thence northerly along same parcel line, crossing the right of way encompassing Main Street, TO THE POINT OF BEGINNING; excluding from within described boundary those parcels - 04-4-36-040-078-000, 04-4-36-040-081-000, and 04-4-36-040-082-000 - for statutory reason.

This being the description of the Oblong TIF #2 Redevelopment Project Area on this date; March 29, 2010.