



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Economic Development Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP, Director, Community Development Services

DATE: July 24, 2014

SUBJECT: **A RESOLUTION APPROVING THE EXECUTION OF A CONTRACT FOR PROFESSIONAL SERVICES (Peckham Guyton Albers & Viets, FY 2014 - 2015)**

Description

The City of Urbana's Tax Increment Finance District #1 located in the core of Downtown Urbana is set to expire at the end of 2016. This original Urbana TIF District took effect in 1981 and was amended in 2004 to revise the area development goals and to extend the life of TIF #1 an additional 12 years. As TIF #1 approaches the end of its life in about two years' time, the City is faced with the prospect of having no robust tools to incentivize economic development and entrepreneurship in its core downtown.

In accord with the recently approved City Council and Mayor Goals and the current city budget, staff is proposing to move forward with a feasibility study and redevelopment plan for a new Downtown TIF District that, if ultimately created, would provide a funding source for economic incentives to private development as well as a source of capital for catalyzing public infrastructure investments through the end of 2038.

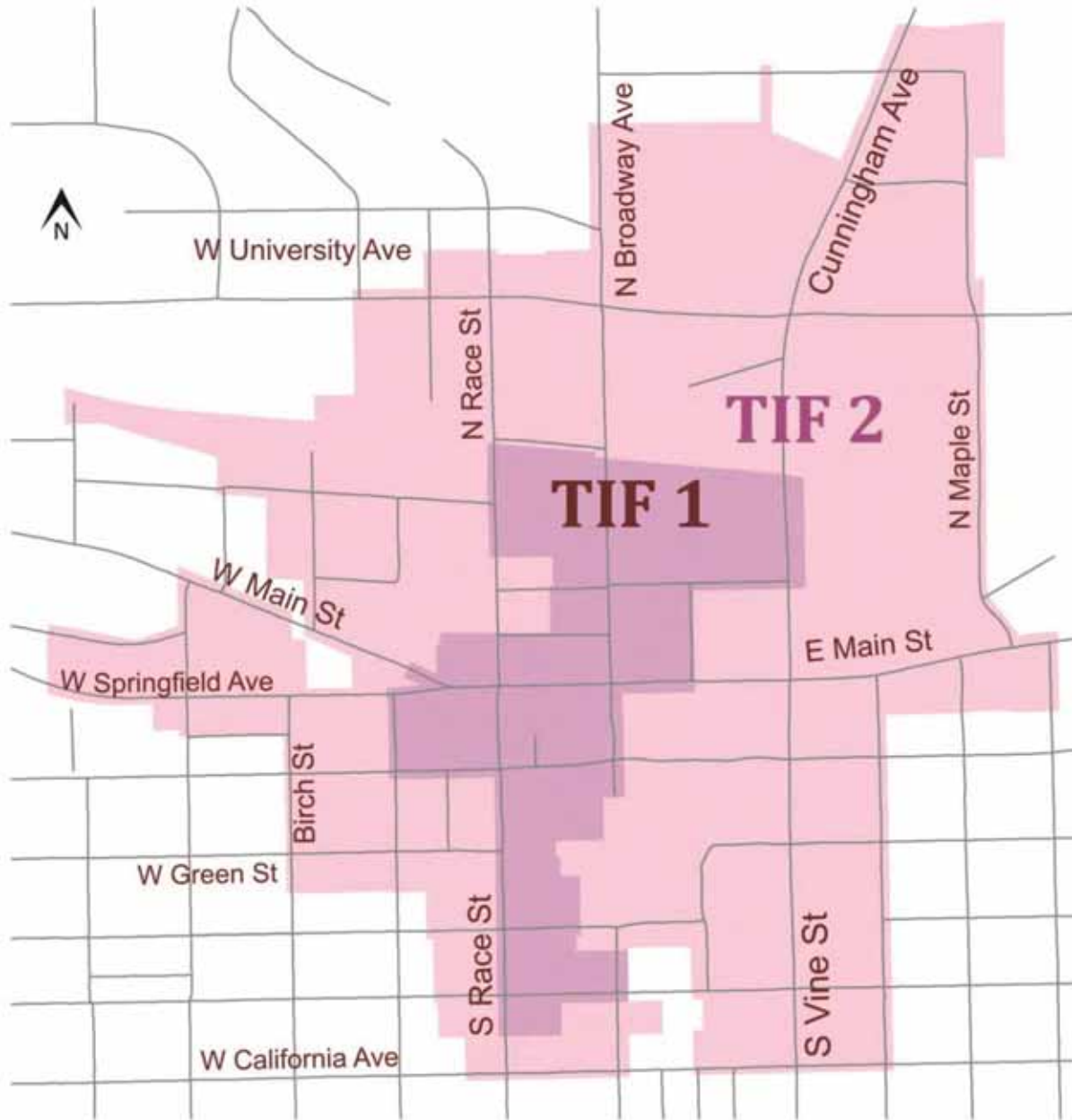
City staff recommends entering into a service contract with the City's long-standing TIF consultant Peckham Guyton Albers & Viets (PGAV) in the amount of \$35,000 to immediately begin the planning process so that the City and its taxing partners will have the opportunity to comfortably establish a new Downtown TIF District prior to or coincidentally with the expiration of TIF #1.

Issues and Discussion

Tax Increment Financing is the premier economic development tool of municipalities in the State of Illinois. The Urbana City Council and Mayor Goals 2014 – 2017 list growing and attracting new jobs and opportunities as a top objective toward achieving the goal of greater

economic development and entrepreneurship in the City. One of the actions described under this objective is to explore the future of TIF districts for Downtown Urbana.

Current Downtown TIF District Boundaries



A new TIF District is expected to be vital in the implementation of elements of the 2012 Downtown Plan, the 2008 Boneyard Creek Master Plan, the 2010 Signage and Wayfinding Study, the 2014 Intergovernmental Agreement with the Champaign-Urbana Mass Transit District for a new Downtown Transit Facility, and the 2014 – 2017 City Council and Mayor

Goals. All of these documents pertaining to the revitalization of Downtown Urbana were created after the most recent downtown TIF extensions and redevelopment plan amendments in 2004 and 2005. Therefore, each of the City's relevant plans would be newly considered in the process of formulating a prospective redevelopment plan for a new Downtown TIF District. The new TIF redevelopment plan would also be kept in alignment with the 2005 Comprehensive Plan.

Whether a new Downtown TIF District is established or not, the end of the life of TIF #1 will return over \$6 million in taxing value to all of the taxing bodies including the City. Since the creation of TIFs #1 and #2 in the 1980's, these crucial economic development tools have provided assistance in a variety of projects including: the construction of the Stratford Apartments, the reconstruction of Main Street, Race Street and Broadway Avenue, the current revitalization of segment 3 of the Boneyard Creek, upgrades to Lincoln Square Mall, the Urbana Landmark Hotel and many other downtown buildings, the creation of Urbana Crossing and the Schnuck's grocery store, the creation of Gateway Shoppes, the Curbanas pilot program, investment in downtown promotion and marketing, the construction of Urbana's downtown parking deck, and district-wide streetscaping of Downtown Urbana.

It is anticipated that the study for a new Downtown TIF would look at options to set the stage for the continuation of the Boneyard improvements, the achievement of a Downtown transit facility, the redevelopment of the School District's current office site, the inclusion of more public and open spaces, as well as creating incentive opportunities for multiple private redevelopment and new construction projects. The TIF study is the first step in exploring the feasibility of a new downtown TIF District and outlining the potential goals of the TIF over the following two decades.

The attached resolution to approve a proposed professional service contract with PGAV (see Exhibit A) would allow for the study of an area of Downtown that encompasses most of the existing TIF #1 and also portions of the existing TIF #2. The study will consider "de-TIFing" portions of TIF #2 in order to make them a part of the proposed new Downtown TIF District. This would return additional tax base to the City's taxing partners and to the City's general fund prior to the expiration of TIF #2 at the end of 2022. Doing so would also allow for the inclusion of properties that have not performed in TIF #2 into the proposed new Downtown TIF District.

PGAV's extensive experience in the State of Illinois and notably its repeated experience in working with the City of Urbana's TIF Districts (see Exhibit B), make PGAV the ideal partner to perform the feasibility study and redevelopment plan in consultation with City staff. Recent turnover in the City's Community Development and Finance Departments have placed a premium on PGAV's working knowledge of Urbana's historic TIF activities. PGAV is committing to complete the feasibility study and redevelopment plan within a 12 month time frame from the commencement of the proposed contract. This timeframe should allow for up to a year to fully enact the new TIF Downtown District after the completion of the study in order to avoid a lapse in the use of this vital economic development tool.

Fiscal Impacts

This professional service contract is expected to cost \$35,000. Provisions of the contract allow for additional service charges should staff expand the scope of the contract. The FY 2014 – 2015 budget permits expenditure up to \$45,000 from TIF #2 for this study leaving \$10,000 in budgeted contingency for any necessary additional services or expenses.

Options

The City Council has the following options with respect to this resolution:

1. The City Council may approve the resolution as presented.
2. The City Council may approve the resolution with changes, understanding that any changes must be agreed to by the PGAV.
3. The City Council may deny the resolution.

Recommendation

Staff recommends that the City Council approve the attached resolution.

Prepared By:

A handwritten signature in black ink, appearing to read "BS Boys", written over a horizontal line.

Brandon S Boys
Economic Development Coordinator

Attachments: A - Adopting Resolution with attached proposed PGAV/City of Urbana
Professional Service Contract
B – PGAV Overview of Relevant Illinois and Urbana TIF Experience

Attachment A

RESOLUTION NO. 2014-07-042R

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A
CONTRACT FOR PROFESSIONAL SERVICES**

(Peckham Guyton Albers & Viets, Inc., FY 2014-2015)

WHEREAS, the City of Urbana (the "City") has heretofore established two tax increment financing redevelopment project areas (commonly referred to as "TIF District No. 1" and "TIF District No. 2") utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the "TIF Act") to facilitate development in the downtown and adjoining areas; and

WHEREAS, the last tax levy year for TIF District No. 1 is 2015 with levy to be collected in 2016; and

WHEREAS, tax increment financing has proven to be an effective tool to leverage private investment in the downtown area although there continues to be a need to induce building improvements and redevelopment within the area; and

WHEREAS, the City desires to explore the feasibility of establishing a new tax increment finance redevelopment project area ("TIF Project Area") for a certain portion of the downtown area of the City; and

WHEREAS, Peckham Guyton Albers & Viets, Inc. ("PGAV") is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans and uniquely experienced in providing these services to the City; and

WHEREAS, the City and PGAV have established a long standing relationship related to the study and implementation of tax increment financing in the City; and

WHEREAS, given the relationship which the City has established with PGAV and given PGAV's unique expertise in undertaking studies to evaluate the feasibility and possibility of establishing tax increment financing districts, both in the City of Urbana, Illinois and elsewhere, PGAV can be considered a sole-source provider; and

WHEREAS, in order to establish a new TIF Project Area, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the TIF Project Area is eligible under the applicable provisions of the TIF Act; and

WHEREAS, in the event all or a portion of the TIF Project Area is eligible for designating as a TIF redevelopment project area, the City wishes to direct PGAV to prepare a redevelopment plan for this area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Urbana, Illinois, as follows:

Section 1.

A Contract for Professional Services by and between the City of Urbana, a Municipal Corporation, and the Peckham Guyton Albers & Viets, Inc., a Corporation, in substantially the form attached hereto as Exhibit A and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2.

The Mayor of the City of Urbana, Illinois, shall be and the is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Contract as so authorized and approved for and on behalf of the City of Urbana, Illinois.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF URBANA, ILLINOIS AND PECKHAM GUYTON ALBERS & VIETS, INC.
(Proposed Central TIF District)**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Urbana, Illinois (hereinafter referred to as the "City") and Peckham Guyton Albers & Viets, Inc., (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City has heretofore established two tax increment financing redevelopment financing redevelopment project areas (commonly referred to as "TIF District No. 1" and "TIF District No. 2") utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the TIF Act) to facilitate development in the downtown and adjoining areas; and

Whereas, the last tax levy year for TIF District No. 1 is 2015 with levy to be collected in 2016; and

Whereas, tax increment financing has proven to be effective tool to leverage private investment in the downtown area although there continues to be a need to induce building improvements and redevelopment within the area; and

Whereas, the City desires to explore the feasibility of establishing a new tax increment finance redevelopment project area ("TIF Project Area) for a certain portion of the City; and

Whereas, in order to establish a new TIF Project Area, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the TIF Project Area is eligible under the applicable provisions of the Act; and

Whereas, in the event all or a portion of the TIF Project Area is eligible for designating as a TIF redevelopment project area, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES TO BE UNDERTAKEN BY PGAV

Task A. Initial Work Session

PGAV will meet with City representatives and its TIF counsel to identify and discuss issues that need to be considered for the proposed TIF program, including the following:

1. Discuss preliminary redevelopment/revitalization objectives and any property owner or developer interest in the TIF Project Area.
2. Identify properties currently located in TIF 2 that may be appropriate for inclusion in the new TIF Project Area.
3. Revisit the issue of potential displacement of inhabited housing units based on the Comprehensive Plan future land use designations, zoning classification or potential redevelopment projects.
4. Determine if there may be any necessary changes to the City's Comprehensive Plan based upon the preliminary TIF plan objectives.
5. Review the TIF Act requirements relating to elected City official or City staff having an ownership interest in any real property located in the study area. If such exists, discuss options of complying with conflict of interest provisions of the TIF Act.
6. Any other TIF related ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process, including status of existing TIF incentive agreements and identification of potential future redevelopment sites/projects.

Task B. Eligibility Analysis

1. The area being considered for use of tax increment financing is shown on Exhibit A entitled *Study Area Boundary for the Potential New TIF Project Area* which is attached hereto and hereby made a part of this Agreement. This boundary will constitute the preliminary boundary for the TIF Project Area and will subject to change based upon the findings of the Eligibility Analysis.
2. PGAV will conduct a field survey of conditions on each property within the proposed TIF Project Area to determine the presence of eligibility factors per the current definitions of "blighted area" and "conservation area" contained in the Act. PGAV will provide one staff person to conduct the field survey of existing conditions. The City will provide one or more staff persons to assist the PGAV staff person in conducting the field survey.
3. PGAV will also examine any evidentiary documentation, to be provided by the City, concerning building code violations, inadequate utilities and any other information that may affect the public health safety and welfare, to the extent such information is available. The findings will be documented with map annotations and narrative.
4. PGAV will conduct a trend analysis of the historical data on assessed values of all properties located within the proposed TIF Project Area to determine if such trends can be used as an eligibility factor and/or to document lack of growth and investment on the part of private enterprise.
5. PGAV will compile the findings from the above tasks 2 through 4 into an Eligibility Analysis report. "Eligibility Analysis" shall mean and include a written report summarizing PGAV's findings and assessment of all eligibility factors identified within the proposed TIF Project Area and will also document and describe the following: a) all eligibility factors identified through field work, b) all eligibility factors identified through examination of evidentiary documentation, c)

all eligibility factors identified in the analysis of trends and historical data, and d) all other findings which PGAV deem as essential in the consideration of the Project Area for use in tax increment financing. PGAV will provide the City with four (4) hard copies of the draft Eligibility Analysis report for review by staff and TIF counsel.

6. Based upon the findings of the field work, other research findings and feedback from the City, PGAV will recommend a final boundary for the TIF Project Area. Upon concurrence by the City's point of contact, PGAV will finalize the Eligibility Analysis and incorporate it in the Redevelopment Plan as described in Task C below.

Task C. Redevelopment Plan

PGAV will prepare a Redevelopment Plan for the TIF Project Area. This Redevelopment Plan will include as provided for in the TIF Act:

1. Redevelopment Plan/Statutory Requirements:
 - a. Redevelopment plan objectives.
 - b. Generalized land use to apply to the TIF Project Area.
 - c. Description of private projects and necessary public actions.
 - d. Implementation strategy.
 - e. Estimated redevelopment project costs, based in part, on the estimates of the projected tax increment revenue that may be generated over the life of the TIF program.
 - f. Estimate of equalized assessed value of the TIF Project Area after redevelopment.
 - g. The eligibility findings for the TIF Project Area as documented in Task A of this Scope of Services.
 - h. Include documentation that "but for TIF" the Plan will not be implemented.
 - i. Include evidence that the subject TIF Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
 - j. Taxing district impacts. This will also estimate the impact of TIF on the School District's General State Aid entitlements.
 - k. Appendix containing photographs evidencing conditions in the TIF Project Area.
2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

- a. Redevelopment Project Area Map for the TIF Project Area, prepared in ArcGIS.
- b. Existing Conditions Map, prepared in ArcGIS and color coded.
- c. General Land Use Plan, prepared in ArcGIS and color coded.
- d. Estimated Redevelopment Project Costs.
- e. Parcel key map indexed to a list of County Permanent Identification Numbers (PINs), property owners and most recent equalized assessed valuation (EAV).

3. Redevelopment Plan Report:
 - a. PGAV will provide the City with four (4) hard copies of the draft Redevelopment Plan for review by staff and TIF counsel.
 - b. Upon receipt of feedback from the City, PGAV will finalize the Redevelopment Plan for the public review and approval process. PGAV will provide thirty (30) hard copies of the Redevelopment Plan for the City's distribution to the Mayor and Council and to the affected taxing districts.
 - c. PGAV will also provide digital files of the Redevelopment Plan document in PDF form for posting on the City's website. The ArcGIS data files will be provided to the City as well.

Task D. Review & Approval Process

1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed TIF Project Area. Included in this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the Act.
2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan.
3. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and at the required public hearing. This assumes not more than two (2) meetings for these purposes.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.
- B. A digital base map of the proposed TIF Project Area with appropriate ArcGIS shape files. Said digital map files, at a minimum, shall include parcels, street names, water features, PIN numbers and high-resolution aerial photography.
- C. Prepare required resolutions, ordinances and legal notices related to the TIF review and approval process.
- D. Collect the most recent equalized assessed valuation (E.A.V.) of each parcel in the proposed TIF Project Area from the County Assessor's office, including name and address of property owners. While collecting this information, the City will obtain the historical E.A.V. for each parcel going back to 2009. This information will be provided to PGAV in an Excel spreadsheet model developed by PGAV and provided to the City in digital form for data entry.
- E. Identify building permits issued over the last 10 years for the proposed TIF Project Area to the extent such information is available in the City records.
- F. Prepare the boundary description of the TIF Project Area.

- G. Accomplish any necessary amendments to the City's Comprehensive Plan, if necessary, so that the proposed uses contained in the TIF redevelopment plan are consistent with the Comprehensive Plan for the City as a whole.
- H. Be responsible for the publication of the required public meeting and hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the TIF Project Area and residential addressees within 750 feet of the TIF Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under Section I of this Agreement.
- I. Provide any other information, as available, that may be relevant to determining eligibility including information on inadequate utilities, non-compliance with building or other codes, etc.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement and payment by the City of the retainer amount referenced in Section IV, below, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City, provided that the Redevelopment Plan shall be complete and available for setting a public hearing date and place no later than 12 months from the date of execution of this Agreement.

IV. FEE & METHOD OF COMPENSATION

- A. Compensation for the completed services associated with Tasks A through D of the Scope of Services shall be \$33,000, exclusive of reimbursable expenses as stated below.
- B. Reimbursable expenses will consist of reasonable travel expenses, local mileage, long distance telephone charges, express delivery charges, photographic expenses, or the cost of printing or other reproduction of documents. Such expenses actually incurred will be billed at their direct cost to PGAV. Reimbursable expenses shall not exceed \$2,000 without prior written consent from the City.
- C. Method of Compensation shall be in accordance with the below schedule:
 - 1. \$3,000 Retainer amount upon execution of contract and submittal of invoice.
 - 2. \$16,000 upon completion of services stated in Section I, Tasks A (Work Session) and B (Eligibility Analysis) and submittal of invoice.
 - 3. \$11,000 upon completion of the Redevelopment Plan as stated in Section I, Task C and submittal of invoice.
 - 4. \$3,000 upon completion of Section I, Task D (Review and Approval Process) and submittal of invoice.

Invoices for work completed to date will be submitted to the City monthly. PGAV may submit invoices for partial completion of any Task.

- D. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our invoice. If no payment has been received within 60 days after receipt of our invoice, PGAV will suspend

services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Revisions to the Eligibility Study or TIF Redevelopment Plan if the boundaries of the TIF Project Area change after completion of said Eligibility Study.
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may be useful to the City in making decisions on specific development proposals within the TIF Project Area.
- C. Preparation of a housing impact study. It is assumed that the City will be able to certify that the Redevelopment Plan will not result in the displacement of 10 or more inhabited residential units.
- D. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
- E. Preparation of tax increment revenue history or projections to be used in support of issuance of TIF bonds or other obligations or reporting on any outstanding bond issues.
- F. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.

These services shall be considered additional work beyond the scope of this Agreement. These services may be provided at additional cost subject to a written scope of services for any such task(s) along with the fee to be paid. Any such work must be approved by the City and provided for in the form of a written addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff to conduct the work tasks specified in Section I of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement, the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. OWNERSHIP OF DOCUMENTS

Except to the extent that documents, reports or other information are prepared under the provisions of this Agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps, etc. prepared under this contract, including rights of copying and distribution.

IX. MISCELLANEOUS PROVISIONS

The Scope of Services, provided in Section I of this Agreement, is based upon the provisions of the TIF Act as of December 31, 2013. Should anything occur that would cause the TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2014.

ATTEST:

CITY OF URBANA, ILLINOIS

Phyllis D. Clark, City Clerk

Laurel Lunt Prussing, Mayor

ATTEST:

PECKHAM GUYTON ALBERS & VIETS, INC.

Michael P. Weber, Director
PGAV Planners

John Brancaglione, Vice President

Attachment: Exhibit A – Study Area Boundary for the Potential New TIF Project Area

"Attachment B"

PGAV PLANNERS OVERVIEW AND RELEVANT TIF EXPERIENCE

PGAV Planners has a long history with TIF consulting services in 22 states. In Illinois, PGAV is a leading expert in tax increment financing. Senior PGAV staff was involved in the development of the original Illinois TIF Act and continues to be active in preserving and protecting this Act for use by our municipal clients. **John Brancaglione**, Vice President of PGAV is a **long-standing member of the Board of Directors of the Illinois Tax Increment Association and a member of its Executive Committee**. **Mike Weber**, Director of PGAV Planners, is a private sector **member of the Illinois Comptroller's Local Government Finance Advisory Committee**. **Andy Struckhoff**, Associate Director of PGAV Planners, is **Secretary/Treasurer of the Economic Development Division of the American Planning Association**. Also, **PGAV is a corporate member of Council of Development Finance Agencies (CDFA)**. PGAV's professional staff are regular presenters at CDFA conferences, training seminars and webinars.

Experience in both the public and private sectors is an asset enabling PGAV to formulate viable community/economic development plans and programs. We are frequently called upon to help formulate strategic public/private partnership benefits in both sectors. Our extensive background in development financing and public financing vehicles for assisting private development sets us apart from most other planning and design firms.

The commitment to our clients has resulted in many relationships that extend beyond a single assignment. Because of this, PGAV enjoys repeat business with clients and ongoing relationships that have, in many instances, extended over periods of time ranging from 10 to 30 years. ***Solutions beyond expectations*** has been the hallmark of our name and the goal we always strive to achieve.

Listed on the following pages are TIF projects and TIF-related consulting assignments that we have been involved with for various clients **just within the State of Illinois**. This list represents 250 projects of the more than 600 TIF-related assignments performed by PGAV during the nearly 50 year history of our firm. **The projects highlighted in red are those conducted within the last five years.**

PGAV TIF Experience in Illinois:

1. *Alton, IL* – Riverfront (1994)
2. *Alton, IL* – TIF Extension Legislation Consultation (2003)
3. ***Alton, IL – Hunterstown TIF (2009)***
4. *Arcola, IL* – TIF Extension (2008)
5. *Beardstown, IL* – TIF #2 - Health Care Center (1997)
6. *Beardstown, IL* – TIF #3 - Conservation Area (2002)
7. *Beardstown, IL* – 2004 Amendment to the 1986 TIF #1 (2004)
8. *Belvidere, IL* – Downtown Belvidere – Amended Plan (1990)
9. *Belvidere, IL* – Belvidere Mall (1992)
10. *Benton, IL* – TIF #1 – Central Benton (2007)
11. *Benton, IL* – IJRL Airport TIF (2008)
12. *Bethalto, IL* – TIF #2 (Route 140) (2008)
13. *Bloomington, IL* - Veterans Parkway/Jumers Conference Center (1986)
14. *Bourbonnais, IL* – IPC TIF (I-57 Corridor) (2006)
15. *Bradley, IL* – Downtown Area (1986)
16. *Bradley, IL* – Interstate 57/State Route 50 – Regional Shopping Center (1986)
17. *Breese, IL* – 1999 Amendment To TIF #1 (1999)
18. ***Breese, IL – TIF #2 (2012)***
19. ***Brighton, IL – Central Area TIF (2014)***
20. *Byron, IL* – Central RPA (2004)
21. *Carbondale, IL* – TIF #1 (2003)
22. *Caseyville, IL* – 2003 Amendment to TIF #3 (2003)
23. *Centralia, IL* – Principal Meridian Business Park IPC - IJRL TIF (2006)
24. *Centralia, IL* – Northwest TIF (2008)
25. ***Centralia, IL – 2014 Amendment to TIF #3 (2014)***
26. *Champaign, IL* – East University Avenue (1986)
27. *Charleston, IL* - Central Business District (1986)
28. *Chatham, IL* – TIF #1 - Industrial Park/Business District Development (1992)
29. *Chatham, IL* – TIF #2 - North Chatham TIF (Residential w/Small Business Area) (1992)
30. *Chenoa, IL* – Preliminary TIF Feasibility Study (2003)
31. *Chester, IL* - Route 3 TIF (1997)
32. ***Chester, IL – 10 Year TIF Status Report (2013)***
33. *Chicago, IL* – 40th/State Street TIF (Sub to ERSE - 2003)
34. *Chicago, IL* – 47th & Ashland - including Housing Impact Study (2002)
35. *Chicago, IL* – 47th & Halsted (2002)
36. *Chicago, IL* – 47th/State Street (Sub to ERSE – 2003)
37. *Chicago, IL* - 51st/Archer (2000)

38. *Chicago, IL* - 63rd/Pulaski (2000)
39. *Chicago, IL* - 83rd & Stewart TIF (Sub to ERSE) (2003)
40. *Chicago, IL* - Archer/Central (2000)
41. *Chicago, IL* - Belmont/Central Area (1999)
42. *Chicago, IL* – Belmont/Cicero Avenue (1999)
43. ***Chicago, IL – Calumet River Marina TIF (aka 134th & Torrence) (2010)***
44. *Chicago, IL* – Chatham Ridge (1997)
45. ***Chicago, IL – Chicago/Central Park & Subsequent Amendment (2002/2011)***
46. *Chicago, IL* – Cicero/Archer (2000)
47. *Chicago, IL* – Greater SW Industrial Corridor (West) (2000)
48. *Chicago, IL* – Midway Industrial Corridor (2000)
49. ***Chicago, IL – Chicago Midwest TIF Budget Amendments (1999/2000/2010/2011)***
50. *Chicago, IL* - Northwest Industrial Corridor (1998)
51. *Chicago, IL* - Peterson/Pulaski (1999)
52. *Chicago, IL* - Pulaski Corridor (1999)
53. *Chicago, IL* – Washington Park/63rd & King TIF (Sub to ERSE – 2008)
54. *Chicago, IL* – West Irving Park (2000)
55. ***Chicago, IL – Washington Park (Sub to ERSE - 2013)***
56. ***Chicago Heights, IL – TIF #2 – Downtown RPA (2009)***
57. *Chicago Heights, IL* – IJRL 300 S. State TIF (2008)
58. *Chillicothe, IL* – Plaza Park Shopping Center Redevelopment (1985)
59. *Collinsville, IL* – TIF #3 IPC TIF (2002)
60. *Collinsville, IL* – TIF Extension Legislation Consultation (2003)
61. ***Collinsville, IL –2003, 2004, 2005 & 2012 Amendments to TIF #1, including Housing Impact Study in 2004 & 2012***
62. *Collinsville, IL* – I-255/Horseshoe Lake Road (Soccer Park) TIF (2007)
63. ***Collinsville, IL – Collinsville/St. Louis Road TIF (2012)***
64. *Columbia, IL* - Admiral Parkway Business Area & Subsequent Amendment (1996/2005)
65. *DeKalb, IL* – TIF Feasibility Analysis (1986)
66. *DeKalb, IL* – County Nursing Home (1999)
67. ***DeKalb, IL- Lincoln/Pearl RPA – TIF Eligibility Study (2009)***
68. *DeKalb, IL* - Littlejohn School District Residential Program (1996)
69. ***DeKalb, IL – Sycamore Road TIF (2013)***
70. ***DeKalb, IL – South Fourth Street TIF (2013)***
71. *DeKalb, IL* – TIF #1 - Central Area TIF & Subsequent Amendments - including Housing Impact Study in 2008 (1986/1995/2000/2008)
72. *DeKalb, IL* – TIF #2 - Residential Area Revitalization (1994)
73. *Dieterich, IL* – TIF #1 - Residential and Business (1997)
74. *Dieterich, IL* – TIF #2 (2006)

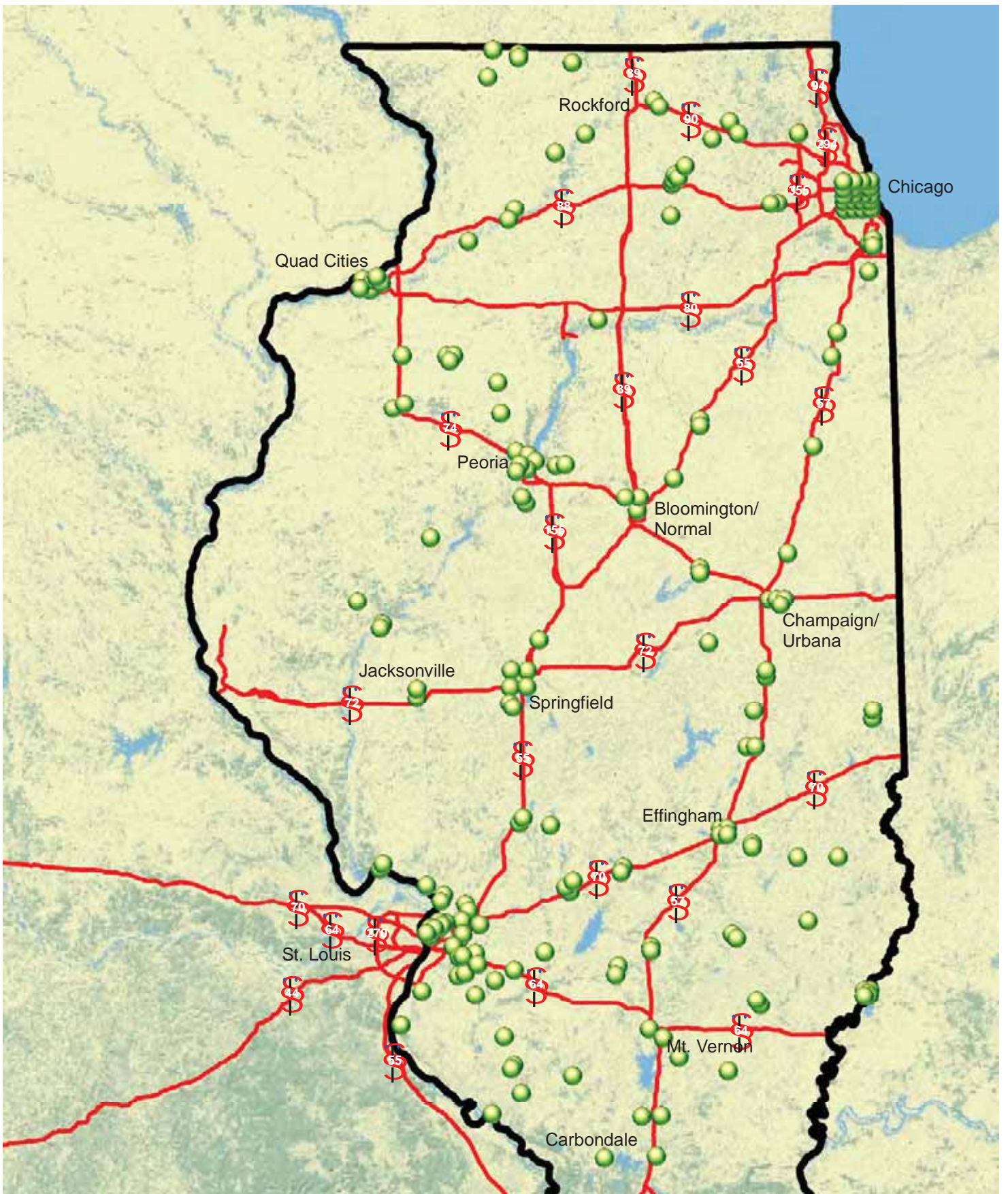
75. *Durand, IL* – TIF #1 (2001)
76. *East St. Louis, IL* –2004 Amendment to TIF #1 & Subsequent Addendum A (2004-2005)
77. *Edwardsville, IL* – North Gateway Commerce Center (2003)
78. *Effingham, IL* – TIF #1 & Subsequent Amendments (1986/1990/2005)
79. *Effingham, IL* – TIF #2 (1994)
80. *Effingham, IL* – Central Area TIF (2000)
81. *Effingham, IL* – Outer Belt West TIF (2000)
82. *Effingham, IL* – South-Central Industrial TIF & Subsequent Amendment (2002/2005)
83. *Fairfield, IL* – TIF #1 (1992)
84. *Fairfield, IL* – TIF #2 (2004)
85. *Fairview Heights, IL* – Shoppes at St. Clair Square TIF (2005)
86. *Fairview Heights, IL* – Lincoln Trail Corridor TIF (2007)
87. *Farmer City, IL* – 1998 Amendment No. 2 to TIF #1 (1998)
88. *Flora, IL* – Twin Lakes (1996)
89. *Flora, IL* – West Side/Central TIF & Subsequent Amendment (1997/1999)
90. *Freeburg, IL* – TIF #1 – North State Street TIF, including Housing Impact Study (2004)
91. *Galesburg, IL* – TIF Term Extensions (2006)
92. *Galesburg, IL* – TIF #4 - Downtown TIF – Central/E. Main St., including Housing Impact Study (2008)
93. *Galesburg, IL* – TIF #5 – I-74/E. Main St. (2008)
94. ***Galesburg, IL – 2009 Amendment to TIF #1 (2009)***
95. ***Galesburg, IL – 2009 Amendment to TIF #2 (2009)***
96. *Galva, IL* – TIF #2 & Subsequent Amendment (2000/2008)
97. *Galva, IL* – Amendments to TIF #1 (2001/2003/2005)
98. *Galva, IL* – TIF #3 – Industrial Park Conservation Area (2003)
99. *Gilberts, IL* – Central Gilberts TIF (2008)
100. ***Gilberts, IL – Higgins Road IPC TIF (2012)***
101. ***Gilberts, IL – North IPC TIF (2009)***
102. *Gilman, IL* – TIF #1 (1998)
103. *Glen Carbon, IL* – Amendment to Main Street TIF (1998)
104. *Grafton, IL* – TIF – Community Rebuilding After 1993 Flood (1994)
105. ***Grafton, IL – North Grafton TIF (2013)***
106. *Granite City, IL* – TIF #1 - Central Business District (1984)
107. *Granite City, IL* – TIF #2 – National Steel Industrial Expansion (1995)
108. *Granite City, IL* – Nameoki Village TIF and Subsequent Amendment (2003/2004)
109. *Granite City, IL* – IJRL TIF: Chain of Rocks Harbor IPC (2006)
110. *Granite City, IL* – Downtown TIF Extension (2006)

111. *Granite City, IL* – IJRL Route 203 TIF (US Steel/Suncoke Energy) (2007)
112. *Granite City, IL* – 2007 Amendment to Downtown TIF (2007)
113. *Granite City, IL* – 2008 Amendment to the IJRL Route 3 Corridor IPC TIF (2008)
114. *Greenville, IL* – Downtown/Central Area (2006)
115. *Greenville, IL* – Route 127/I-70 TIF & Subsequent Amendment (2006/2008)
116. *Greenville, IL* – IPC TIF (2008)
117. ***Greenville, IL – IPC TIF #2 (2009)***
118. *Hampshire, IL* – TIF #1 – Central Area (2007)
119. *Hartford, IL* – Central Area Industrial Development (1995)
120. *Highland, IL* – TIF #1 (2008)
121. *Hillsboro, IL* - Lake Hillsboro Residential Development (1993)
122. ***Hospital Sisters Health System (HSBS – O’Fallon, IL) – TIF Consulting Services (2011)***
123. *Huntley, IL* - Factory Outlet Center (1992)
124. *Jacksonville, IL* – Downtown (2003)
125. ***Jacksonville, IL – 10 Year TIF Status Report (2013)***
126. *Kankakee, IL* – TIF #1 - Downtown Area & Subsequent Revisions (1982/1986)
127. *Kankakee, IL* – TIF #2 - Meadowview Center (1986)
128. *Kankakee, IL* – TIF #3 - Washington Avenue (1986)
129. *Kankakee, IL* – TIF #4 - East Court Street (1986)
130. *Lena, IL* – TIF #2 - Industrial Park & Ethanol Plant (2000)
131. *Lewistown, IL* – TIF #1 (2003)
132. *Lexington, IL* - TIF #1 (1996)
133. *Lexington, IL* – TIF Extension Legislation Consultation (2003)
134. *Litchfield, IL* – TIF #2 (2006)
135. *Litchfield, IL* – TIF #3 (2006)
136. *Macomb, IL* – Downtown TIF & Subsequent Amendment (1986/1991)
137. *Macomb, IL* – East Jackson Street TIF & Subsequent Amendment (1986/1987)
138. *Manteno, IL* – I-57/Division Street (1991)
139. *Marion, IL* – Marion Pavilion & Subsequent Amendment (1990/1991)
140. *Marissa, IL* – TIF #1 - Peabody Energy – Residential Reuse of Abandoned Strip Mine (2003)
141. *Marissa, IL* – Islands of Waterside TIF (2006)
142. *Mattoon, IL* – S. Route 45 TIF (2007)
143. *Mattoon, IL* – Broadway East TIF (2007)
144. ***McLeansboro, IL – Central RPA TIF (2011)***
145. ***Moline, IL – 41st St. TIF (aka Genesis Medical Campus) (2012)***
146. *Moline, IL* – Bethany Property TIF (2005)
147. *Moline, IL* – KONE Centre TIF (2008)

148. ***Moline, IL – Moline Place II & III (2009)***
149. ***Moline, IL – Quad City Station TIF (2013)***
150. ***Moline, IL – Riverbend Commons TIF (2013)***
151. ***Moline, IL – Route 6/150 TIF (2012)***
152. ***Moline, IL – South Park Mall TIF (2012)***
153. ***Monticello, IL – Kirby Medical Center Redevelopment Agreement (2009)***
154. ***Mt. Carmel, IL – TIF #1 - Economic Development (1991)***
155. ***Mt. Carmel, IL – TIF #2 - Mixed Use Development (1994)***
156. ***Mt. Carmel, IL – TIF #3 - Route 15 – Industrial Development (1996)***
157. ***Mt. Carmel, IL – TIF #4 (1999)***
158. ***Mt. Carmel, IL – TIF #5 (2003)***
159. ***Mt. Morris, IL – TIF #1 – IPC TIF (2003)***
160. ***Mt. Vernon, IL – IPC TIF #1 & Subsequent Amendment (2010/2013)***
161. ***Mt. Vernon, IL – Route 15/I-57 TIF (2010)***
162. ***Mt. Vernon, IL – IPC TIF #2 (2011)***
163. ***Newton, IL – TIF #1 (2008)***
164. ***Normal, IL – Main/I-55 TIF Eligibility Study (2008)***
165. ***Normal, IL – Main/Osage TIF Eligibility & Housing Impact Study (2008)***
166. ***Normal, IL – Main/Osage TIF Amendment (2014)***
167. ***Normal, IL – North Normal Warehouse Redevelopment Agreement (2014)***
168. ***Normal, IL – One Normal Plaza TIF Eligibility Study (2009)***
169. ***Oblong, IL – TIF #1 (1996)***
170. ***O’Fallon, IL – TIF #1 & Subsequent Amendment (1995/2008)***
171. ***Olney, IL – East Industrial Park TIF (2007)***
172. ***Olney, IL – State Route 130 Corridor (2010)***
173. ***Orangeville, IL – TIF #1 - Commercial and Residential Development (1991)***
174. ***Orangeville, IL – TIF #2 - Recreation/Conservation Center (1998)***
175. ***Palatine, IL - Commercial Shopping Center (1995)***
176. ***Paris, IL – Addendum A (including 2005 Amendment to Downtown TIF) (2005)***
177. ***Paris, IL – Jasper Street TIF (2006)***
178. ***Paris, IL – Downtown TIF Extension (2012)***
179. ***Pekin, IL – TIF #1 & Subsequent Amendments (1984/1986/2008)***
180. ***Pekin, IL – TIF #2 – Illinois Route 29/Mixed Use & Subsequent Amendment (1986/1989)***
181. ***Pekin, IL – Extension to Downtown TIF Area (2004)***
182. ***Pekin, IL – IPC TIF & Subsequent Revision (2004/2005)***
183. ***Pekin, IL – South IPC TIF (2012)***
184. ***Peoria, IL - Mixed Use Southtown Project & Subsequent Amendment (1978/1986)***
185. ***Peoria, IL – Northside Riverfront TIF (1995)***

186. *Peoria, IL* – Michel TIF (1997)
187. *Peoria, IL* – Mid-Town Plaza Retail Center (1998)
188. *Peoria, IL* - Northside Business Park (1999)
189. *Peoria, IL* – Downtown Stadium TIF - St. Louis Cardinals Class A Team (2000)
190. *Pinckneyville, IL* - Industrial and Commercial Development (1992)
191. ***Pontiac, IL – Amendments to Downtown TIF #1 (1995/2013)***
192. *Pontiac, IL* – Route 23 Corridor TIF Eligibility Study (2000)
193. *Pontoon Beach, IL* – TIF #2 - Industrial Park & Subsequent Amendment (1999/2000)
194. *Princeville, IL* – TIF #2 - Brockway Hills Subdivision (2002)
195. *Princeville, IL* – TIF #2 Annual Reporting (2005)
196. *Prophetstown, IL* – TIF #1 (2002)
197. *Quincy, IL* – Central Business District/Downtown TIF (1982)
198. *Rantoul, IL* – TIF #2 – Central RPA (2008)
199. *Riverdale, IL* - TIF #1 - Northeast TIF (1990)
200. *Riverdale, IL* – TIF #2 - Northwest TIF (1992)
201. *Riverdale, IL* – TIF #3 – (aka 144th St/Indiana Ave.) (1995)
202. *Rock Falls, IL* – TIF #2 (1994)
203. *Rock Island, IL* – Parkway/I-280 TIF (2004)
204. *Rock Island, IL* – Columbia Park TIF (2007)
205. *Rushville, IL* – TIF #1 – Downtown Area & Business Park (2003)
206. *Salem, IL* – West Side Area (1986)
207. *Salem, IL* – TIF #2 - Industrial Park (2000)
208. *Salem, IL* – Downtown TIF (2003)
209. *Sparta, IL* – Amendment One to TIF #1 (2001)
210. *Sparta, IL* – TIF #4 - East Side Neighborhood (2003)
211. *Sparta, IL* – TIF #5 - Sparta Commercial Center (2001)
212. *Spring Valley, IL* – IJRL TIF - Wal-Mart Distribution Center (2000)
213. *Springfield, IL* – Central Area Downtown TIF & Subsequent Amendments (1981/1998/1999)
214. ***Springfield, IL – Dirksen Parkway Commercial TIF (2012)***
215. *Springfield, IL* - Enos Park Neighborhood (1997)
216. *Springfield, IL* - Fiat Allis Area - Brownfield Redevelopment (1989)
217. ***Springfield, IL – MacArthur Blvd. Corridor TIF (2011)***
218. *Springfield, IL* – Northeast (2003)
219. *Springfield, IL* - SHA Residential Redevelopment Area (1998)
220. *Steeleville, IL* – TIF #2 – Residential Area (2001)
221. ***Steeleville, IL – 10 Year TIF Reports (2012)***
222. *Sterling, IL* – Amendments No. 1 & 2 to West CBD TIF (1990/1993)
223. ***Strasburg, IL – TIF #1 (2009)***

224. *Sycamore, IL* – Industrial Redevelopment TIF (2000)
225. ***Teutopolis, IL – West Main Street TIF (2014)***
226. *Tuscola, IL* – TIF Feasibility Analysis (1986)
227. *Tuscola, IL* - Amishland TIF (1997)
228. ***Tuscola, IL – Barker & Prairie St. TIF (2011)***
229. *Tuscola, IL* - TIF #1 - Central Business District/Route 36 & Subsequent Amendments (1986/1990/2002/2003)
230. *Tuscola, IL* - Tuscola Mills Factory Outlet Center - Market Analysis & Feasibility Study (1991)
231. *Urbana, IL* – TIF Consulting - Jumer’s Castle Lodge (1986)
232. *Urbana, IL* – TIF Consulting - Downtown TIF (1995)
233. *Urbana, IL* – TIF Consulting – Schnucks Retail Development (1995)
234. *Urbana, IL* – Cunningham Avenue Corridor Eligibility Study (2001)
235. *Urbana, IL* – TIF #5 – North Lincoln Avenue (2003)
236. *Valmeyer, IL* – Rock City Business Complex (Reuse of Underground Mine) (2000)
237. *Vandalia, IL* – TIF #1 - Industrial Park, Residential Rehab. & Downtown Area, including Subsequent Amendment (1999/2004)
238. *Vandalia, IL* – IPC TIF #2 & Subsequent Amendment (2004/2007)
239. *Warrenville, IL* – TIF Amendment - 650-Acre Planned Business Center (1991)
240. *Warrenville, IL* – TIF #2 - Old Town Center/Residential Neighborhood (1994)
241. *Washington, IL* – Downtown Square (1986)
242. *Washington, IL* – Downtown Square TIF Extension (2008)
243. *Washington, IL* – Washington Road (1986)
244. *Waterman, IL* – TIF #1 – Central RPA (2004)
245. *West Frankfort, IL* – Industrial Park/Factory Outlet Center (1994)
246. *Winslow, IL* – Winslow/Mitek Industry TIF (2001)
247. *Wood River, IL* – TIF #1 - East Central Area (1986)
248. *Wood River, IL* – TIF #2 - Commercial & Industrial Development (1994)
249. *Woodhull, IL* – TIF #1 - Residential & Industrial Park (1997)
250. *Wyoming, IL* – TIF #1 (2005)



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