



CITY OF SPRING VALLEY

Spring Valley Tax Increment Financing District Redevelopment Plan & Projects

Prepared for
City of Spring Valley, Illinois

Prepared by
Thomas N. Jacob & Associates, Ltd.
The Economic Development Group, Ltd.
1701 Clearwater Avenue, Bloomington, IL 61704

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Additional information about Tax Increment Financing may be obtained by contacting Thomas N. Jacob & Associates, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704. Specific inquiries about the Spring Valley TIF District should be directed to Mr. James Narzewski, Mayor, City of Spring Valley, 215 N. Greenwood St., Spring Valley, IL 61362 (Ph: 815-664-4221).



City of Spring Valley Tax Increment Financing District Redevelopment Plan / July - 2006

A variety of policies, programs, and strategies are often used to promote economic development in a community. This redevelopment plan provides a comprehensive and detailed discussion of the uses, structure, and impacts of tax increment financing (TIF) in Spring Valley, Illinois.

The Spring Valley City Council has concluded that it is in the best interest of the City and that the citizens of Spring Valley will benefit by the adoption of this Tax Increment Financing Redevelopment Plan.

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1 – Introduction

Community Background

Located in the southeastern corner of Bureau County, Spring Valley has a small town atmosphere with big city benefits. Spring Valley was given its name by Native Americans who referred to this area of land as “The Valley of the Springs.” It lies in the valley of Spring Creek and the hills on both sides of this valley were, and are to some extent today, laced with springs that still feed Spring Creek.

Spring Valley was founded in 1884 in the central part of Illinois’s coal fields for the simple purpose of mining coal. Henry J. Miller and his son-in-law, Charles J. Devlin are responsible for the building and engineering of this city. They envisioned a coal metropolis in the Valley and on the slopes of the bluffs bordering Spring Creek. Devlin and Miller bought the mineral rights of 5,000 acres and purchased 500 acres on which to build the city. Once the financial aid and cooperation of coal and railroad capitalists was secured, the Spring Valley Coal Company was established.

Spring Valley was growing so rapidly in the late 1880’s that it was called the “Magic City”. In less than four years, the Chicago North Western Railroad had laid a line from DeKalb to Spring Valley and four mines had been sunk in the town as the population grew to over 3,000 people. The city was booming until the completion of the Southern Illinois coal fields that forced the Spring Valley Coal Company out of business in late 1927.

Spring Valley, like many other coal towns at this time, came to know almost every nationality in Europe. The English, Scotch, Irish, Welsh, and Cornish from the fields of Great Britain all came to northern Illinois in search for work. In 1905, the *Bureau County Republican* newspaper stated that there were 32 distinct nationalities in Spring Valley.

Located on the Illinois River, Spring Valley offers excellent fishing, water sports and boating for area residents. Spring Creek Golf Course is also available for family recreation and was voted the #1 golf course in Illinois Valley by *News Tribune* readers. With Spring Valley’s rich history and beautiful outdoor activities it is the perfect place to live and build a strong community.

Sources:

<http://www.spring-valley.il.us/>

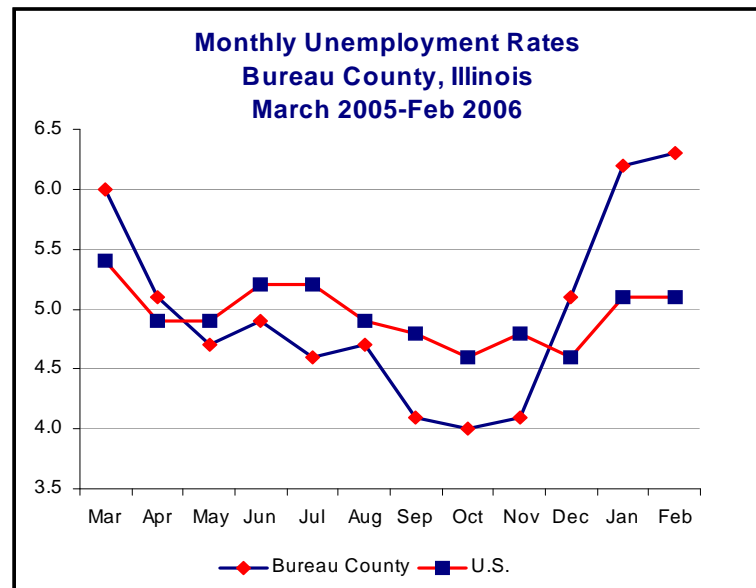
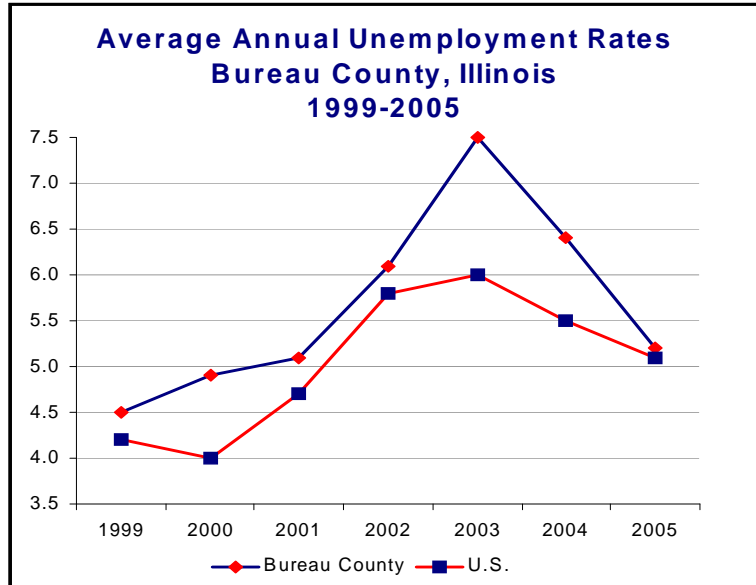
<http://www.city-data.com/city/Spring-Valley-Illinois.html>

Unemployment

Since 1999, Bureau County has experienced unemployment rates higher than the national average. The unemployment rate is the number of people unemployed expressed as a percent of the total civilian labor force.

Bureau County’s unemployment rate has recently increased from 4.1% in November, 2005, to 6.3% in February, 2006 (see *Appendix C*) and decreased slightly to 6.1% in March. In February, the County’s rate was greater than the national average by 1.2 percentage points. As of February, 2006, the City of Spring Valley qualifies as a **Labor Surplus Municipality** and a portion of the Spring Valley TIF District Redevelopment Project Area qualifies as an **Industrial Park Conservation Area** as provided in the Act (see *Appendix A*).

The City of Spring Valley will use tax increment financing to attract new industrial and commercial businesses to the redevelopment project area. New investment in industrial warehousing and/or light manufacturing businesses within the proposed Spring Valley TIF District Redevelopment Project Area will help to increase real estate tax revenues for the City and other taxing bodies while creating new jobs and improving the quality of life for current and future residents of the community.

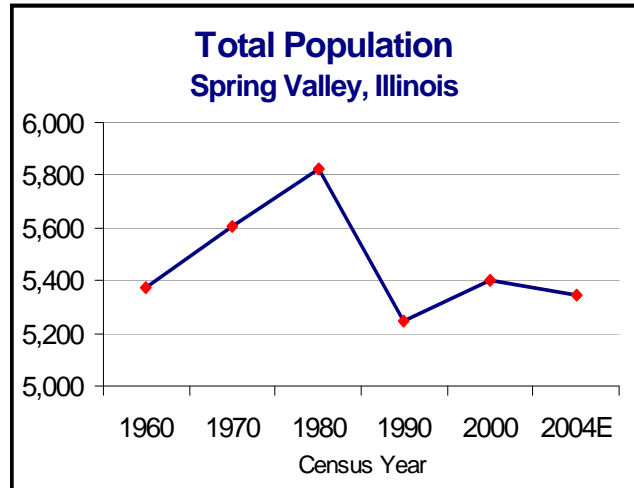


Source: US Dept of Labor Bureau of Labor Statistics

Population History

According to the U.S. Census, the population of Spring Valley has decreased from 5,822 in 1980 to 5,398 in 2000. This 7.3% loss of population over these 20 years has put the City very close to its 1960 population of 5,371. Over the past 40 years, Spring Valley's population has increased by only 27 people.

The City of Spring Valley will use tax increment financing to attract new residential, commercial and industrial development to the redevelopment project area. New investment in residential development will help to increase the population and expand the economic base of the City.

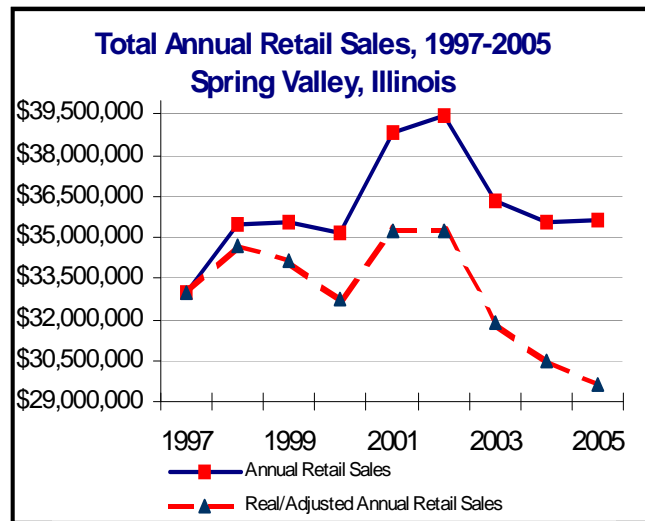


Source: US Census Bureau

Retail Sales

The total annual retail sales generated in the City of Spring Valley have decreased from nearly \$39.5 million at its peak in 2002 to \$35.6 million in 2005, a decrease of **9.8%**. In terms of real, inflation adjusted dollars, the actual sales in Spring Valley have decreased by **15.9%** since 2000. The total adjusted retail sales in 2005 were actually **10.2%** lower than in 1997. Over the last 10 years, the City of Spring Valley and its merchants have suffered due to the loss of revenues generated by declining retail sales.

The City of Spring Valley will use tax increment financing to attract/expand retail/commercial businesses through the use of financial incentives and, thereby, increase retail business activity which will lead to an increase in municipal sales tax revenue for the City and the County.



Source: Illinois Department of Revenue

2 – Redevelopment Goals and Objectives

The City of Spring Valley proposes to utilize tax increment financing to encourage new residential, commercial and industrial development in order to increase its population, increase employment opportunities, expand and diversify the local tax base, manage growth and increase the overall value and quality of life of the community for its residents. The City also anticipates using tax increment financing to facilitate the completion of public infrastructure which is essential for making additional areas suitable for development within the proposed Spring Valley TIF District Redevelopment Area.

The Spring Valley TIF Redevelopment Plan is expected to include, but is not limited to, the following general long-term goals and objectives:

1. Eliminate or reduce those conditions which qualify the Redevelopment Project Area as a Blighted, Conservation, Combination of Blighted and Conservation Areas, and an Industrial Park Conservation Area.
2. Facilitate the completion of necessary public infrastructure to encourage the redevelopment of industrial, commercial, and new residential housing; and the redevelopment of existing business corridors within the City of Spring Valley pursuant to the City's Comprehensive Plan.
3. Extend/upgrade storm drainage and sanitary sewer lines throughout the Redevelopment Area.
4. Improve and update antiquated and/or inadequate water lines, improvements of streets, alleys and sidewalks.
5. Enhance the tax base for the City and other taxing districts through coordinated planning efforts by either the public or private sectors which focus on efforts to improve infrastructure, property reuse, and the upgrade of existing buildings.
6. To develop new light industrial development which is consistent with the City's Comprehensive Plan and current land uses in order to enhance the tax base for the City and create new jobs for the Spring Valley community.
7. Encourage new residential development and, thereby, increase the City's population and expand the economic base of the City.
8. Attract and expand retail/commercial businesses through the use of financial incentives offered by Tax Increment Financing and, thereby, increase retail business activity which will lead to an increase in sales tax revenue for the City and County.
9. Create and/or improve parks, recreational areas and public green space and other public amenities to raise the overall quality of life in the community.

3 – Spring Valley TIF District Redevelopment Plan and Projects

TIF District Planning Process and Calendar

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

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

The process to create a TIF District is initiated by the municipality. This process includes: drafting a Redevelopment Plan; setting a date for a Public Hearing; creating an Interested Parties Registry; sending notification of the Public Hearing to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments; convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, county, a representative of the municipality and a public member; publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community; mailing of the notice of the Public Hearing to all taxpayers in the proposed Area; mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed TIF District; and approving final ordinances: (1) approving the TIF Plan and Projects; (2) designating the TIF District; and (3) adopting tax increment allocation financing.

The City of Spring Valley engaged Thomas N. Jacob & Associates, Ltd. and The Economic Development Group, Ltd. on September 6, 2005 to assist the City in establishing the TIF District. The City of Spring Valley has also reviewed the potential annexation of properties which are not within its corporate limits, but expected to be included in the proposed TIF Redevelopment Area. All annexations, if any, are to be completed prior to the City’s final approval of Ordinances required to establish the TIF District.

A review of the qualifications of the proposed Area was completed in April, 2006. The review of qualifications evaluated the potential TIF District based upon statutory definitions and determined that there is sufficient evidence for the TIF District to be classified as a combination of both Blighted (improved/vacant) and Conservation (improved) Areas and, in part, as an Industrial Park Conservation Area. Upon reviewing the proposed TIF District Plan and accepting the findings herein, the City

Council may move forward with the process for establishing the tax increment financing district. A proposed timeline for certain activities relating to the establishment of the Spring Valley TIF District is as follows:

Qualification Report Submitted to City	April 17, 2006
Establish Interested Parties Registry by Ordinance and	
Set date for Public Meeting	April 20, 2006
Mail Notices for Public Meeting	April 28, 2006
Public Meeting	May 15, 2006
Prepare Draft of Redevelopment Plan and	
Set date for Public Hearing by Ordinance.....	May 22, 2006
Certified Mailings	June 2, 2006
750' Mailing	June 9, 2006
JRB meeting	June 19, 2006
First Publication.....	June 28, 2006
Second Publication.....	July 5, 2006
Public Hearing	July 17, 2006
Approve Final Ordinances.....	July 31, 2006

Description of the Proposed Redevelopment Project Area

The proposed Spring Valley TIF District encompasses areas at the north end of town between Interstate 80 and IL Rt. 6 and County Road 1500 N. Continuing south along Rt. 89/6 on both sides, excluding the new Wal-Mart center on the west, the Area includes the undeveloped portions of the Wolfer Industrial Park southward to Rt. 29. The Area includes properties west of Ladd Road and south of Rt. 29. Proceeding north and east to Mautino Dr., the proposed Area includes properties west of Strong Avenue. From the Mautino Dr. and Strong Ave. intersection, the Area includes the properties from the intersection northward including the Stewart-Warner properties and continues north including City well number 11 and properties north of the Kennedy Grade School. Proceeding east along Dakota St., the Area extends southward along Spaulding St. and includes the downtown business district adjacent to St. Paul St. From downtown, the Area continues southward to include the Spring Valley sewage treatment plant. From the sewage treatment plant the proposed Area extends eastward along the Illinois River to include the western undeveloped land around the St. Bede Academy.

The proposed Spring Valley TIF District includes properties within the City of Spring Valley which have not been developed and have not benefitted from coordinated planning efforts by either the public or private sectors. Vacant and improved properties within the proposed redevelopment project area would substantially benefit by a series of proposed public and/or private redevelopment projects.

Qualifying Conditions of the Proposed Redevelopment Project Area

The proposed TIF District as a whole includes characteristics which qualify the Area as "Blighted" and "Conservation" Areas and, in part, as an "Industrial Park Conservation Area" as defined in the TIF Act (65 ILCS 5/11-74.4 *et. seq.*). **The terms "Blighted" and "Conservation" when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.** The Statutory definitions which have been applied and used in this section are presented in *Appendix A*.

**QUALIFYING CHARACTERISTICS OF
BLIGHTED/CONSERVATION AREAS**

A summary of the City's findings which relate to Areas exhibiting Blighted and Conservation characteristics is as follows:

Total Number of Parcels (improved and vacant).....	329
Total Number of Qualifying Parcels (improved and vacant).....	266
Percentage of Parcels (improved and vacant) which Qualify under the Act.....	80.9%

Within the proposed Spring Valley TIF District Redevelopment Project Area there were 329 vacant or improved parcels surveyed (not including the Industrial Park Conservation Area), 80.9% of which qualify under the TIF Act as a combination of Blighted and Conservation Areas.

Improved Parcels

Total Number of Improved Parcels.....	276
Total Number of Improved Parcels which Qualify under the Act.....	234
Total Percentage of <u>Improved</u> Parcels which Qualify under the Act.....	84.8%

Of All Improved Parcels:

Total Blighted.....	6
Total Conservation.....	235
Total Number Conservation, but Not Blighted.....	229
Total Number of Structures and Site Improvements.....	373
Number of Structures over 35 Years of Age.....	312
Total Percentage of Structures over 35 Years of Age.....	83.6%

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

Number of Parcels showing signs of Dilapidation.....	28
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Number of Parcels showing signs of Obsolescence	3
Number of Parcels showing signs of Deterioration.....	271
Number of Parcels showing signs of Code Violations	0
Number of Parcels showing signs of Illegal Uses	0
Number of Parcels showing signs Excessive Vacancy.....	31
Number of Parcels which lack Sanitary Facilities.....	0
Number of Parcels with Inadequate Utilities (see <i>Appendix D</i>).....	264
Number of Overcrowded Parcels.....	15
Number of Parcels used for Deleterious Uses.....	1
Number of Parcels with EPA Issues	0
Number of Parcels showing Lack of Planning.....	239
Number of Parcels which have experienced Declining EAV	unknown

The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the 276 improved parcels, 84.8% of which qualified as either a Blighted or a Conservation Area within the proposed Spring Valley TIF District Redevelopment Area.

Vacant Parcels

Total Number of Vacant Parcels (not including Industrial Park Conservation Area)	53
Total Number of Vacant Parcels which Qualify under the Act	32
Total Percentage of <u>Vacant</u> Parcels which Qualify under the Act.....	60.4%

Of All Vacant Parcels:

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

Total Number subject to Obsolete Platting	5
Total Number subject to Diversity of Ownership.....	0
Total Number subject to Tax Delinquencies	0
Total Number subject to Deterioration of Adjacent Properties	31
Total Number subject to EPA Issues.....	0
Total Number subject to Declining EAV.....	unknown

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

Total Number subject to Unused Quarry, Mines or Strip Mine Ponds	0
Total Number subject to Unused Railroads or Railroad Right-of-ways	0
Total Number which Contribute to Flooding in the Watershed (see <i>Appendix E</i>).....	22

Total Number with Disposal Site 3
Total Number which were Blighted before becoming Vacant 5

Of the 53 vacant parcels surveyed within the proposed Spring Valley TIF District (not including Industrial Park Conservation Area parcels below), 60.4% qualified under the definition of Blighted as found in the TIF Act. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the TIF District.

**QUALIFYING CHARACTERISTICS OF
INDUSTRIAL PARK CONSERVATION AREA**

A portion of the proposed Spring Valley TIF District Redevelopment Project Area also includes characteristics which qualify twenty-four (24) vacant parcels as an “Industrial Park Conservation Area”, as defined in the TIF Act (65 ILCS 5/11-74.4 *et. seq.*). To promote and protect the health, safety, morals and welfare of the community, blighted conditions that exist in the Spring Valley TIF District Redevelopment Project Area need to be eradicated and conservation measures instituted by encouraging private investment through the use of tax increment financing.

Unemployment

Since Bureau County’s unemployment rate in February was over 6% at 6.3% and also 100% or more of the U.S. national unemployment rate of 5.1% for that same period (See *Appendix C*), the City of Spring Valley qualifies as a “Labor Surplus Municipality” and a portion of the Spring Valley TIF District Redevelopment Project Area qualifies as an “Industrial Park Conservation Area” as provided in the TIF Act.

Pursuant to the Act, the proposed Redevelopment Project Area as a whole includes both vacant land suitable for use as an industrial park and Blighted/Conservation Areas contiguous to such vacant land. The Area includes under-utilized properties which, if developed as an industrial park, will promote industrial and transportation activities, thereby reducing involuntary unemployment and enhancing the community.

The twenty-four (24) vacant parcels included in the Redevelopment Project Area which qualify the Area in part as an Industrial Park Conservation Area include the following:

- | | | | | | |
|---------------|---------------|---------------|---------------|---------------|---------------|
| 18-15-300-004 | 18-15-300-005 | 18-16-400-008 | 18-21-200-002 | 18-21-200-005 | 18-22-200-001 |
| 18-22-200-003 | 18-22-200-005 | 18-22-300-008 | 18-22-400-001 | 18-22-400-002 | 18-27-100-003 |
| 18-27-300-005 | 18-27-300-007 | 18-27-300-008 | 18-27-300-009 | 18-27-300-014 | 18-27-300-015 |
| 18-28-200-009 | 18-28-400-010 | 18-28-400-017 | 18-28-400-023 | 18-28-400-025 | 18-28-400-029 |

SUMMARY OF QUALIFICATION FINDINGS

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

1. Pursuant to the Act, the proposed Redevelopment Project Area (Area) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project; and the Area is greater than 1½ acres in size.
2. The Proposed Redevelopment Project Area will qualify both as a combination of “Blighted” and “Conservation” Areas and, in part, as an “Industrial Park Conservation Area”. The factors present throughout the Proposed Redevelopment Project Area as documented herein are present to a meaningful extent and are evenly distributed throughout the Proposed Redevelopment Project Area as follows:
 - a. The applicable characteristics of Blight and Conservation were found reasonably distributed throughout the proposed TIF District as a whole. Of the 329 improved and vacant parcels surveyed, not including the Industrial Park Conservation Area, 80.9% qualify as Blighted or Conservation Areas or a combination of Blighted and Conservation Areas. Ninety-six percent (96%) of the improved parcels surveyed exhibited signs of inadequate utilities (see *Appendix D* for more information). The public and private improvements provided for in this Redevelopment Plan address the need for adequate utilities in the Redevelopment Project Area.
 - b. Vacant parcels included in the proposed Spring Valley TIF District qualify as follows:

	Blighted/ Conservation Areas	Industrial Park Conservation Area	Totals
Total Vacant Parcels Included in TIF Area	53	24	77
# of Vacant Parcels that Qualify	32	24	56
Percentage of Vacant Parcels that Qualify	60.4%	100%	72.7%

- c. Forty-one and a half percent (41.5%) of the vacant parcels surveyed (not including the Industrial Park Conservation Area) contribute to flooding in the watershed (see *Appendix E* for more information). The public and private improvements provided for in this Redevelopment Plan will help to the alleviate of all or part of this flooding.
 - d. Pursuant to the TIF Act, the proposed Redevelopment Project Area includes both

vacant land suitable for use as an industrial park and Blighted/Conservation Areas which are contiguous to such vacant land.

3. The proposed Redevelopment Project Area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus on redevelopment efforts relating to infrastructure, property reuse, and the improvement of existing buildings. The Proposed Redevelopment Project Area would not be subject to redevelopment without the investment of public funds, including tax increments.
4. All property in the proposed Redevelopment Project Area would substantially benefit by a series of proposed redevelopment projects (public and private).
5. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the Proposed Redevelopment Project Area. Therefore, it is found and declared by the City that the use of incremental tax revenues derived from new investment within the Spring Valley TIF District for the payment of redevelopment project costs will be of benefit to said taxing districts. Overlapping taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive any benefits of any significant increased assessment base without the coordinated redevelopment projects made possible with tax increment financing as provided in this Plan.
6. Portions of the proposed Redevelopment Project Area may be suitable for redevelopment (public and private) for modern and more intensive mixed use if funding can be established to acquire and clear necessary properties, and to put in place appropriate incentives to overcome market impediments.

Proposed Public Redevelopment Projects

The City plans to address the conditions which qualify the Redevelopment Project Area as a combination of Blighted Areas and Conservation Areas and, in part, an Industrial Park Conservation Area. The Redevelopment Project Area has infrastructure inadequacies (*Appendix D*) and will require improvements throughout the life of the TIF District as projected below. The City expects that the implementation of the public projects provided herein as well as those addressed in the City’s Comprehensive Plan will help address current needs and attract new private investment within the Redevelopment Project Area.

Public Works and Maintenance:

1. Property Acquisition.	\$2,500,000
2. Building Demolition / Rehabilitation, Facades, Streetscapes.	\$3,500,000
3. Roadway Improvements.	\$9,200,000
4. Sidewalks, Curbs, Lighting.	\$1,000,000

5. Storm Sewer / Storm Water Management	\$4,600,000
6. Water Towers	\$3,100,000
7. Water Mains	\$2,300,000
8. Water Supply Well, Treatment Plant Expansion and Booster Pump Station	\$3,800,000
9. Sewer Extension	\$5,700,000
10. Lift Station	\$300,000
11. Waste Water Treatment Plant Improvements & Expansion	\$7,600,000
12. Public Recreational Facilities	\$1,000,000
13. Community green space improvements/beautification	\$500,000
14. Marketing/Signage/Website	\$500,000
15. Planning, Engineering, Architectural	\$500,000
16. Off-street Parking Facilities	\$3,000,000
17. Riverfront Redevelopment, Infrastructure and Site Improvements	\$5,000,000
Subtotal	\$54,100,000

Other TIF Eligible Public Project Costs:

1. Downtown Revitalization/Rehabilitation Program	\$2,000,000
2. Capital Costs of Other Taxing Districts	\$105,000,000
3. Update City of Spring Valley Comprehensive Plan	\$100,000
4. City Economic Development Program (e.g. City staff, interns, training, equipment/technology)	\$1,000,000
5. Job training, re-training and welfare-to-work programs	\$2,500,000
Subtotal	\$110,600,000

TOTAL PROJECTED ELIGIBLE PUBLIC PROJECT COSTS \$164,700,000

Proposed Private Redevelopment Projects

As previously stated, the City plans to address the conditions which qualify the Project Redevelopment Area as a combination of Blighted Areas and Conservation Areas and, in part, an Industrial Park Conservation Area. The City expects that the implementation of the Spring Valley TIF Redevelopment Plan will attract new private investment within the project area. The City believes the redevelopment project area will not be developed without the use of tax increment financing. Therefore, the City plans to offer incentives to potential Developers in order to encourage commitments for new private investment during the life of the Spring Valley TIF District. Private Redevelopment Projects proposed for the Spring Valley TIF District include:

- **Warehouse/Distribution Center Project I:** The equivalent of eight (8) 1,000,000 square foot warehouse distribution centers, each employing 200-500 workers and requiring approximately 60 to 80 acres per facility. The total private investment is estimated to be \$320 million, including \$85 million of TIF eligible project costs.
- **Warehouse/Distribution Center Project II:** Five (5) projects, each consisting of a 350,000 square foot warehouse distribution centers, employing approximately 360 workers and requiring 30 acres per facility. The total private investment is estimated to be \$80 million, including \$12 million of TIF eligible project costs.
- **Light Manufacturing Project I:** Three (3) 130,000 square foot light manufacturing facilities plus various storage buildings and outlots. Each site would require 100-125 acres and is projected to employ 15 managerial and/or clerical type employees and approximately 60 to 120 additional workers. Each project is estimated to require a private investment of \$40 million (\$15 million in real estate improvements and \$25 million in equipment). The total TIF eligible project costs for each project is not expected to exceed \$6 million; and
- **Light Manufacturing Project II:** Two (2) 80,000 square foot manufacturing facilities each employing approximately 12 managerial and/or clerical type employees and more than 200 additional workers. Each project is expected to require 15 acres of land and a total private investment of more than \$6 million, including \$2.1 million of TIF eligible project costs; and
- **Light Manufacturing Project III:** A 50,000 square foot manufacturing facility employing approximately 8 managerial and/or clerical type employees and more than 90 additional workers. The project is expected to require 8 acres of land and a total private investment of more than \$3.7 million, including \$1.5 million of TIF eligible project costs; and
- **Light Manufacturing Project IV:** A 40,000 square foot manufacturing facility employing approximately 8 managerial and/or clerical type employees and more than 70 additional workers. The project is expected to require 6 acres of land and a total private investment of more than \$3 million, including \$780,000 of TIF eligible project costs; and
- **Light Manufacturing Project V:** Seven (7) 35,000 square foot manufacturing facilities, each employing approximately 7 managerial and/or clerical type employees and more than 60 additional workers. Each project is expected to require 6 acres of land and a total private investment of more than \$2.6 million, including \$520,000 of TIF eligible project costs.
- **Light Manufacturing Project VI:** Several smaller assembly/manufacturing expansion projects with a cumulative total of approximately 480,000 square feet are projected to be constructed throughout the proposed redevelopment project area at a rate of 30,000 square feet per year beginning in year 2009. The cumulative increase in employment resulting from the development of these projects is estimated to exceed 50 managerial and/or clerical type employees and more

than 300 additional workers. Total private investment for these projects are projected to exceed \$38 million, including \$11 million of TIF eligible project costs.

- **Commercial Plaza/Retail Centers:** Two (2) Commercial Plaza/Retail Shopping Centers, each consisting of 250,000 square feet of floor space located on approximately 30 acres (not necessarily contiguous) and requiring a total private investment of more than \$32 million including approximately \$12 million of estimated TIF eligible project costs. Each project is estimated to employ approximately 160 managerial and/or clerical employees.
- **Convenience Store/Gas Station Projects:** Three (3) 3,500 square foot convenience store/gas stations, each located on 2.5 acres, employing approximately 3 managerial and/or clerical staff and 20-30 food service employees. Total estimated private investment of \$975,000 includes \$300,000 of TIF eligible project costs.
- **Restaurants I-II:** Two (2) 7,500 square foot restaurants each located on 2 acres, employing approximately 3 managerial and/or clerical staff and approximately 30 food service employees and requiring a total private investment of \$600,000 including \$180,000 of TIF eligible project costs.
- **Restaurants III-V:** The equivalent of three (3) 2,500 square foot restaurants related to popular fast-food/gourmet chains, each located on approximately 2 acres, and each employing 50-60 food service workers. Total private investment of \$750,000 is estimated for all three facilities, including a total of \$300,000 of TIF eligible project costs.
- **Commercial Office Buildings:** Two (2) 20,000 square foot commercial office buildings, each located on 3.5 acres, employing 20 professional/managerial staff and requiring a total private investment of \$4 million, including \$800,000 of TIF eligible project costs.
- **Commercial Rehab/Renovation Projects:** The equivalent of fifteen (15) Commercial Rehabilitation/Renovation Projects involving facade renovations, structural rehabilitation and other repairs to existing buildings within the proposed redevelopment area. Each project is valued at approximately \$150,000 including \$100,000 of TIF eligible project costs and projected to be completed between 2007 and 2016. The cumulative result of these projects will increase total equalized assessed valuation within the Spring Valley TIF District by more than \$750,000 when completed.
- **Residential Project I:** A residential subdivision consisting of 55 single family homes. Phased over eleven (11) years, this project is expected to offer homes with average market values between \$325,000 and \$350,000. The total investment is estimated to exceed \$18.6 million, including approximately \$2.3 million of TIF eligible project costs.
- **Residential Project II:** A residential subdivision consisting of a 45 lot housing site which includes a variety of single family houses, villas, duplex/townhouses, and cottages. Total

investment is projected to be approximately \$6.8 million, including \$1.5 million of TIF eligible project costs.

- **Residential Project III:** A residential subdivision consisting of approximately 85 single family homes on parcels located within the proposed Spring Valley TIF District. Phased in over a period of five years, the development is projected to offer homes with average values of \$175,000.00 to \$212,000.00 and cumulatively increase Spring Valley’s assessed valuation by more than \$5 million. The total value of this project is estimated to exceed \$16.5 million including approximately \$4 million of TIF eligible project costs.
- **Residential Project IV:** A residential subdivision consisting of approximately 75 single family homes on parcels located within the proposed Spring Valley TIF District. Phased in over a period of ten (10) years, the development is projected to offer homes with average value of \$180,000. The total investment is projected to exceed \$13.5 million including approximately \$2.6 million of TIF eligible project costs.
- **Residential Project V:** A mixed-use residential subdivision consisting of a 45 lot housing site which includes a variety of single family houses, villas, duplex/townhouses, and cottages requiring a total investment of approximately \$6.8 million, including \$1.5 million of TIF eligible project costs; and a single-story, elderly housing facility located on approximately 6 acres with projected capacity for 16 private pay and 25 government subsidized units completed in 2009. Estimated total investment is projected to be \$2,500,000 including \$850,000 of eligible project costs.

TOTAL PROJECTED ELIGIBLE PRIVATE PROJECT COSTS \$176,940,000

The classifications of industrial and commercial jobs projected to be created by the Private Redevelopment Projects listed above are as follows:

1. Managerial/Clerical jobs..... 560
2. Industrial Management/Materials Handling jobs 2,200
3. Professional/Managerial jobs 240

Total Industrial & Commercial Jobs Projected to be Created..... 3,000

Sources of Funds to Pay TIF Eligible Project Costs

Note Relating to Public and Private Redevelopment Agreements: The City plans to enter into Redevelopment Agreements with Developers through which the City can utilize a portion of the Real Estate Tax Increments generated from these projects to reimburse Developers for a portion or all of their eligible project costs as provided in the TIF Act [Section 65 ILCS 5/11-74.4-3 (q)]. The City further plans to use a portion of any Real Estate Tax Increment generated for TIF eligible public project costs as well. The City may also use Municipal Sales Taxes or any other sources of funds it may lawfully

pledge.

Project Description	Years Completed	Total Projected Investment	Projected Cumulative Real Estate Tax Increment	Estimated TIF Eligible Project Costs
Warehouse/Distribution Center I	2008-2022	\$320,000,000	\$168,725,697	\$85,000,000
Warehouse/Distribution Center II	2010-2014	\$80,000,000	\$52,419,326	\$12,000,000
Light Manufacturing Project I	2007-2011	\$45,000,000	\$37,236,422	\$18,000,000
Light Manufacturing Project II	2007-2010	\$12,000,000	\$10,032,194	\$4,200,000
Light Manufacturing Project III	2007	\$3,700,000	\$3,394,501	\$1,500,000
Light Manufacturing Project IV	2007	\$3,000,000	\$2,752,298	\$780,000
Light Manufacturing Project V	2007-2013	\$18,200,000	\$13,789,587	\$3,640,000
Light Manufacturing Project VI	2009-2024	\$38,000,000	\$17,522,847	\$11,000,000
Commercial Plaza/Retail Centers	2008-2010	\$64,000,000	\$51,716,558	\$24,000,000
Convenience Store/Gas Station Projects	2008-2012	\$975,000	\$737,730	\$300,000
Restaurants I-II	2010-2012	\$1,200,000	\$845,037	\$360,000
Restaurants III-V	2007-2011	\$750,000	\$607,042	\$300,000
Commercial Office Buildings	2010-2012	\$8,000,000	\$5,633,578	\$1,600,000
Commercial Rehab/Renovation Projects	2007-2016	\$2,250,000	\$4,549,539	\$1,500,000
Residential Project I	2006-2016	\$18,625,000	\$12,559,037	\$2,310,000
Residential Project II	2006-2011	\$6,780,000	\$5,271,874	\$1,500,000
Residential Project III	2006-2010	\$16,447,500	\$13,155,467	\$4,000,000
Residential Project IV	2006-2015	\$13,500,000	\$9,202,287	\$2,600,000
Residential Project V	2006-2011	\$9,280,000	\$7,290,077	\$2,350,000
TOTALS:		\$661,707,500	\$417,429,078	\$176,940,000
NOTE: See <i>Appendix B</i> for Examples of TIF District Projections relating to these projects.				

TIF Financing Summary

<u>Total Projected TIF Eligible Public Project Costs</u> within the Proposed Redevelopment Project Area.	\$164,700,000
<u>Total Projected TIF Eligible Private Project Costs</u> within the Proposed Redevelopment Project Area.	\$176,940,000
<u>Total Estimated TIF Eligible Project Costs (Public and Private)</u>	\$341,640,000
<u>Estimated Annual TIF Administration Fees (plus CPI)</u>	\$3,500 - \$25,000

Fees and costs of annual administration of the redevelopment project will be paid by in part by the Developers on a proportionate basis as increment is generated. Such fees and costs will be paid first from the increment before the Developers receive their reimbursements.

All project cost estimates are in year 2006 dollars. In addition to the public and private project costs listed above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reserves as may be reasonably required.

Adjustments to the estimated line item costs provided in this Redevelopment Plan are expected. Each individual project cost and the resulting tax revenues will be re-evaluated as each project is considered for public financing under provisions of the Act. The totals of line items set forth in this Redevelopment Plan are not intended to place a total limit on the described expenditures or intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the Area, provided the total amount of payment for eligible redevelopment project costs shall not exceed the amount set forth herein or as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Present and Projected Tax Increment

The projected increases in equalized assessed valuation (EAV) for the Proposed Spring Valley TIF District are as follows:

1. Total Projected Private Investment \$661,707,500
2. Projected Cumulative Real Estate Tax Increment
Generated Over 23 years \$417,429,078
3. Base Year (2005) EAV of Proposed Redevelopment Area \$9,524,921
4. Estimated Potential Increase in EAV \$220,569,167

5. Total Estimated EAV of Redevelopment Project Area
 after Redevelopment Projects are Completed (*line 3 plus line 4*) \$230,094,088

Assessment of Financial Impact

New economic development is not expected to occur within the City of Spring Valley without the creation of the TIF District. Without tax increment financing, the overlapping taxing districts are not expected to experience any significant increase in real estate tax revenue from the proposed redevelopment area.

Using real estate tax rates from tax year 2005 payable 2006 and assuming an increase in real estate development of \$300,000 or a \$100,000 increase in equalized assessed valuation, the projected annual financial impact on each of the taxing bodies which levy taxes in the proposed TIF District are projected as follows:

Taxing Districts Listed on Tax Bill	2005 Payable 2006 Real Estate Tax Rate	Projected Annual Impact (Dollars) for each \$100,000 Increase in EAV
Bureau County	0.82549%	\$825.00
City of Spring Valley	1.40643%	\$1,406.00
Ladd GS Dist. #94	3.06643%	\$3,066.00
Spring Valley GS Dist. #99	2.73545%	\$2,735.00
Hall High School Dist. #502	2.88299%	\$2,883.00
IVCC J#513	0.44368%	\$444.00
Hall Township	0.47301%	\$473.00
Hall Township Road	0.00327%	\$3.00
Ladd Fire District	0.32034%	\$320.00
Seatonville Fire District	0.34844%	\$348.00
Ladd Library District	0.15450%	\$155.00

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

That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract

or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

The City may enter into Intergovernmental Agreements with taxing districts if there is any additional impact resulting from development within the redevelopment project area. If some portion of TIF funds are used to pay for additional capital costs the taxing districts incurs because of the Spring Valley TIF District, the taxing districts will be required to provide the City with a list of future projected capital costs as part of an ongoing impact analysis.

The City will notify all of the overlapping taxing districts of any proposed enlargement or amendments of the Spring Valley TIF District Redevelopment Area, Plan and Projects as required by the Act. Since there are no significant extra cost burdens projected on taxing bodies at this time, the City does not declare a potential impact on any other taxing district and does not address current plans to ameliorate them. However, if extra costs impact the any of the overlapping taxing districts due to the creation of the TIF District, the City will review those costs and concerns.

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

4 – Other Statutory Requirements

General Land Uses. The general uses of the land within the TIF District conform to the existing and proposed land uses as well as current zoning and subdivision codes as provided for in the City's Comprehensive Plan.

Certification of No Displacement of Residential Units. The City of Spring Valley hereby certifies that the proposed Redevelopment Plan will not result in the displacement of residents from ten or more inhabited units. However, it includes more than 75 inhabited residential units.

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

Provisions for Amending the TIF District Redevelopment Plan. The Redevelopment Plan may be amended in accordance with the Tax Increment Allocation Redevelopment Act and other applicable City Ordinances.

Term of the TIF District Redevelopment Plan and Project. The Redevelopment Plan and District

will be established for twenty-three (23) years from the date of the adoption of the Plan by the City Council.

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

Contiguous Redevelopment Project Areas. Subsequent to the creation of the proposed TIF District, the City may also create other TIF Districts which are contiguous to the original TIF District. It is hereby contemplated that in each of these TIF Districts eligible redevelopment project costs may be paid or reimbursed from increment generated within the original TIF District and that increment generated within contiguous TIF Districts may be used to pay or reimburse eligible project costs within the original TIF District.

Conclusion. The City of Spring Valley has determined that in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the proposed TIF District should be undertaken. In order to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the proposed redevelopment project area.

The City Council hereby conclude that it is in the best interest of the City and that the citizens of Spring Valley will benefit by the adoption of this Tax Increment Financing Redevelopment Plan.

CITY OF SPRING VALLEY, ILLINOIS

By: _____ Date ____ / ____ / 2006
Mayor

Attest: _____ Date ____ / ____ / 2006
City Clerk

EXHIBITS

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EXHIBIT 1.

Proposed Spring Valley TIF District Boundary Map

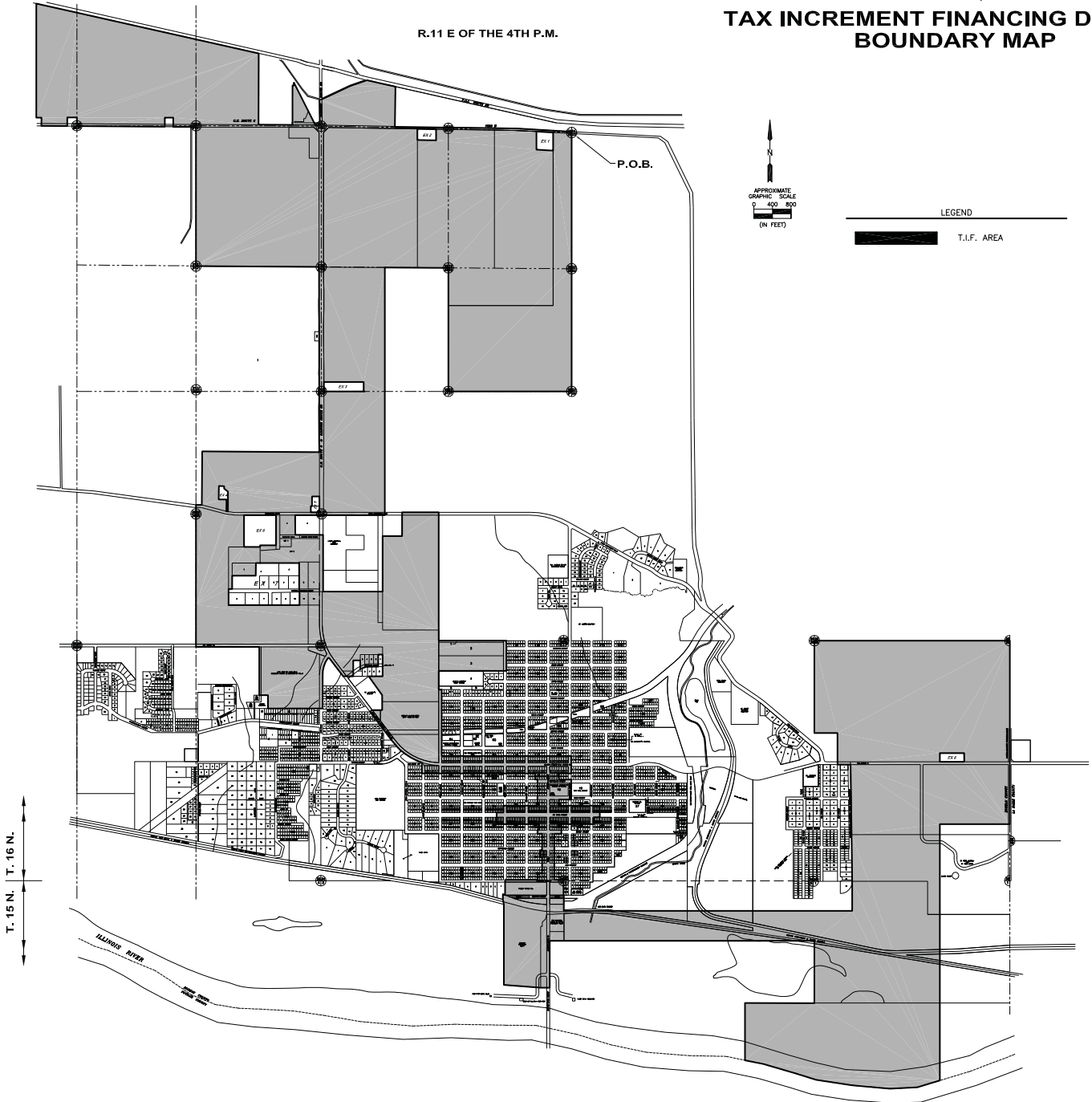
(See Map insert between pages 24 and 25.)

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CITY OF SPRING VALLEY
 BUREAU COUNTY, ILLINOIS
TAX INCREMENT FINANCING DISTRICT
BOUNDARY MAP

R.11 E OF THE 4TH P.M.

P.O.B.



DRAWN BY: JMT	CAD: TIF-FINAL	DATE: 3/27/06	BY: JMK	REVISIONS	STATUS: DRAFT	
CHECKED BY: LDG	DATE: 3/06			REMARKS	SCALE: AS NOTED	SHEET 1
					FILE NO: 7620.00	OF 1

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EXHIBIT 2.
Proposed Spring Valley TIF District Legal Description

Beginning at the Northeast Corner of Section 22, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Southerly along the East Line of said Section 22 to the Southeast Corner of said Section 22; thence Westerly along the South Line of said Section 22 to the Southwest Corner of the Southeast Quarter of said Section 22; thence Northerly along the West Line of said Southeast Quarter to the Northwest Corner of said Southeast Quarter, said point also being the Northeast Corner of the Southwest Quarter of said Section 22; thence Westerly along the North Line of said Southwest Quarter to the Northeast Corner of the West Half of said Southwest Quarter; thence Southerly along the East Line of said West Half to the Southeast Corner of said West Half of said Southwest Quarter, said point also being the Northeast Corner of the West Half of the Northwest Quarter of Section 27, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence continuing Southerly along the East Line of said West Half of the Northwest Quarter of Section 27 and said East Line extended Southerly to the South Right-of-Way Line of Peru-Princeton Road; thence Westerly along the South Right-of-Way Line of said Peru-Princeton Road to the Northwest Corner of Lot 1 in Wolfer Industrial Park Phase II; thence Southerly along the West Line of said Lot 1 to the Southwest Corner of said Lot 1; thence Easterly along the South Line of said Lot 1 and the South Line of said Lot 1 extended Easterly to the East Right-of-Way Line of U.S. Route 6 and IL Route 89; thence Southerly along the East Right-of-Way Line of said U.S. Route 6 and said IL Route 89 to a point 100.99 feet South of the North Line of the Southwest Quarter of the Southwest Quarter of Section 27, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Easterly to the East Line of the Southwest Quarter of the Southwest Quarter of said Section 27 to a point 101.00 feet South of the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 27; thence Northerly 101.00 feet to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 27; thence Northerly 863.53 feet along the West Line of the Northeast Quarter of the Southwest Quarter of said Section 27; thence Easterly 425.3 feet to a point 449.78 feet South of the North Line of the Northeast Quarter of the Southwest Quarter of said Section 27; thence Northerly 449.78 feet to the North Line of the Northeast Quarter of the Southwest Quarter of said Section 27; thence continuing on the Northerly extension of the last described line to the North Right-of-Way Line of Peru-Princeton Road; thence Easterly on the North Right-of-Way Line of said Peru-Princeton Road to the Northerly extension of the East Line of the Southwest Quarter of said Section 27; thence Southerly along the East Line of the Southwest Quarter of said Section 27 and its Northerly extension to the Southeast Corner of the Southwest Quarter of said Section 27; thence Easterly along the South Line of the Southeast Quarter of said Section 27 to the East Right-of-Way of Terry Street; thence Southerly along the East Right-of-Way Line of said Terry Street to the Easterly extension of the North Line of the John F. Kennedy Elementary School property; thence Westerly along the North Line of said John F. Kennedy Elementary School property and said North Line extended Easterly to the West Line of the Northeast Quarter of Section 34, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Southerly along the West Line of the Northeast Quarter of said Section 34 to the Westerly extension of the North Line of Lot 11 in Fairfield Subdivision; thence Easterly along the Westerly extension of the North Line of said Lot 11 to the East Right-of-Way Line of Strong Avenue; thence Southerly along the East Right-of-Way Line of said Strong Avenue to the North Line of the East-West alley located between Dakota Street (U.S. Route 6) and First Street; thence Easterly along the North Line of said East-West alley to the East Right-of-Way Line of Greenwood Street; thence Southerly along the East Right-of-Way Line of said Greenwood Street to the South Line of the East-West alley located between

Cleveland Street and Dakota Street (U.S. Route 6); thence Westerly along the South Line of said East-West alley to the Northeast Corner of Lot 12 in Block 7 in Devlin's First Addition; thence Southerly along the East Line of said Lot 12 to the Southeast Corner of said Lot 12, said point also being on the North Right-of-Way Line of Cleveland Street; thence Easterly along said North Right-of-Way Line of Cleveland Street to the Southwest Corner of Lot 9 in Block 6 in said Devlin's First Addition, said point also being on the East Right-of-Way Line of Greenwood Street; thence Southerly along the East Right-of-Way Line of said Greenwood Street to the Northwest Corner of Lot 8 in Block 30 in the Original Town of Spring Valley, said point also being on the South Right-of-Way Line of Erie Street; thence Westerly along said South Right-of-Way Line of Erie Street to the Northeast Corner of Lot 5 in Block 31 in said Original Town of Spring Valley; thence Southerly along the East Line of said Lot 5 to the Southeast Corner of said Lot 5, said point also being on the North Line of the East-West alley located between St. Paul Street and Erie Street; thence Easterly along the North Line of said East-West alley to the Southeast Corner of Lot 6 in Block 29 in the Original Town of Spring Valley; thence Southerly along the Southerly extension of the East Line of said Lot 6 and the East Line of Lot 14 in said Block 29 and its Southerly extension to the South Right-of-Way Line of St. Paul Street; thence Westerly along said South Right-of-Way Line of St. Paul Street to the Northwest Corner of Lot 15 in Block 44 in the Original Town of Spring Valley; thence Southerly along the West Line of said Lot 15 and its Southerly extension to the South Line of the East-West alley located between Devlin Street and St. Paul Street; thence Westerly along the South Line of said East-West alley to the Northeast Corner of Lot 21 in Block 42 in the Original Town of Spring Valley; thence Southerly along the East Line of said Lot 21 and its Southerly extension to the South Right-of-Way Line of Devlin Street; thence Westerly along said South Right-of-Way Line to the Northwest Corner of Lot 6 in Block 54 in the Original Town of Spring Valley; thence Southerly along the West Line of Lots 6 and 11 in Blocks 54 and 65 in the Original Town of Spring Valley and Lots 6 and 11 in Block 71 in Dalzell's Third Addition and their North-South extensions to the North Right-of-Way Line of Caroline Street; thence Easterly along the North Line of Caroline Street to the Northerly extension of the West Line of Fractional Section 2, Township 15 North, Range 11 East of the Fourth Principal Meridian; thence Southerly along the West Line of said Fractional Section 2 and its Northerly extension to the South Line of the North Half of the North Half of the North Half of said Fractional Section 2; thence Easterly along the South Line of the North Half of the North Half of the North Half of said Fractional Section 2 and the South Line of the North Half of the North Half of the North Half of Fractional Section 1, Township 15 North, Range 11 East of the Fourth Principal Meridian to the Southerly extension of the East Right-of-Way Line of the former Chicago and Illinois Valley Railroad Company lying East of and adjacent to the East Line of Nelson's First Addition; thence Northerly along the East Right-of-Way Line of said former Chicago and Illinois Valley Railroad Company and its Southerly extension to the South Right-of-Way Line of U.S. Route 6; thence Westerly along the South Right-of-Way Line of said U.S. Route 6 to a point 565.36 feet East of the West Line of the Northwest Quarter of Section 36, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Northerly to a point 687.22 feet North of the North Right-of-Way Line of said U.S. Route 6; thence Westerly 565.36 feet to the West Line of said Section 36; thence Northerly along the West Line of said Section 36 to the Northwest Corner of said Section 36; thence Easterly along the North Line of said Section 36 to the Northeast Corner of said Section 36; thence Southerly along the East Line of said Section 36 to a point 1,320 feet South of the East Quarter Corner of said Section 36; thence Westerly 1,760 feet parallel with the North Line of the South Half of said Section 36; thence Southerly parallel with the East Line of said Section 36 and the East Line of Section 1, Township 15 North, Range 11 East of the Fourth Principal Meridian to the center thread of the Illinois River; thence Westerly along the center thread of said Illinois River to a point on a North and South Line across the

South Half of Fractional Section 2, Township 15 North, Range 11 East of the Fourth Principal Meridian, said line starting at a point on the North Line of said Half Section 74 rods and 5 feet (1,226 feet) East of the Northwest Corner of the Fractional Southeast Quarter of said Section 2; thence Northerly along said North and South Line to the South Line of the South Half of the Northeast Quarter of said Fractional Section 2; thence Easterly along said South Line to the Southeast Corner of the South Half of the Northeast Quarter of said Fractional Section 2; thence Northerly along the East Line of said Half-Quarter Section to the Northeast Corner of said Half-Quarter of said Fractional Section 2; thence Westerly along the North Line of said Half-Quarter Section and its Westerly extension to the East Right-of-Way Line of IL Route 89; thence Southerly along the East Right-of-Way Line of said IL Route 89 to the South Line of the Spring Valley Sewage Treatment Plant property extended Easterly; thence Westerly along the South Line of said Spring Valley Sewage Treatment Plant property and its Easterly extension to the West Line of said Spring Valley Sewage Treatment Plant property; thence Northerly along the West Line of said Spring Valley Sewage Treatment Plant property to the South Right-of-Way Line of the Chicago, Rock Island and Pacific Railroad; thence Northerly to the Southeast Corner of Lot 1 in Marenda Addition; thence Northerly and Easterly along the boundary of said Lot 1 for three courses to the Northeast Corner of said Lot 1; thence Northerly along the East Line of said Lot 1 extended Northerly to the North Right-of-Way Line of Caroline Street; thence Easterly along the North Right-of-Way Line of said Caroline Street to the Southeast Corner of Lot 12 in Block 72 in Dalzell's Third Addition; thence Northerly along the East Line of said Lot 12 and its Northerly extension to the Southeast Corner of Lot 5 in said Block 72, said point also being on the North Line of an alley located between Iowa Street and Caroline Street; thence Easterly along said North Line to the Southeast Corner of Lot 3 in said Block 72; thence Northerly along the East Line of Lot 3 in said Block 72 and its Northerly extension and the East Line of Lot 14 in Block 64 in the Original Town of Spring Valley to the Northeast Corner of said Lot 14; thence Westerly to the Northwest Corner of said Lot 14; thence Northerly along the East Line of Lot 4 and its Southerly extension to the Northeast Corner of Lot 4 in said Block 64, said point also being on the South Right-of-Way Line of Minnesota Street; thence Easterly along said South Right-of-Way Line of Minnesota Street to its intersection with the Southerly extension of the East Line of Lot 14 in Block 55 in the Original Town of Spring Valley; thence Northerly along the East Line of said Lot 14 and the East Line of Lot 3 in said Block 55 and their Southerly extensions to the Northeast Corner of said Lot 3, said point also being on the South Right-of-Way Line of Devlin Street; thence Westerly along said South Right-of-Way Line of Devlin Street to the Northwest Corner of Lot 4 in said Block 55; thence Northerly to the Southwest Corner of Lot 21 in Block 41 in the Original Town of Spring Valley; thence Easterly along the South Line of said Lot 21 to the Southeast Corner of the West Half of said Lot 21; thence Northerly along the East Line of the West Half of said Lot 21 to the Northeast Corner of the West Half of Lot 21, said point also being on the South Line of the East-West alley located between Devlin Street and St. Paul Street; thence Westerly along the South Line of said East-West alley to the Northwest Corner of Lot 22 in Block 39 in the Original Town of Spring Valley; thence Northerly along the West Line of Lot 6 in said Block 39 and its Southerly and Northerly extensions to the South Line of Block 34 in the Original Town of Spring Valley, said point also being on the North Right-of-Way Line of St. Paul Street; thence Easterly along said North Right-of-Way Line of St. Paul Street to the West Right-of-Way Line of Terry Street; thence Northerly along said West Right-of-Way Line of Terry Street to the North Line of the East-West alley located between St. Paul Street and Erie Street; thence Easterly along the North Line of said East-West alley to the Southeast Corner of Lot 5 in Block 32 in the Original Town of Spring Valley; thence Northerly along the East Line of said Lot 5 and the East Line of Lots 5 and 12 in Block 17 in the Original Town of Spring Valley and their North-South extensions to the Southeast Corner of Lot 12 in Block 8 in Devlin's First

Addition, said point also being on the North Right-of-Way Line of Cleveland Street; thence Westerly along said North Right-of-Way Line of Cleveland Street to the Southwest Corner of said Lot 12; thence Northerly along the West Line of said Lot 12 to the Northwest Corner of said Lot 12, said point also being on the South Line of the East-West alley located between Cleveland Street and Dakota Street (U.S. Route 6); thence Westerly along the South Line of said East-West alley to the West Right-of-Way Line of Lawrence Avenue; thence Northerly along the West Right-of-Way Line of said Lawrence Avenue and said West Right-of-Way Line extended Northerly to the Southwesterly Right-of-Way Line of U.S. Route 6; thence Northwesterly along the Southwesterly Right-of-Way Line of said U.S. Route 6 to a point Southwesterly of the Southwest Corner of St. Anthony's Church property, as measured perpendicular to said right-of-way line of U.S. Route 6; thence Northeasterly to the Southwest Corner of said St. Anthony's Church property; thence Easterly along the South Line of said St. Anthony's Church property to the Southeast Corner of said St. Anthony's Church property; thence Northerly and Northwesterly along the East Line of said St. Anthony's Church property to the South Line of Simonetta Second Addition; thence Easterly along the South Line of said Simonetta Second Addition to the Southeast Corner of said Simonetta Second Addition; thence Northerly along the East Line of said Simonetta Second Addition to the Northeast Corner of said Simonetta Second Addition; thence Westerly along the North Line of said Simonetta Second Addition to the Northwest Corner of Lot 1 in said Simonetta Second Addition; thence Southerly along the West Line of said Lot 1 and the West Line of said Lot 1 extended Southerly to the South Right-of-Way Line of Ponsetti Drive; thence Westerly along the South Right-of-Way Line of said Ponsetti Drive to the West Line of Lot 5 in Simonetta Second Addition extended Southerly; thence Northerly along the West Line of said Lot 5 and its Southerly extension to a point 112.14 feet North of the Southwest Corner of said Lot 5; thence Westerly 253.00 feet; thence Southerly to the South Line of Simonetta Second Addition extended Westerly; thence Westerly along the South Line of Simonetta Second Addition extended Westerly to the Southwesterly Right-of-Way Line of U.S. Route 6; thence Northwesterly along the Southwesterly Right-of-Way Line of said U.S. Route 6 to the Easterly Right-of-Way Line of Ladd Road; thence Southerly along the Easterly Right-of-Way Line of Ladd Road to the Easterly extension of the North Line of H. J. Miller's Addition; thence Westerly along the North Line of said H. J. Miller's Addition and its Easterly extension to the East Line of the Miller Cemetery property; thence Northerly along the East Line of said Miller Cemetery property to the Northeast Corner of said Miller Cemetery property; thence Westerly along the North Line of said Miller Cemetery property and said North Line extended Westerly to the West Right-of-Way Line of the public road located Westerly of and adjacent to said Miller Cemetery property; thence Northerly along the West Right-of-Way Line of said public road to the South Right-of-Way Line of IL Route 29; thence Westerly along the South Right-of-Way Line of said IL Route 29 to the West Line of the Southeast Quarter of Section 28, Township 16 North, Range 11 East of the Fourth Principal Meridian extended Southerly; thence Northerly along the West Line of the Southeast Quarter of said Section 28 and its Southerly extension and the West Line of the Northeast Quarter of said Section 28 to the North Right-of-Way Line of Northview Drive; thence Easterly along the North Right-of-Way Line of said Northview Drive to a point 132 feet East of the West Line of the Northeast Quarter of said Section 28; thence Northerly along a line 132 feet East of and parallel to the West Line of the Northeast Quarter of said Section 28 to the North Line of the South Half of the Northeast Quarter of said Section 28; thence Easterly along the North Line of the South Half of the Northeast Quarter of said Section 28 to the West Right-of-Way Line of U.S. Route 6 and IL Route 89; thence Northerly along the West Right-of-Way Line of said U.S. Route 6 and said IL Route 89 to the South Line of the Northeast Quarter of Section 21, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Westerly along the South Line of the Northeast Quarter of said Section 21 to the Southwest Corner of the Northeast Quarter of

said Section 21; thence Northerly along the West Line of the Northeast Quarter of said Section 21 to the South Right-of-Way Line of said U.S. Route 6; thence Westerly 490.00 feet along the South Right-of-Way Line of said U.S. Route 6; thence Northerly to a point 175 feet North of the South Line of the Southwest Quarter of Section 16 Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Westerly 185 feet; thence Southerly to the South Right-of-Way Line of said U.S. Route 6, said point being 675 feet West of the East Line of the Northwest Quarter of said Section 21; thence Westerly to the West Line of the Northwest Quarter of said Section 21; thence Northerly along the West Line of the Northwest Quarter of said Section 21 to the Northwest Corner of said Section 21, said point also being the Southeast Corner of Section 17, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Northerly along the East Line of the Southeast Quarter of said Section 17 to the North Line of a 1.00 acre parcel of land located in the Southeast Corner of the Southeast Quarter of said Section 17; thence Westerly along the North Line of said 1.00 acre parcel to the Northwest Corner of said 1.00 acre parcel; thence Southerly along the West Line of said 1.00 acre parcel and said West Line extended Southerly to the South Right-of-Way Line of said U.S. Route 6; thence Westerly along the South Right-of-Way Line of said U.S. Route 6 to a point 495 feet West of the Southeast Corner of the Southeast Quarter of said Section 17; thence Northerly to a point 235 feet North of the South Line of the Southeast Quarter of said Section 17; thence Westerly 185 feet; thence Northerly and parallel to the East Line of the Southeast Quarter of said Section 17 to the Southerly Right-of-Way Line of F.A.I. Route 80; thence Southeasterly along the Southerly Right-of-Way Line of said F.A.I. Route 80 to the East Line of the West Half of the Southeast Quarter of Section 16, Township 16 North, Range 11 East of the Fourth Principal Meridian; thence Southerly along the East Line of the West Half of the Southeast Quarter of said Section 16 to the North Right-of-Way Line of said U.S. Route 6; thence Easterly along the North Line of said U.S. Route 6 to a point 626.37 feet West of the Southeast Corner of said Section 16; thence Northerly 803.65 feet; thence Easterly 30 feet; thence Northerly 60 feet to the Southwesterly Right-of-Way Line of F.A.I. Route 80; thence Southeasterly 692.42 feet along the Southwesterly Right-of-Way Line of said F.A.I. Route 80 and its Southeasterly extension to the North Right-of-Way Line of U.S. Route 6; thence Easterly along the North Right-of-Way Line of said U.S. Route 6 to the West Right-of-Way Line of IL Route 89; thence Northerly along the West Right-of-Way Line of said IL Route 89 to a point Westerly of the intersection of the East Right-of-Way Line of said IL Route 89 and the Southerly Right-of-Way Line of F.A.I. Route 80; thence Easterly to the intersection of the East Right-of-Way Line of said IL Route 89 and the Southerly Right-of-Way Line of said F.A.I. Route 80; thence Easterly along the Southerly Right-of-Way of said F.A.I. Route 80 to the East Line of the Ziebert Property as recorded in Book 963 Page 766; thence Southerly along the East Line of the Southwest Quarter of said Section 15 to the North Right-of-Way Line of N. 1500 Road; thence Easterly along said North Right-of-Way Line of said N. 1500 Road to the East Line of the Southeast Quarter of said Section 15; thence Southerly along the East Line of the Southeast Quarter of said Section 15 to the Point of Beginning.

EXCEPTING THEREFROM:

EXCEPTION NO. 1

That part of the Northeast Quarter of Section 22, Township 16 North, Range 11 East of the Fourth Principal Meridian, lying South of the existing right-of-way of N. 1500 Road, described as follows: Commencing at the Northeast Corner of said Section 22; thence due West 400.78 feet on the North Line of said Section 22 for a Point of Beginning; thence South 1° 19' 57" East 429.71 feet particularly along an old fence line of occupation; thence due West 359.30 feet; thence North 1° 19' 57" West 429.71 feet to the North Line of

said Section 22; thence due East 359.30 feet on the North Line of said Section 22 to the Point of Beginning.

EXCEPTION NO. 2

That part of the East 40 acres of the Northwest Quarter of Section 22, Township 16 North, Range 11 East of the Fourth Principal Meridian, lying South of the existing right-of-Way of N. 1500 Road, described as follows: Commencing at the Northwest Corner of the East 40 acres of the Northwest Quarter of said Section 22, said point also being the Point of Beginning; thence East along the North Line of said Section 22, 400 feet; thence South 285 feet; thence West 400 feet; thence North 285 feet to the Point of Beginning.

EXCEPTION NO. 3

That part of the West Half of the Southwest Quarter of Section 22, Township 16 North, Range 11 East of the Fourth Principal Meridian, lying East of the existing right-of-way of U.S. Route 6 and IL Route 89, described as follows:

Beginning at the point of intersection of the centerline of said U.S. Route 6 and said IL Route 89 with the South Line of the Southwest Quarter of said Section 22; thence North along the centerline of said U.S. Route 6 and said IL Route 89, 200.00 feet; thence South 89° 14' 34" East 859.71 feet; thence South 200.00 feet to the South Line of the Southwest Quarter of said Section 22; thence North 89° 14' 34" West along the South Line of the Southwest Quarter of said Section 22, 859.71 feet to the Point of Beginning.

EXCEPTION NO. 4

Part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 16 North, Range 11 East of the Fourth Principal Meridian, described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 28; thence South 89° 05' 31" West (South 89° 56' 30" West by deed) 2,022.85 feet along the South Line of said Northeast Quarter; thence North 00° 50' 59" West (North 00° 00' 00" East by deed) 22.82 feet to the Point of Beginning in the centerline of the Peru-Princeton Road (C.H. 14); thence continuing North 00° 50' 59" West (North 00° 00' 00" East by deed) 444.00 feet; thence North 53° 40' 59" West (North 52° 50' 00" West by deed) 146.82 feet; thence South 89° 09' 01" West (North 90° 00' 00" West by deed) 83.00 feet; thence South 00° 50' 59" East (South 00° 00' 00" West by deed) 260.00 feet; thence North 89° 09' 01" East (South 90° 00' 00" East by deed) 167.00 feet; thence South 00° 50' 59" East (South 00° 00' 00" West by deed) 268.45 feet to the centerline of the Peru-Princeton Road (C.H. 14); thence South 83° 30' 59" East (South 82° 40' 00" East by deed) 33.27 feet to the Point of Beginning; all according to a plat of survey made by Alfred A. Hueneburg, Illinois Professional Land Surveyor No. 2128, and dated March 6, 1993;

ALSO EXCEPTING:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 28; thence South 89° 05' 31" West (South 89° 56' 30" West by deed) 2,022.85 feet along the South Line of said Northeast Quarter; thence North 00° 50' 59" West (North 00° 00' 00" East by deed) 466.82 feet; thence North 53° 40' 59" West (North 52° 50' 00" West by deed) 109.17 feet to the Point of Beginning; thence continuing North 53° 40' 59" West (North 52° 50' 00" West by deed) 37.65 feet; thence South 89° 09' 01" West (North 90° 00' 00" West by deed) 83.00 feet; thence North 00° 50' 59" West (North 00° 00' 00" East by deed) 30.00 feet; thence North 89° 09' 01" East (South 90° 00' 00" East by deed) 113.00

feet; thence South 00°00' 59" East (South 00°00' 00" West by deed) 52.74 feet to the Point of Beginning.

EXCEPTION NO. 5

One-Half Acre in the Southeast Corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 16 North, Range 11 East of the Fourth Principal Meridian, heretofore conveyed for school purposes, all of said land lying North of the Peru-Princeton Road and described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of said Section 28; running thence North 10 rods; thence West 14 rods; thence South 10 rods; thence East 14 rods to the Place of Beginning;

ALSO EXCEPTING

Commencing at the Southeast Corner of the Northeast Quarter of said Section 28; thence due North 165.00 feet along the East Line of the Northeast Quarter of said Section 28 to the Point of Beginning; thence North 89°00' 32" West 208.71 feet; thence due North 208.71 feet; thence South 89°00' 32" East 208.71 feet to a point on the East Line of the Northeast Quarter of said Section 28; thence due South 208.71 feet along the East Line of the Northeast Quarter of said Section 28 to the Point of Beginning.

EXCEPTION NO. 6

Commencing at the Northwest Corner of Wolfer Industrial Park Phase III, said point being 973.23 feet West of the Northeast Corner of the Southeast Quarter of Section 28, Township 16 North, Range 11 East of the 4th Principal Meridian; thence Southerly to the South Right-of-Way Line of Peru-Princeton Road (Bureau Co. Hwy. 14), said point being the Point of Beginning, also being on the boundary of Wolfer Industrial Park Phase V; thence Southerly 656.00 feet along the boundary of said Wolfer Industrial Park Phase V; thence Westerly 330.00 feet along the boundary of said Wolfer Industrial Park Phase V; thence Southerly 27.00 feet, more or less, to a point on the boundary of the Davis Property; thence Westerly along the boundary of said Davis Property to a point 1676 feet West of the East Line of the Southeast Quarter of said Section 28; thence Northerly to the South Right-of-Way Line of said Peru-Princeton Road (Bureau Co. Hwy. 14) said point being 1676 feet West of the East Line of the Southeast Quarter of said Section 28; thence Easterly along the South Right-of-Way Line of said Peru-Princeton Road (Bureau Co. Hwy. 14) to the Point of Beginning.

EXCEPTION NO. 7

Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Wolfer Industrial Park Phase I; also excepting the right-of-way for Wolfer Industrial Drive South of and adjacent to said Lots 3, 4, 5 and 6 and the future right-of-way East of and adjacent to said Lot 7; Lots 1 and 2 in the Resubdivision of Wolfer Industrial Park Phase IV; also excepting the right-of-way for the Resubdivision of Wolfer Industrial Park Phase IV; Lots 2 and 3 in Wolfer Industrial Park Phase VI; All being part of the Southeast Quarter of Section 28, Township 16, North, Range 11 East of the Fourth Principal Meridian.

EXCEPTION NO. 8

Part of the Northeast Fractional Quarter of Section 36, Township 16 North, Range 11 East of the Fourth Principal Meridian, described as follows:

Commencing at a point on the line of the Third Principal Meridian which is 60 feet North of the Southeast Corner of the Northeast Fractional Quarter of said Section 36; thence running West along and upon the present

North Line of the right-of-Way of State Bond Issue Route Number 7 (U.S. Route 6) as shown on the right-of-way plat filed as Document No. 282791, filed for record in the office of the Recorder of Deeds of Bureau County, Illinois on September 5, 1956 and duly recorded in Volume 346 of Records, on Page 548 thereof, 985 feet to the Point of Beginning; thence continuing West along and upon said North Right-of-Way Line 522 feet; thence North at a right angle from said North Right-of-Way Line 185 feet; thence running East and parallel to said North Right-of-Way Line 522 feet; thence running South at a right angle from the last course 185 feet to the Place of Beginning.

All situated in the County of Bureau, State of Illinois.

APPENDICES

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APPENDIX A.
Tax Increment Financing Terms and Definitions

The City of Spring Valley is establishing its TIF District utilizing the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4 *et. seq.*]. Certain terms are used in this Redevelopment Plan which are defined in the Tax Increment Allocation Redevelopment Act. The following terms shall mean:

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

Redevelopment Project Area: An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.

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

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

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

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

services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- B. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
- C. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- D. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- E. Costs of the construction of public works or improvements;
- F. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- G. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
- H. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan/project.
- I. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- J. Payment in lieu of taxes are those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies

made after the time of the adoption of the tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area;

- K. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

- L. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: 1) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; 2) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; 3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; 4) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (I) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.

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

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

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

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

For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the 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.

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

- A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- C. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- D. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

- E. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- F. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- G. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
- I. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
- J. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- K. Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in

environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- L. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- M. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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

- A. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
- B. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
- C. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- D. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

- E. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- F. The total equalized assessed value of the 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.

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

- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
- B. The area consists of unused railyards, rail tracks, or railroad rights-of-way.
- C. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- E. Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

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

Industrial Park Conservation Area: An area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

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

APPENDIX B.
Example TIF District Projections

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

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT INDUSTRIAL PROJECTS

Updated 6/1/2006 TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Warehouse Distribution Centers I			1/8 Built	1/8 Assessed	\$1,201,741	\$1,237,794	\$2,476,669	\$2,550,969	\$3,829,239	\$3,944,116	\$5,264,181	\$5,422,107	\$6,786,511
Warehouse Distribution Centers II					1/5 Built	1/5 Assessed	\$480,697	\$975,814	\$1,485,785	\$2,011,055	\$2,552,083	\$2,628,646	\$2,707,505
Manufacturing Project I		1/3 Built	1/3 Assessed	\$450,653	\$914,826	\$942,270	\$970,538	\$1,450,308	\$1,493,817	\$1,538,631	\$1,584,790	\$1,632,334	\$1,681,304
Manufacturing Project II		1/2 Built	1/2 Assessed	\$180,261	\$185,669	\$191,239	\$377,237	\$388,555	\$400,211	\$412,218	\$424,584	\$437,322	\$450,441
Manufacturing Project III		Built	Assessed	\$111,161	\$114,496	\$117,931	\$121,469	\$125,113	\$128,866	\$132,732	\$136,714	\$140,816	\$145,040
Manufacturing Project IV		Built	Assessed	\$90,131	\$92,835	\$95,620	\$98,488	\$101,443	\$104,486	\$107,621	\$110,849	\$114,175	\$117,600
Manufacturing Project V		1/7 Built	1/7 Assessed	\$78,113	\$158,570	\$241,440	\$326,796	\$414,714	\$505,268	\$598,539	\$616,496	\$634,990	\$654,040
Manufacturing Project VI				1/16 Built	1/16 Assessed	\$71,353	\$144,847	\$220,546	\$298,516	\$378,825	\$461,543	\$546,743	\$634,498
Total Real Estate Tax Increment				\$910,319	\$2,668,136	\$2,897,647	\$4,996,742	\$6,227,460	\$8,246,188	\$9,123,737	\$11,151,241	\$11,557,131	\$13,176,940

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Warehouse Distribution Centers I	\$6,990,106	\$8,401,551	\$8,653,598	\$10,114,947	\$10,418,395	\$11,932,688	\$12,290,669	\$12,659,389	\$13,039,171	\$13,430,346	\$13,833,256	\$14,248,254	\$168,725,697
Warehouse Distribution Centers II	\$2,788,730	\$2,872,392	\$2,958,564	\$3,047,321	\$3,138,740	\$3,232,903	\$3,329,890	\$3,429,786	\$3,532,680	\$3,638,660	\$3,747,820	\$3,860,255	\$52,419,326
Manufacturing Project I	\$1,731,743	\$1,783,695	\$1,837,206	\$1,892,322	\$1,949,092	\$2,007,565	\$2,067,792	\$2,129,826	\$2,193,720	\$2,259,532	\$2,327,318	\$2,397,138	\$37,236,422
Manufacturing Project II	\$463,955	\$477,873	\$492,209	\$506,976	\$522,185	\$537,850	\$553,986	\$570,606	\$587,724	\$605,355	\$623,516	\$642,222	\$10,032,194
Manufacturing Project III	\$149,391	\$153,873	\$158,489	\$163,244	\$168,141	\$173,185	\$178,381	\$183,732	\$189,244	\$194,922	\$200,769	\$206,792	\$3,394,501
Manufacturing Project IV	\$121,128	\$124,762	\$128,505	\$132,360	\$136,331	\$140,421	\$144,633	\$148,972	\$153,441	\$158,045	\$162,786	\$167,669	\$2,752,298
Manufacturing Project V	\$673,661	\$693,871	\$714,687	\$736,128	\$758,212	\$780,958	\$804,387	\$828,518	\$853,374	\$878,975	\$905,344	\$932,505	\$13,789,587
Manufacturing Project VI	\$724,887	\$817,987	\$913,880	\$1,012,649	\$1,114,382	\$1,219,167	\$1,327,096	\$1,438,262	\$1,481,410	\$1,525,852	\$1,571,628	\$1,618,776	\$17,522,847
Total Real Estate Tax Increment	\$13,643,601	\$15,326,004	\$15,857,138	\$17,605,947	\$18,205,478	\$20,024,738	\$20,696,833	\$21,389,091	\$22,030,764	\$22,691,687	\$23,372,438	\$24,073,611	\$305,872,872

REAL ESTATE									
	Dist. Centers I	Dist. Centers II	Man. Project I	Man. Project II	Man. Project III	Man. Project IV	Man. Project V	Man. Project VI	TOTALS
Market Value of Improvements	\$320,000,000	\$80,000,000	\$45,000,000	\$12,000,000	\$3,700,000	\$3,000,000	\$18,200,000	\$38,000,000	\$519,900,000
Increase in Assessed Value	\$106,666,667	\$26,666,667	\$15,000,000	\$4,000,000	\$1,233,333	\$1,000,000	\$6,066,667	\$12,666,667	\$173,300,000
Real Estate Tax	\$9,613,931	\$2,403,483	\$1,351,959	\$360,522	\$111,161	\$90,131	\$546,792	\$1,141,654	\$15,619,633
Estimated Eligible Project Costs	\$85,000,000	\$12,000,000	\$18,000,000	\$4,200,000	\$1,500,000	\$780,000	\$3,640,000	\$11,000,000	\$136,120,000

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

COMMERCIAL PROJECTS

Updated 6/1/2006 TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Commercial Plaza/Retail Centers			1/2 Built	1/2 Assessed	\$961,393	\$990,235	\$1,981,335	\$2,040,775	\$2,101,998	\$2,165,058	\$2,230,010	\$2,296,910	\$2,365,818
Convenience Store/Gas Station Projects			1/3 Built	1/3 Assessed	\$9,764	\$10,057	\$20,123	\$20,727	\$31,113	\$32,046	\$33,007	\$33,998	\$35,017
Restaurants I-II					1/2 Built	1/2 Assessed	\$18,026	\$18,567	\$37,150	\$38,265	\$39,412	\$40,595	\$41,813
Restaurants III-V		1/3 Built	1/3 Assessed	\$7,511	\$7,736	\$15,479	\$15,944	\$23,933	\$24,651	\$25,390	\$26,152	\$26,937	\$27,745
Commercial Office Buildings					1/2 Built	1/2 Assessed	\$120,174	\$123,779	\$247,667	\$255,097	\$262,750	\$270,632	\$278,751
Commercial Rehab/Renovation Projects		1/15 Built	1/15 Assessed	\$4,507	\$13,655	\$168,638	\$173,698	\$178,908	\$184,276	\$189,804	\$195,498	\$201,363	\$207,404
Total Real Estate Tax Increment				\$12,017	\$992,548	\$1,184,410	\$2,329,299	\$2,406,689	\$2,626,854	\$2,705,660	\$2,786,830	\$2,870,435	\$2,956,548

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Commercial Plaza/Retail Centers	\$2,436,792	\$2,509,896	\$2,585,193	\$2,662,749	\$2,742,631	\$2,824,910	\$2,909,657	\$2,996,947	\$3,086,855	\$3,179,461	\$3,274,845	\$3,373,090	\$51,716,558
Convenience Store/Gas Station Projects	\$36,068	\$37,150	\$38,265	\$39,412	\$40,595	\$41,813	\$43,067	\$44,359	\$45,690	\$47,061	\$48,472	\$49,927	\$737,730
Restaurants I-II	\$43,067	\$44,359	\$45,690	\$47,061	\$48,472	\$49,927	\$51,424	\$52,967	\$54,556	\$56,193	\$57,879	\$59,615	\$845,037
Restaurants III-V	\$28,577	\$29,434	\$30,317	\$31,227	\$32,164	\$33,129	\$34,122	\$35,146	\$36,200	\$37,286	\$38,405	\$39,557	\$607,042
Commercial Office Buildings	\$287,114	\$295,727	\$304,599	\$313,737	\$323,149	\$332,844	\$342,829	\$353,114	\$363,707	\$374,618	\$385,857	\$397,433	\$5,633,578
Commercial Rehab/Renovation Projects	\$213,626	\$220,035	\$226,636	\$233,435	\$240,438	\$247,651	\$255,081	\$262,733	\$270,615	\$278,734	\$287,096	\$295,708	\$4,549,539
Total Real Estate Tax Increment	\$3,045,244	\$3,136,601	\$3,230,699	\$3,327,620	\$3,427,449	\$3,530,272	\$3,636,181	\$3,745,266	\$3,857,624	\$3,973,353	\$4,092,553	\$4,215,330	\$64,089,482

REAL ESTATE							
	Retail Centers	Conv. Store/Gas	Restaurants I-II	Restaurants III-V	Office Bldgs.	Rehab Projects	TOTALS
Market Value of Improvements	\$64,000,000	\$975,000	\$1,200,000	\$750,000	\$8,000,000	\$2,250,000	\$77,175,000
Increase in Assessed Value	\$21,333,333	\$325,000	\$400,000	\$250,000	\$2,666,667	\$750,000	\$25,725,000
Real Estate Tax	\$1,922,786	\$29,292	\$36,052	\$22,533	\$240,348	\$67,598	\$2,318,610
Estimated Eligible Project Costs	\$24,000,000	\$300,000	\$360,000	\$300,000	\$1,600,000	\$1,500,000	\$28,060,000

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

Residential Project I

Updated 6/1/2006

TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Built in 2006	Built	Assessed	\$46,567	\$47,965	\$49,403	\$50,886	\$52,412	\$53,984	\$55,604	\$57,272	\$58,990	\$60,760	\$62,583
Built in 2007		Built	Assessed	\$46,567	\$47,965	\$49,403	\$50,886	\$52,412	\$53,984	\$55,604	\$57,272	\$58,990	\$60,760
Built in 2008			Built	Assessed	\$46,567	\$47,965	\$49,403	\$50,886	\$52,412	\$53,984	\$55,604	\$57,272	\$58,990
Built in 2009				Built	Assessed	\$46,567	\$47,965	\$49,403	\$50,886	\$52,412	\$53,984	\$55,604	\$57,272
Built in 2010					Built	Assessed	\$46,567	\$47,965	\$49,403	\$50,886	\$52,412	\$53,984	\$55,604
Built in 2011						Built	Assessed	\$50,323	\$51,833	\$53,388	\$54,989	\$56,639	\$58,338
Built in 2012							Built	Assessed	\$50,323	\$51,833	\$53,388	\$54,989	\$56,639
Built in 2013								Built	Assessed	\$50,323	\$51,833	\$53,388	\$54,989
Built in 2014									Built	Assessed	\$50,323	\$51,833	\$53,388
Built in 2015										Built	Assessed	\$50,323	\$51,833
Built in 2016											Built	Assessed	\$50,323
Total Real Estate Tax Increment			\$46,567	\$94,532	\$143,935	\$194,821	\$247,233	\$304,973	\$364,445	\$425,701	\$488,795	\$553,782	\$620,718
Cumulative R.E. Tax Increment			\$46,567	\$141,099	\$285,035	\$479,856	\$727,089	\$1,032,062	\$1,396,507	\$1,822,208	\$2,311,004	\$2,864,786	\$3,485,504

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Total Real Estate Tax Increment	\$639,340	\$658,520	\$678,276	\$698,624	\$719,583	\$741,170	\$763,405	\$786,308	\$809,897	\$834,194	\$859,220	\$884,996	\$12,559,037
Cumulative R.E. Tax Increment	\$4,124,844	\$4,783,364	\$5,461,640	\$6,160,264	\$6,879,847	\$7,621,017	\$8,384,423	\$9,170,730	\$9,980,627	\$10,814,821	\$11,674,040	\$12,559,037	

REAL ESTATE	Single-Family	Single-Family	TOTALS
Market Value per Home	\$325,000	\$350,000	\$18,625,000
Increase in EAV per Home	\$108,333	\$116,667	\$6,208,333
Homestead Exemption	\$5,000	\$5,000	
Real Estate Tax (per Home)	\$9,313	\$10,065	\$534,775
Built in 2006	5	Built in 2011	5
Built in 2007	5	Built in 2012	5
Built in 2008	5	Built in 2013	5
Built in 2009	5	Built in 2014	5
Built in 2010	5	Built in 2015	5
		Built in 2016	5
TOTAL HOMES BUILT	25	30	55

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

Estimated Eligible Project Costs per Lot: \$42,000
Total Estimated Eligible Project Costs: \$2,310,000

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

Residential Project II

Updated 6/1/2006

TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Built in 2006	Built	Assessed	\$47,469	\$48,893	\$50,360	\$51,870	\$53,427	\$55,029	\$56,680	\$58,381	\$60,132	\$61,936	\$63,794
Built in 2007		Built	Assessed	\$36,202	\$37,289	\$38,407	\$39,559	\$40,746	\$41,969	\$43,228	\$44,524	\$45,860	\$47,236
Built in 2008			Built	Assessed	\$29,292	\$30,171	\$31,076	\$32,009	\$32,969	\$33,958	\$34,977	\$36,026	\$37,107
Built in 2009				Built	Assessed	\$29,292	\$30,171	\$31,076	\$32,009	\$32,969	\$33,958	\$34,977	\$36,026
Built in 2010					Built	Assessed	\$20,580	\$21,197	\$21,833	\$22,488	\$23,163	\$23,858	\$24,573
Built in 2011						Built	Assessed	\$20,580	\$21,197	\$21,833	\$22,488	\$23,163	\$23,858
Total Real Estate Tax Increment			\$47,469	\$85,095	\$116,941	\$149,741	\$174,813	\$200,638	\$206,657	\$212,856	\$219,242	\$225,819	\$232,594
Cumulative R.E. Tax Increment			\$47,469	\$132,564	\$249,505	\$399,246	\$574,059	\$774,697	\$981,354	\$1,194,210	\$1,413,452	\$1,639,271	\$1,871,865

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Built in 2006	\$65,708	\$67,679	\$69,710	\$71,801	\$73,955	\$76,173	\$78,459	\$80,812	\$83,237	\$85,734	\$88,306	\$90,955	\$1,540,499
Built in 2007	\$48,653	\$50,113	\$51,616	\$53,165	\$54,759	\$56,402	\$58,094	\$59,837	\$61,632	\$63,481	\$65,386	\$67,347	\$1,105,506
Built in 2008	\$38,220	\$39,367	\$40,548	\$41,764	\$43,017	\$44,307	\$45,637	\$47,006	\$48,416	\$49,868	\$51,364	\$52,905	\$840,004
Built in 2009	\$37,107	\$38,220	\$39,367	\$40,548	\$41,764	\$43,017	\$44,307	\$45,637	\$47,006	\$48,416	\$49,868	\$51,364	\$787,099
Built in 2010	\$25,311	\$26,070	\$26,852	\$27,658	\$28,487	\$29,342	\$30,222	\$31,129	\$32,063	\$33,025	\$34,015	\$35,036	\$516,901
Built in 2011	\$24,573	\$25,311	\$26,070	\$26,852	\$27,658	\$28,487	\$29,342	\$30,222	\$31,129	\$32,063	\$33,025	\$34,015	\$481,865
Total Real Estate Tax Increment	\$239,572	\$246,759	\$254,162	\$261,786	\$269,640	\$277,729	\$286,061	\$294,643	\$303,482	\$312,587	\$321,964	\$331,623	\$5,271,874
Cumulative R.E. Tax Increment	\$2,111,437	\$2,358,196	\$2,612,357	\$2,874,144	\$3,143,784	\$3,421,513	\$3,707,575	\$4,002,218	\$4,305,700	\$4,618,287	\$4,940,251	\$5,271,874	

REAL ESTATE	Single-Family	Duplex Townhomes	Villas	Cottages	TOTALS
Market Value per Unit	\$160,000	\$140,000	\$160,000	\$130,000	\$6,780,000
Increase in EAV per Unit	\$53,333	\$46,667	\$53,333	\$43,333	\$2,260,000
Homestead Exemption	\$5,000	\$5,000	\$5,000	\$5,000	
Real Estate Tax (per Unit)	\$4,356	\$3,755	\$4,356	\$3,455	\$183,416
Built in 2006	4	2	2	4	12
Built in 2007	3	2	2	2	9
Built in 2008	3	2	2		7
Built in 2009	3	2	2		7
Built in 2010	3	2			5
Built in 2011	3	2			5
Total Homes Built	19	12	8	6	45

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

Total Estimated Eligible Project Costs: \$1,500,000

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

Residential Project III

Updated 6/1/2006

TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Built in 2006	Built	Assessed	\$96,530	\$99,426	\$102,409	\$105,481	\$108,645	\$111,905	\$115,262	\$118,720	\$122,281	\$125,950	\$129,728
Built in 2007		Built	Assessed	\$96,530	\$99,426	\$102,409	\$105,481	\$108,645	\$111,905	\$115,262	\$118,720	\$122,281	\$125,950
Built in 2008			Built	Assessed	\$91,167	\$93,902	\$96,719	\$99,621	\$102,609	\$105,688	\$108,858	\$112,124	\$115,488
Built in 2009				Built	Assessed	\$85,804	\$88,378	\$91,030	\$93,761	\$96,574	\$99,471	\$102,455	\$105,529
Built in 2010					Built	Assessed	\$85,804	\$88,378	\$91,030	\$93,761	\$96,574	\$99,471	\$102,455
Total Real Estate Tax Increment			\$96,530	\$195,956	\$293,001	\$387,596	\$485,028	\$499,579	\$514,566	\$530,003	\$545,903	\$562,280	\$579,149
Cumulative R.E. Tax Increment			\$96,530	\$292,486	\$585,487	\$973,083	\$1,458,111	\$1,957,690	\$2,472,256	\$3,002,259	\$3,548,162	\$4,110,443	\$4,689,591

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Built in 2006	\$133,620	\$137,629	\$141,757	\$146,010	\$150,390	\$154,902	\$159,549	\$164,336	\$169,266	\$174,344	\$179,574	\$184,961	\$3,132,673
Built in 2007	\$129,728	\$133,620	\$137,629	\$141,757	\$146,010	\$150,390	\$154,902	\$159,549	\$164,336	\$169,266	\$174,344	\$179,574	\$2,947,712
Built in 2008	\$118,952	\$122,521	\$126,197	\$129,982	\$133,882	\$137,898	\$142,035	\$146,296	\$150,685	\$155,206	\$159,862	\$164,658	\$2,614,352
Built in 2009	\$108,694	\$111,955	\$115,314	\$118,773	\$122,336	\$126,007	\$129,787	\$133,680	\$137,691	\$141,821	\$146,076	\$150,458	\$2,305,595
Built in 2010	\$105,529	\$108,694	\$111,955	\$115,314	\$118,773	\$122,336	\$126,007	\$129,787	\$133,680	\$137,691	\$141,821	\$146,076	\$2,155,136
Total Real Estate Tax Increment	\$596,523	\$614,419	\$632,852	\$651,837	\$671,392	\$691,534	\$712,280	\$733,648	\$755,658	\$778,328	\$801,677	\$825,728	\$13,155,467
Cumulative R.E. Tax Increment	\$5,286,115	\$5,900,534	\$6,533,385	\$7,185,222	\$7,856,614	\$8,548,148	\$9,260,428	\$9,994,077	\$10,749,734	\$11,528,062	\$12,329,739	\$13,155,467	

REAL ESTATE	Single-Family	TOTALS
Market Value per Home	\$193,500	\$16,447,500
Increase in EAV per Home	\$64,500	\$5,482,500
Homestead Exemption	\$5,000	
Real Estate Tax (per Home)	\$5,363	\$455,836
Built in 2006	18	
Built in 2007	18	
Built in 2008	17	
Built in 2009	16	
Built in 2010	16	
Total Homes Built	85	

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

Total Estimated Eligible Project Costs: \$4,000,000

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

Residential Project IV

Updated 6/1/2006

TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Built in 2006	Built	Assessed	\$39,657	\$40,847	\$42,073	\$43,335	\$44,635	\$45,974	\$47,353	\$48,774	\$50,237	\$51,744	\$53,296
Built in 2007		Built	Assessed	\$39,657	\$40,847	\$42,073	\$43,335	\$44,635	\$45,974	\$47,353	\$48,774	\$50,237	\$51,744
Built in 2008			Built	Assessed	\$39,657	\$40,847	\$42,073	\$43,335	\$44,635	\$45,974	\$47,353	\$48,774	\$50,237
Built in 2009				Built	Assessed	\$39,657	\$40,847	\$42,073	\$43,335	\$44,635	\$45,974	\$47,353	\$48,774
Built in 2010					Built	Assessed	\$39,657	\$40,847	\$42,073	\$43,335	\$44,635	\$45,974	\$47,353
Built in 2011						Built	Assessed	\$34,700	\$35,741	\$36,814	\$37,918	\$39,055	\$40,227
Built in 2012							Built	Assessed	\$34,700	\$35,741	\$36,814	\$37,918	\$39,055
Built in 2013								Built	Assessed	\$34,700	\$35,741	\$36,814	\$37,918
Built in 2014									Built	Assessed	\$34,700	\$35,741	\$36,814
Built in 2015										Built	Assessed	\$34,700	\$35,741
Total Real Estate Tax Increment			\$39,657	\$80,505	\$122,577	\$165,912	\$210,547	\$251,564	\$293,811	\$337,325	\$382,145	\$428,310	\$441,159
Cumulative R.E. Tax Increment			\$39,657	\$120,162	\$242,739	\$408,651	\$619,198	\$870,762	\$1,164,573	\$1,501,898	\$1,884,043	\$2,312,353	\$2,753,513

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL
Total Real Estate Tax Increment	\$454,394	\$468,026	\$482,067	\$496,529	\$511,425	\$526,767	\$542,570	\$558,847	\$575,613	\$592,881	\$610,668	\$628,988	\$9,202,287
Cumulative R.E. Tax Increment	\$3,207,907	\$3,675,933	\$4,157,999	\$4,654,528	\$5,165,953	\$5,692,720	\$6,235,290	\$6,794,138	\$7,369,751	\$7,962,632	\$8,573,299	\$9,202,287	

REAL ESTATE	Single-Family	Single-Family	TOTALS
Market Value per Home	\$180,000	\$180,000	\$13,500,000
Increase in EAV per Home	\$60,000	\$60,000	\$4,500,000
Homestead Exemption	\$5,000	\$5,000	
Real Estate Tax (per Home)	\$4,957	\$4,957	\$371,789
Built in 2006	8	Built in 2011	7
Built in 2007	8	Built in 2012	7
Built in 2008	8	Built in 2013	7
Built in 2009	8	Built in 2014	7
Built in 2010	8	Built in 2015	7
Total Homes Built	40		35
			75

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

Total Estimated Eligible Project Costs: \$2,600,000

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CITY OF SPRING VALLEY - PROPOSED TIF DISTRICT

Residential Project V

Updated 6/1/2006

TIF FORMED

Calendar Year of Receipts	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Built in 2006	Built	Assessed	\$47,469	\$48,893	\$50,360	\$51,870	\$53,427	\$55,029	\$56,680	\$58,381	\$60,132	\$61,936	\$63,794
Built in 2007		Built	Assessed	\$36,202	\$37,289	\$38,407	\$39,559	\$40,746	\$41,969	\$43,228	\$44,524	\$45,860	\$47,236
Built in 2008			Built	Assessed	\$29,292	\$30,171	\$31,076	\$32,009	\$32,969	\$33,958	\$34,977	\$36,026	\$37,107
Built in 2009				Built	Assessed	\$104,401	\$107,533	\$110,759	\$114,082	\$117,505	\$121,030	\$124,661	\$128,400
Built in 2010					Built	Assessed	\$20,580	\$21,197	\$21,833	\$22,488	\$23,163	\$23,858	\$24,573
Built in 2011						Built	Assessed	\$20,580	\$21,197	\$21,833	\$22,488	\$23,163	\$23,858
Total Real Estate Tax Increment			\$47,469	\$85,095	\$116,941	\$224,850	\$252,175	\$280,321	\$288,730	\$297,392	\$306,314	\$315,503	\$324,968
Cumulative R.E. Tax Increment			\$47,469	\$132,564	\$249,505	\$474,355	\$726,530	\$1,006,851	\$1,295,581	\$1,592,973	\$1,899,287	\$2,214,790	\$2,539,758

Calendar Year of Receipts	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Built in 2006	\$65,708	\$67,679	\$69,710	\$71,801	\$73,955	\$76,173	\$78,459	\$80,812	\$83,237	\$85,734	\$88,306	\$90,955	\$1,540,499
Built in 2007	\$48,653	\$50,113	\$51,616	\$53,165	\$54,759	\$56,402	\$58,094	\$59,837	\$61,632	\$63,481	\$65,386	\$67,347	\$1,105,506
Built in 2008	\$38,220	\$39,367	\$40,548	\$41,764	\$43,017	\$44,307	\$45,637	\$47,006	\$48,416	\$49,868	\$51,364	\$52,905	\$840,004
Built in 2009	\$132,252	\$136,220	\$140,307	\$144,516	\$148,851	\$153,317	\$157,916	\$162,654	\$167,533	\$172,559	\$177,736	\$183,068	\$2,805,301
Built in 2010	\$25,311	\$26,070	\$26,852	\$27,658	\$28,487	\$29,342	\$30,222	\$31,129	\$32,063	\$33,025	\$34,015	\$35,036	\$516,901
Built in 2011	\$24,573	\$25,311	\$26,070	\$26,852	\$27,658	\$28,487	\$29,342	\$30,222	\$31,129	\$32,063	\$33,025	\$34,015	\$481,865
Total Real Estate Tax Increment	\$334,717	\$344,759	\$355,102	\$365,755	\$376,727	\$388,029	\$399,670	\$411,660	\$424,010	\$436,730	\$449,832	\$463,327	\$7,290,077
Cumulative R.E. Tax Increment	\$2,874,476	\$3,219,234	\$3,574,336	\$3,940,091	\$4,316,818	\$4,704,847	\$5,104,517	\$5,516,177	\$5,940,187	\$6,376,917	\$6,826,750	\$7,290,077	

REAL ESTATE	Single-Family	Duplex Townhomes	Villas	Cottages	Elderly Housing	TOTALS
Market Value per Unit	\$160,000	\$140,000	\$160,000	\$130,000	\$2,500,000	\$9,280,000
Increase in EAV per Unit	\$53,333	\$46,667	\$53,333	\$43,333	\$833,333	\$3,093,333
Homestead Exemption	\$5,000	\$5,000	\$5,000	\$5,000		
Real Estate Tax (per Unit)	\$4,356	\$3,755	\$4,356	\$3,455	\$75,109	\$258,525
Built in 2006	4	2	2	4		12
Built in 2007	3	2	2	2		9
Built in 2008	3	2	2			7
Built in 2009	3	2	2		1	8
Built in 2010	3	2				5
Built in 2011	3	2				5
Total Homes Built	19	12	8	6	1	46

VARIABLES	
Inflation Rate	3%
Total Tax Rate (2005)	9.01306%

Total Estimated Eligible Project Costs: \$2,350,000

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APPENDIX C.

Illinois Department of Labor Security Unemployment Report: March, 2006



Local Area Unemployment Statistics: LAUS

[Click here](#) if you want to see labor force, employed and unemployed for the areas below.

**UNEMPLOYMENT RATES FOR COUNTIES
NOT SEASONALLY ADJUSTED**

COUNTIES	Mar-06	Feb-06	Change Over		
			Mar-05	the Month	the Year
ADAMS COUNTY	4.2	4.3	4.2	-0.1	0.0
ALEXANDER COUNTY	9.3	9.1	9.3	0.2	0.0
BOND COUNTY	6.5	6.7	6.4	-0.2	0.1
BOONE COUNTY	8.3	8.7	8.1	-0.4	0.2
BROWN COUNTY	4.6	4.5	3.8	0.1	0.8
BUREAU COUNTY	6.1	6.3	5.9	-0.2	0.2
CALHOUN COUNTY	7.8	8.5	7.7	-0.7	0.1
CARROLL COUNTY	7.3	7.5	7.3	-0.2	0.0
CASS COUNTY	5.1	5.5	5.4	-0.4	-0.3
CHAMPAIGN COUNTY	4.1	4.0	4.0	0.1	0.1
CHRISTIAN COUNTY	6.0	6.0	6.1	0.0	-0.1
CLARK COUNTY	6.2	6.3	6.3	-0.1	-0.1
CLAY COUNTY	6.2	6.3	6.6	-0.1	-0.4
CLINTON COUNTY	5.9	6.1	5.1	-0.2	0.8
COLES COUNTY	5.0	5.0	4.9	0.0	0.1
COOK COUNTY	5.5	5.6	6.7	-0.1	-1.2
CRAWFORD COUNTY	6.4	6.5	6.4	-0.1	0.0
CUMBERLAND COUNTY	5.9	6.0	6.3	-0.1	-0.4
DeKALB COUNTY	4.8	5.1	6.2	-0.3	-1.4
DeWITT COUNTY	5.8	5.8	6.1	0.0	-0.3
DOUGLAS COUNTY	5.2	5.1	5.1	0.1	0.1
DuPAGE COUNTY	3.9	4.0	4.9	-0.1	-1.0
EDGAR COUNTY	6.2	6.5	5.7	-0.3	0.5
EDWARDS COUNTY	5.1	5.2	5.3	-0.1	-0.2
EFFINGHAM COUNTY	5.5	6.1	6.5	-0.6	-1.0
FAYETTE COUNTY	6.7	7.2	7.1	-0.5	-0.4
FORD COUNTY	5.7	5.3	5.2	0.4	0.5
FRANKLIN COUNTY	7.7	7.8	7.2	-0.1	0.5
FULTON COUNTY	6.4	6.6	6.5	-0.2	-0.1
GALLATIN COUNTY	7.0	7.1	6.5	-0.1	0.5
GREENE COUNTY	5.7	5.8	6.3	-0.1	-0.6
GRUNDY COUNTY	6.7	7.5	8.8	-0.8	-2.1
HAMILTON COUNTY	6.5	6.6	6.3	-0.1	0.2
HANCOCK COUNTY	5.6	5.4	5.4	0.2	0.2
HARDIN COUNTY	7.1	7.2	6.9	-0.1	0.2
HENDERSON COUNTY	7.0	7.6	7.3	-0.6	-0.3
HENRY COUNTY	5.6	5.4	5.3	0.2	0.3
IROQUOIS COUNTY	5.8	6.0	5.2	-0.2	0.6
JACKSON COUNTY	4.8	4.8	4.6	0.0	0.2
JASPER COUNTY	5.3	6.0	6.1	-0.7	-0.8
JEFFERSON COUNTY	5.7	5.8	5.1	-0.1	0.6
JERSEY COUNTY	6.1	6.1	6.3	0.0	-0.2
JoDAVISS COUNTY	6.0	5.6	5.5	0.4	0.5
JOHNSON COUNTY	6.4	7.1	6.7	-0.7	-0.3
KANE COUNTY	5.5	5.8	6.9	-0.3	-1.4
KANKAKEE COUNTY	7.4	7.2	7.4	0.2	0.0
KENDALL COUNTY	4.6	4.8	5.1	-0.2	-0.5

KNOX COUNTY	7.2	6.9	7.9	0.3	-0.7
LAKE COUNTY	5.5	5.5	5.3	0.0	0.2
LaSALLE COUNTY	6.9	6.9	7.1	0.0	-0.2
LAWRENCE COUNTY	5.8	5.8	5.8	0.0	0.0
LEE COUNTY	6.0	6.0	5.8	0.0	0.2
LIVINGSTON COUNTY	5.7	5.5	5.6	0.2	0.1
LOGAN COUNTY	5.7	5.7	6.0	0.0	-0.3
McDONOUGH COUNTY	4.6	4.3	4.1	0.3	0.5
McHENRY COUNTY	4.7	4.9	6.0	-0.2	-1.3
McLEAN COUNTY	4.1	4.1	4.5	0.0	-0.4
MACON COUNTY	6.6	6.4	6.3	0.2	0.3
MACOUPIN COUNTY	6.5	6.8	6.4	-0.3	0.1
MADISON COUNTY	6.1	6.1	5.6	0.0	0.5
MARION COUNTY	7.3	7.0	7.1	0.3	0.2
MARSHALL COUNTY	5.0	5.0	5.4	0.0	-0.4
MASON COUNTY	6.6	7.2	7.6	-0.6	-1.0
MASSAC COUNTY	5.8	5.7	5.4	0.1	0.4
MENARD COUNTY	4.7	5.4	5.4	-0.7	-0.7
MERCER COUNTY	7.9	8.0	7.1	-0.1	0.8
MONROE COUNTY	4.8	4.7	4.3	0.1	0.5
MONTGOMERY COUNTY	7.3	7.8	7.3	-0.5	0.0
MORGAN COUNTY	6.0	6.2	5.9	-0.2	0.1
MOULTRIE COUNTY	4.4	4.3	4.5	0.1	-0.1
OGLE COUNTY	6.8	6.5	6.0	0.3	0.8
PEORIA COUNTY	5.3	5.3	5.3	0.0	0.0
PERRY COUNTY	7.0	7.3	6.7	-0.3	0.3
PIATT COUNTY	4.8	5.0	4.7	-0.2	0.1
PIKE COUNTY	5.8	5.9	5.5	-0.1	0.3
POPE COUNTY	7.3	7.2	7.4	0.1	-0.1
PULASKI COUNTY	7.8	7.7	7.8	0.1	0.0
PUTNAM COUNTY	7.0	7.1	6.9	-0.1	0.1
RANDOLPH COUNTY	5.6	5.8	5.8	-0.2	-0.2
RICHLAND COUNTY	5.9	5.8	5.9	0.1	0.0
ROCK ISLAND COUNTY	5.4	5.5	5.0	-0.1	0.4
St. CLAIR COUNTY	7.0	7.0	6.3	0.0	0.7
SALINE COUNTY	6.3	6.4	6.5	-0.1	-0.2
SANGAMON COUNTY	5.1	5.1	4.9	0.0	0.2
SCHUYLER COUNTY	5.6	5.8	5.7	-0.2	-0.1
SCOTT COUNTY	7.5	7.9	8.0	-0.4	-0.5
SHELBY COUNTY	5.6	5.7	6.1	-0.1	-0.5
STARK COUNTY	7.3	7.3	6.6	0.0	0.7
STEPHENSON COUNTY	6.1	6.1	5.9	0.0	0.2
TAZEWELL COUNTY	4.8	5.0	5.3	-0.2	-0.5
UNION COUNTY	7.5	7.6	7.1	-0.1	0.4
VERMILION COUNTY	6.6	6.5	6.8	0.1	-0.2
WABASH COUNTY	5.3	5.7	5.4	-0.4	-0.1
WARREN COUNTY	5.8	6.4	6.1	-0.6	-0.3
WASHINGTON COUNTY	4.2	4.4	4.2	-0.2	0.0
WAYNE COUNTY	5.5	5.8	5.6	-0.3	-0.1
WHITE COUNTY	5.6	5.6	4.8	0.0	0.8
WHITESIDE COUNTY	6.7	6.7	6.1	0.0	0.6
WILL COUNTY	5.0	5.2	6.2	-0.2	-1.2
WILLIAMSON COUNTY	5.7	5.6	5.5	0.1	0.2
WINNEBAGO COUNTY	6.7	6.7	6.8	0.0	-0.1
WOODFORD COUNTY	4.0	4.1	4.4	-0.1	-0.4

[LMI HOME](#) | [IDES HOME](#) | [EMAIL US](#) FOR QUESTIONS ABOUT LABOR MARKET INFORMATION

APPENDIX D.

Engineer's Letter: Condition of Public Infrastructure

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April 20, 2006

Thomas N. Jacob & Associates
Attorneys-at-Law
1701 Clearwater Avenue
Bloomington, IL 61704

COPY

ATTENTION: Mr. Dan Walker

SUBJECT: Spring Valley TIF

Dear Dan:

In response to your recent request for information about the condition of the infrastructure in the downtown area of the City of Spring Valley, I offer the following information:

- The downtown area is provided with sanitary sewer service consisting of a combined sewer system. It is believed that the system in that area of the Original Town was constructed no later than the 1900's and is therefore in excess of 100 years old. Since it is a combined sewer, it also collects stormwater runoff, which in periods of high amounts of rainfall contribute to combined sewer overflows into Spring Creek and/or the Illinois River. Much of the system in this area consists of 12", 18" and 24" clay pipe. A program to systematically replace and/or rehabilitate this old combination sewer system should be undertaken to insure that the reliable service to the City can be maintained well into the future.
- The history of Federal Legislation regulating combined sewers, particularly since the 1972 Clean Water Act, has been to continue to incrementally improve the quality of the nation's waters by placing ever more stringent limitations on the discharge to the rivers and streams. In Illinois this has resulted in combined sewers having been regulated to a higher degree over this 34 year period. While the City of Spring Valley is currently in compliance with applicable regulations and permit conditions, it is anticipated that further efforts will be needed in the future and storm sewer construction to allow separation of combined sewers will become necessary.

PERU OFFICE:

WILLIAM L. ETZENBACH, P.E., P.L.S. • ROGER J. CHAMLIN, P.E. • JEROME J. YENDRO, P.E., P.L.S.
LARRY D. GOOD, P.E. • MICHAEL V. FITZSIMMONS, P.E., P.L.S. • JAMES K. CLINARD, S.E., P.E.

MORRIS OFFICE:

RICHARD J. SCHWEICKERT, P.E. • GUY R. CHRISTENSEN, P.E. • MICHAEL E. FARRELL, P.L.S.

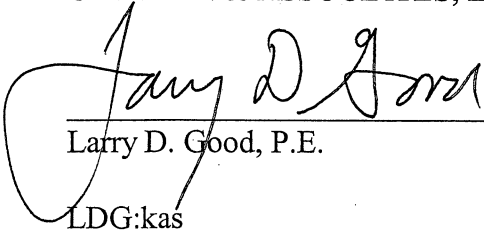
Page Two
April 20, 2006

- The water system that serves the original City of Spring Valley is known to have included one or more deep wells near the Illinois River which pumped water underneath the railroad and up into the original City. It is also believed that the well and those water mains were originally constructed around the beginning of the 1900's. While the original wells are no longer in use the old water distribution system throughout the downtown area remains. It is made up of mostly 4" cast iron pipe with one 10" main constructed later but still at least 40 or 50 years of age. Piping of that age has typically been encrusted with significant amount of material resulting in effective diameters even smaller. Because of their age, they are subject to cracking and breaking and can be expected to be an ever increasing liability in order to maintain this aging system in a reliably operating condition.

I hope this provides you with the information that you need. If you have any further questions, please don't hesitate to contact me.

Sincerely,

CHAMLIN & ASSOCIATES, INC.



Larry D. Good, P.E.

LDG:kas

cc: File No. 07620.00

APPENDIX E.

Engineer's Letter: Flooding Report & Drainage Map

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COPY

April 27, 2006

Thomas N. Jacob & Associates
The Economic Development Group, Ltd.
1701 Clearwater Avenue
Bloomington, IL 61704

ATTENTION: Thomas N. Jacob
SUBJECT: City of Spring Valley, Illinois
TIF District

Dear Mr. Jacob:

Chamlin & Associates, Inc. has provided Professional Engineering & Surveying Services in or around the Spring Valley and Illinois Valley Area for over fifty (50) years. Throughout this time, our staff of professionals has gained substantial background knowledge of the land and drainage conditions of the area included within the Spring Valley TIF District.

Attached please find a "Spring Valley Drainage Map" which utilizes a USGS topography map as the background. On this map we have outlined the TIF District in the color green. Existing drainage ways, lakes, streams and the Illinois River are shown in the color blue. The approximate Zone "A" 100 year floodplain limits are shown in the color red.

We would like to share our expertise and observations to point out the following conclusions from our knowledge of the area as follows:

- All of the area is tributary to potential flooding in the Illinois River watershed.
- Much of the area is tributary to potential flooding in the Spring Creek watershed.
- A portion of the area is tributary to existing downstream lakes for which storm water discharges from the upstream areas must be controlled to minimize potential threats to public safety.
- Much of the area is tributary to existing drainage ways that cross downstream properties and could contribute to flooding if left unchecked.
- Some of the area is tributary to existing small drainage ways that run right through existing developed portions of the City.

PERU OFFICE:

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LARRY D. GOOD, P.E. • MICHAEL V. FITZSIMMONS, P.E., P.L.S. • JAMES K. CLINARD, S.E., P.E.

MORRIS OFFICE:

RICHARD J. SCHWEICKERT, P.E. • GUY R. CHRISTENSEN, P.E. • MICHAEL E. FARRELL, P.L.S.

Page Two
April 27, 2006

- Some of the land lacks adequate drainage ways and is so flat that it has its own chronic flooding issues right on the property.
- Much of the land most likely is served by existing field tiles that may require re-routing through or around a site when development occurs.
- Many of the existing drainage ways that some of the areas drain to are relatively steep and subject to erosion issues which could potentially degrade properties or property values downstream if left unaddressed.

In conclusion, we have determined that all of the area has the potential in one way or another for surface water discharges to contribute to flooding within the respective watersheds.

We propose the following potential redevelopment eligible costs, facilities or improvements to contribute to the alleviation of all or part of the flooding:

- Funds to perform professional engineering studies and/or plans for identification and/or elimination of flooding issues.
- Construction of detention or retention basins with adequate capacities to store excess storm water for major storm events with subsequent controlled release.
- Relocation, re-routing, or retro-fitting existing aged and potentially inadequate tile systems that much of the area relies upon for drainage.
- Installation of new storm sewers to provide adequate drainage and proper storm water outlet discharge locations.
- Potential construction of joint or regional detention or retention basins to maximize developable areas within the district.
- The improved grading or stabilization of steep areas susceptible to erosion.
- The elimination of existing low or flat areas subject to periodic or chronic flooding.
- Construction of provisions to improve not only storm water quantity, but also storm water quality.

Page Three
April 27, 2006

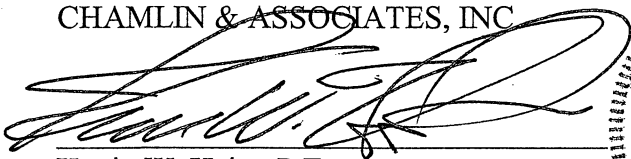
- Mass grading earthwork operations to elevate areas above what might otherwise have been normally required to provide for adequate ground slope and a proper storm water discharge location.
- The potential over-detention of storm water to further reduce and minimize downstream flooding chances within the watersheds.
- Minimize potential flood wave damages to downstream lakes, streams and rivers within the watersheds.
- The potential construction of drainage ditches to provide adequate storm water discharge locations for multiple properties.
- Expanding and/or upgrading existing storm drainage lines throughout the District.

The above discussion of observations and potential redevelopment projects is not intended to be an all inclusive list of problems and solutions. As these properties develop, issues may arise that necessitate the expenditure of or reimbursement for TIF eligible expenses associated with improvements dictated by the specific situation.

Please do not hesitate to call if you have any questions in this regard.

Sincerely,

CHAMLIN & ASSOCIATES, INC



Kevin W. Heitz, P.E.
Project Engineer

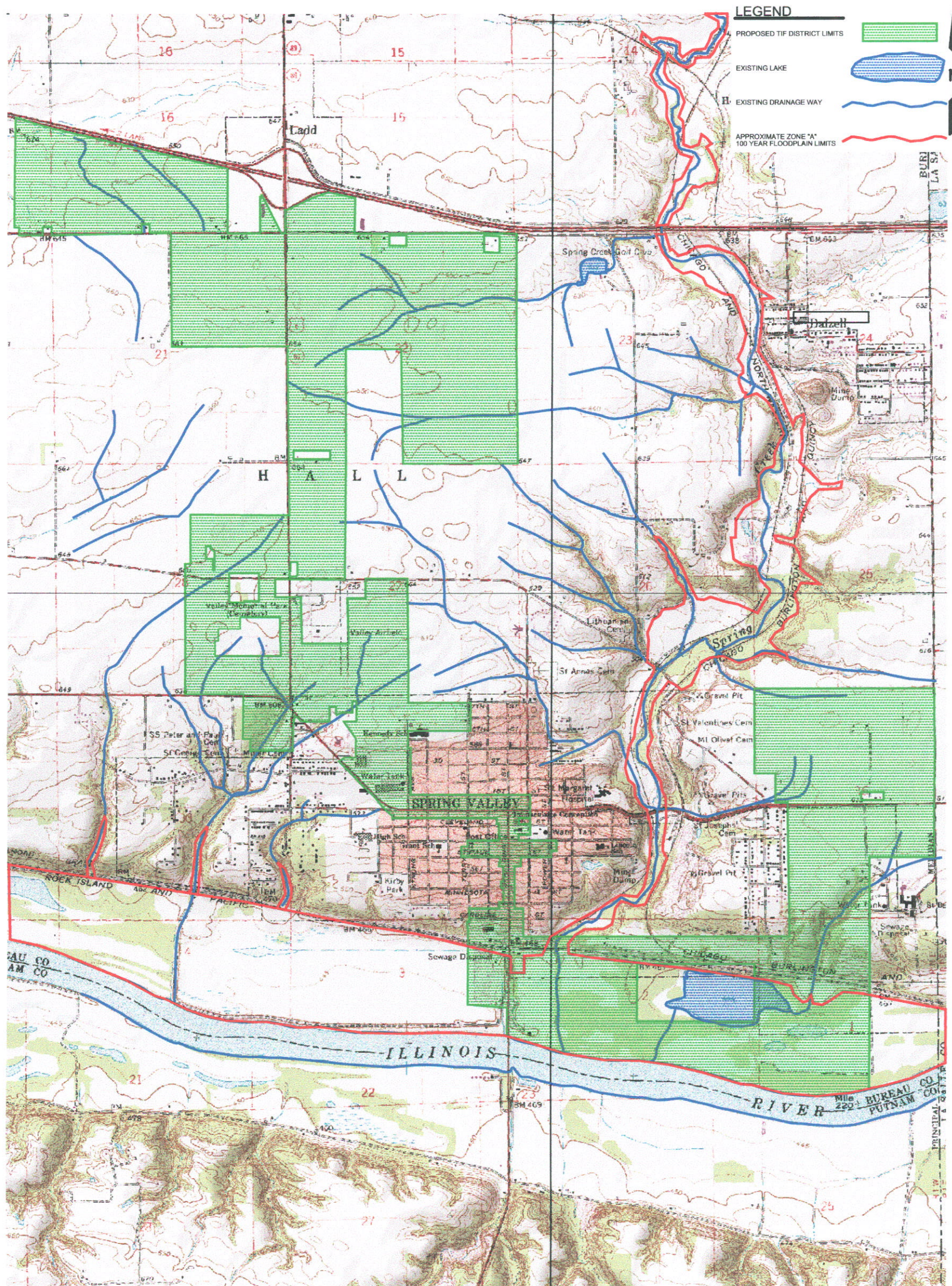
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Enclosures



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SPRING VALLEY DRAINAGE MAP

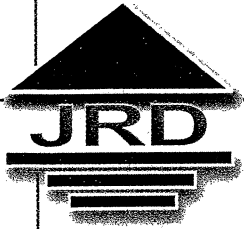
1"=2500'±

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APPENDIX F.

Developer Letter

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JANKO REALTY & DEVELOPMENT

2011 Rock Street · Suite A · Peru, IL 61354 · (815) 223-3875 Phone · (815) 223-7612 Fax
jankorealty@insightbb.com · www.jankorealty.com

April 21, 2006

Mayor James Narczewski
City of Spring Valley
215 N. Greenwood
Spring Valley, IL 61362

Re: Development of "The Woodlands"

Dear Mayor:

As you are aware, Janko Realty and Development has the right to purchase approximately 39 acres located in the Northeast Quarter of Section 33, Township 16 North, Range 11 East of the Fourth Principal Meridian. This is commonly known as the "Wolfer Property". Janko Realty and Development would acquire the property to develop a single-family residential subdivision known as "The Woodland".

However, due to the substantial infrastructure improvement costs that will be incurred, Janko Realty and Development cannot pursue the project without inclusion of the property in a Tax Increment Financing District (TIF).

We look forward to working with the City of Spring Valley to complete this subdivision.

Please call me if you have any questions.

Sincerely,

Mark Janko
President
Janko Realty & Development

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