



SHELLY HUGGINS, CITY CLERK

CITY OF HERRIN

300 NORTH PARK AVENUE

HERRIN, ILLINOIS 62948

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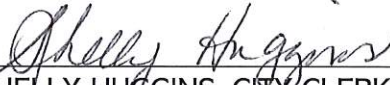
STATE OF ILLINOIS)
WILLIAMSON COUNTY)
CITY OF HERRIN)
CERTIFICATE OF PUBLICATION)

I, SHELLY HUGGINS, DO HEREBY CERTIFY that I am the duly qualified City Clerk of the City of Herrin, Illinois, Williamson County, and as such clerk I am the keeper of the records and files of the City Council of said City.

I further certify that on June 26, 2023 the Corporate Authorities of the above municipality passed and approved Ordinance 22-2023 Approving the Herrin Tax Increment Financing Redevelopment Plan and Redevelopment Project V.

The pamphlet form of Ordinance 22-2023, included the Ordinance and a cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building and on the municipality's website, commencing on June 27, 2023 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Herrin, Illinois at my office this 27th day of June, 2023.



SHELLY HUGGINS, CITY CLERK
HERRIN, ILLINOIS

SEAL

CITY OF HERRIN

ORDINANCE NO. 22-2023

APPROVING THE HERRIN TAX INCREMENT FINANCING REDEVELOPMENT
PLAN AND REDEVELOPMENT PROJECT V

ADOPTED BY THE CITY COUNCIL OF THE
CITY OF HERRIN, ILLINOIS, JUNE 26, 2023

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY COUNCIL OF
THE CITY OF HERRIN, WILLIAMSON COUNTY, ILLINOIS, THIS 27TH DAY OF
JUNE, 2023.

Shelly Huggins
City Clerk

ORDINANCE 22-2023

ORDINANCE APPROVING THE HERRIN TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT V

WHEREAS, the City of Herrin, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "Act" for the proposed Herrin TIF V Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Herrin and within the Redevelopment Project Area as described in Section 1(a) of this ordinance, which constitutes in the aggregate more than 1 1/2 acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a Public Hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on June 12, 2023, at Herrin City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice having been given to taxing districts and to the State of Illinois by certified mail on and around April 25, 2023 and by publication on May 22, 2023 and May 29, 2023 and by certified mail to taxpayers on and around May 22, 2023; and

WHEREAS, at the Public Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Public Hearing, and the City heard and determined all protests and objections at the Public Hearing; and

WHEREAS, the Public Hearing was adjourned on June 12, 2023; and,

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on and around April 25, 2023 to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Redevelopment Project Area which are within 750 feet of the boundaries of the Proposed Area; and

WHEREAS, the City has established and given public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the Act; and,

WHEREAS, the City has given such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the Act; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the Act; and,

WHEREAS, the Joint Review Board has met at the time and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the Plan and Project; and

WHEREAS, the Joint Review Board has approved by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Redevelopment Plan and Project and to designate the Proposed Area as a redevelopment project area under the Act; and,

WHEREAS, the City held a Joint Review Board Hearing on May 17, 2023 at Herrin City Hall; and

WHEREAS, at the Joint Review Board Hearing, any interested person or affected taxing district was permitted to file with the City Clerk written objections and was heard orally in respect to any issues embodied in the notice of said hearing, and the City heard and determined all protests and objections at the hearing; and

WHEREAS, the Joint Review Board Hearing was adjourned on May 17, 2023; and,

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for conservation in the proposed redevelopment area, and the City Council has reviewed testimony concerning such need presented at the Joint Review Board Hearing and has reviewed other studies and is generally informed of the conditions in the proposed Herrin TIF V Redevelopment Area as said terms "conservation" and "blighted" are used in the Act; and

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Herrin TIF V Redevelopment Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Herrin TIF V Redevelopment Plan; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Herrin TIF V Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area are substantially benefited by the proposed redevelopment project improvements; and

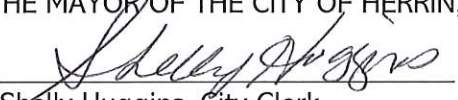
WHEREAS, the City Council has reviewed its proposed Herrin TIF V Redevelopment Plan and Project Area and the Plan for the development of the City as a whole to determine whether the proposed Herrin TIF V Redevelopment Plan and Project conforms to the community plans of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HERRIN, ILLINOIS, that:

1. The City Council of Herrin hereby makes the following findings:
 - a. The area constituting the proposed Herrin TIF V Redevelopment Project Area in the City of Herrin, Illinois is described in **Exhibit A**.
 - b. There exist conditions which cause the area to be designated as a Redevelopment Project Area be classified as a combination "Conservation Area" and "Blighted Area" as defined in Section 11-74.4-3 (b) of the Act.
 - c. The proposed Herrin TIF V Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Herrin TIF V Redevelopment Plan.
 - d. The Herrin TIF V Redevelopment Plan and Redevelopment Project Area conform to the plan for the development of the City as a whole.

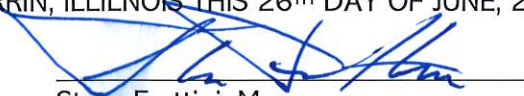
- e. The parcels of real property in the proposed Herrin TIF V Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the Herrin TIF V Redevelopment Project Area.
 - f. The estimated date for final completion of the Herrin TIF V Redevelopment Plan is twenty-three (23) years from the effective date of this ordinance.
 - g. The estimated date for retirement of obligations incurred to finance the Herrin TIF V Redevelopment Plan costs shall be not later than twenty-three (23) years from the effective date of this ordinance.
2. The Herrin TIF V Redevelopment Plan and Redevelopment Project Area which was the subject matter of the public hearing held June 12, 2023, is hereby adopted and approved. A copy of the Herrin TIF V Redevelopment Plan and Project Area marked **Exhibit B** is attached to and made a part of this ordinance.
 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
 4. This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF HERRIN, ILLINOIS THIS 26th DAY OF JUNE, 2023.


 Shelly Huggins, City Clerk

<u>NAME</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Sheila Ahlgren	x			
Alderman David Shoemake	x			
Alderman Randy Crompton	x			
Alderman Paul York	x			
Alderman Steve Miller	x			
Alderman Scott Kinley	x			
Alderman Bill Sizemore	x			
Alderman Marilyn Ruppel	x			

APPROVED BY THE MAYOR OF THE CITY OF HERRIN, ILLILNOIS THIS 26TH DAY OF JUNE, 2023.


 Steve Frattini, Mayor

ATTEST: 
 Shelly Huggins, City Clerk

Exhibit A
LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PART OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILLIAMSON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

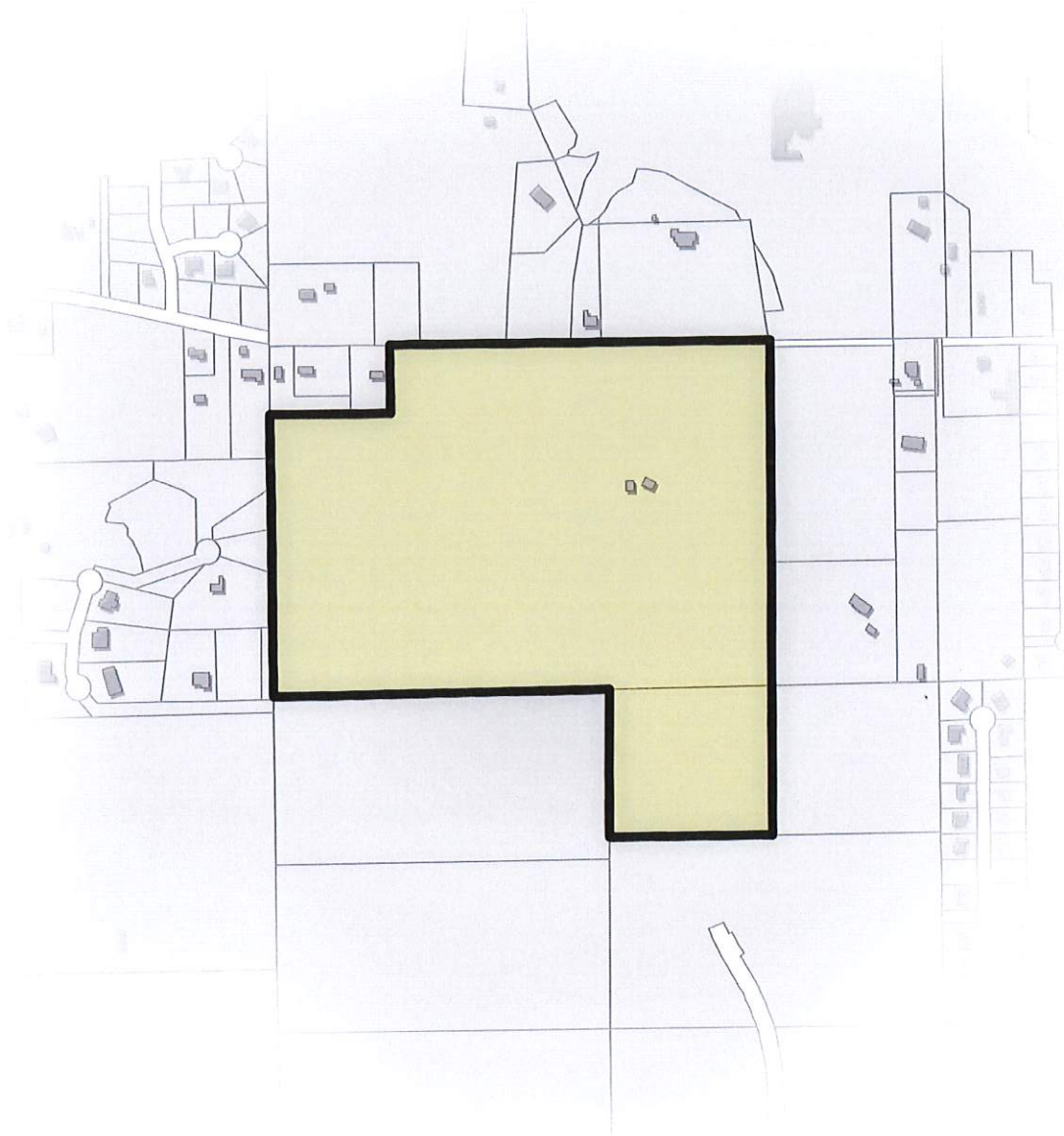
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST LINE OF WILLIAMSON COUNTY SUPERVISOR OF ASSESSMENTS PARCEL WITH PROPERTY INDEX NUMBER (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL WITH PIN) 06-07-100-003; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 1,955 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 648 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 585 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 1,334 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO THE WEST LINE OF SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID WEST TOWNSHIP LINE AND THE WEST LINE OF SAID PARCEL A DISTANCE OF 1,115 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 480 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 272 FEET TO THE NORTH LINE OF SAID SECTION, ALSO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-300-021; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003 A DISTANCE OF 1,511 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE WILLIAMSON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

Exhibit "B"
Redevelopment Plan & Project

HERRIN TIF DISTRICT V

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



The City of
HERRIN, IL
April 10, 2023



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SECTION I. INTRODUCTION

On April 10, 2023, the Feasibility Study for the City of Herrin (the "City") Tax Increment Financing ("TIF") District Area V (the "Area") was presented to the City Council. The Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan ("Plan"). With the findings that the Area qualifies for inclusion in a tax increment financing redevelopment project area, the City Council chose to proceed with the TIF establishment process and to prepare a Redevelopment Plan for the Area.

The City of Herrin intends to use tax increment financing to ameliorate the conditions found in the proposed Redevelopment Project Area which cause it to qualify for tax increment financing, and to stimulate private investment. The proposed Redevelopment Project Area as a whole has not been subject to economic growth and will not likely develop without the implementation of a tax increment financing program. Some of the goals of the Redevelopment Plan include, but are not limited to, the following:

- General utility improvements, including upgrading of the existing water and sewer systems and extension of the existing utility networks.
- General street and right-of-way improvements, including extension of the existing street network.
- Marketing of properties within the TIF District V Area for new development.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- Facilitation of the development in the Redevelopment Project Area, through requisite infrastructure improvements in those areas currently underserved.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the "Act" or the "TIF Act"), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any "Redevelopment Agreements" that may be negotiated between the City and any developer.

SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

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

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

8. Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create

Legend


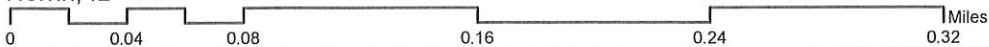
 TIF District V Boundary



EXHIBIT A - BOUNDARY MAP
TIF DISTRICT V
Herrin, IL



MORAN
ECONOMIC DEVELOPMENT



rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
3. Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Or, if vacant, the sound growth of the redevelopment areas 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 with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of an unused rail yards, rail tracks or railroad rights-of-way.
3. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
4. 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.
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
6. 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.

C. Methodology of Investigation

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

- Examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Williamson County real property tax assessment records.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use.

The Area encompasses two parcels of property and rights-of-way in the City of Herrin. Generally, this Area encompasses parcels south of Grand Avenue, just southwest of the Herrin Reservoir, approximately 0.5 miles west of IL-148/South Park Avenue.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination “conservation area” and “blighted area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area:

QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Based on research of Williamson County property tax records and historic aerials of the Project Area, the structures in the boundary were constructed prior to 1988. Thus, the developed portion of the Area may be reviewed for its compliance with the “conservation” criteria.

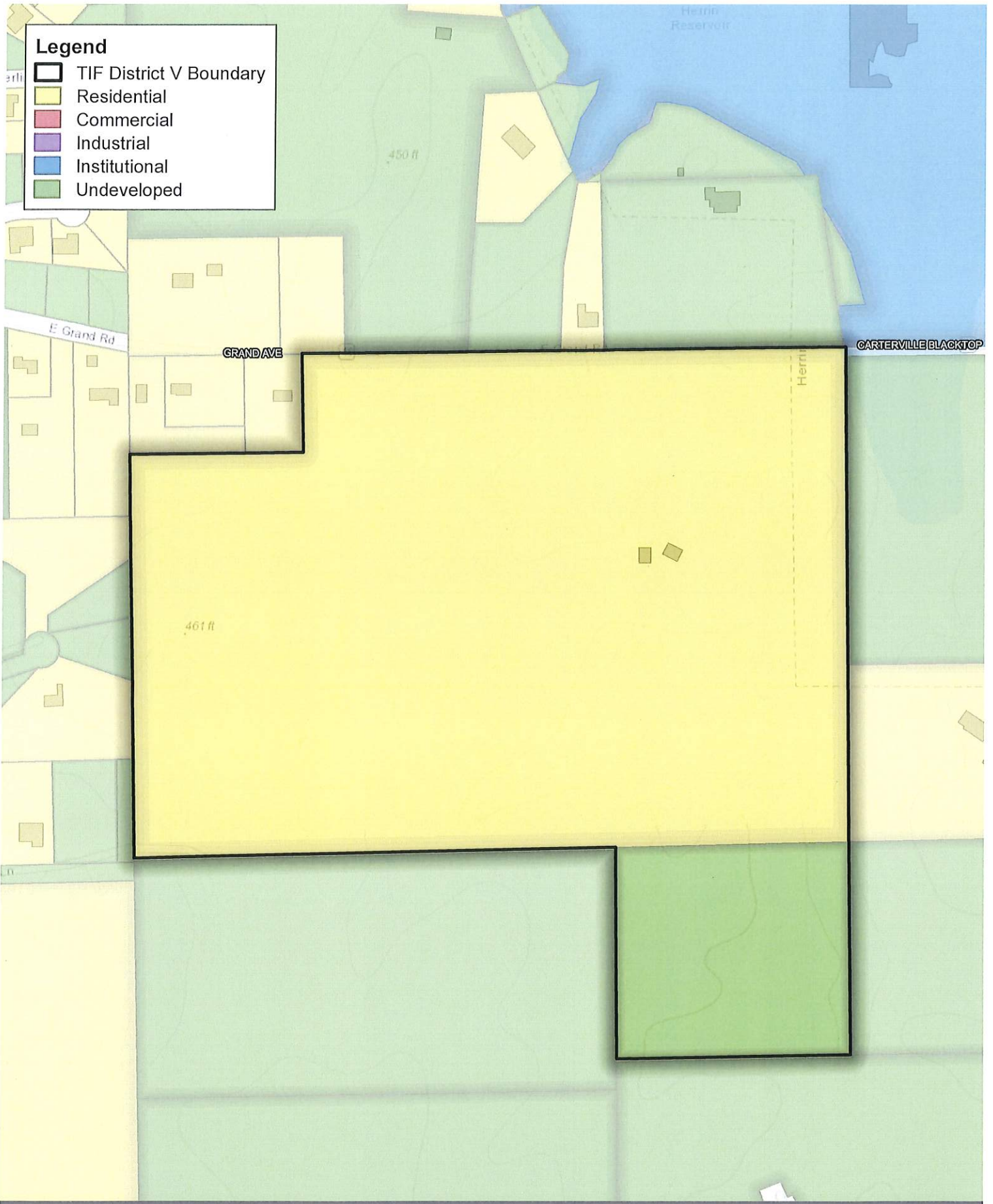
The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Area that would qualify it as a “Conservation Area”:

- **Deterioration**

Deteriorated conditions were present in the Area, largely attributed to the general age of the structures and surface conditions. Over time exposure to the elements and deferred maintenance can result in structural components showing deterioration, such as roofs, windows, foundations, and fascia materials. Additionally surface improvements exhibit conditions such as unkempt gravel areas, cracked or otherwise deteriorated driveways and parking areas, and other signs of wear. In order to be utilized to their highest and best uses in the future the structures in the Area will need improvements to prevent any loss of structural integrity, decreased aesthetic appeal, and any other general degradation of their conditions.

- **Inadequate Utilities**

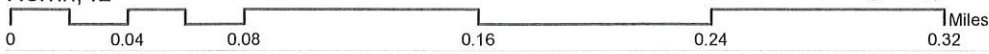
Utility improvements would be required throughout the Area in order to accommodate any increase in the density of development, as the existing infrastructure is inadequate to serve the proposed future development of the Area. The existing infrastructure would need improved, and the existing systems would need to be extended to serve the full acreage of the property in the Area. Additionally, the street network would need improvements, including the extension of Ritter Road to serve the interior acreage of the Area.



Legend

- TIF District V Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped

EXHIBIT B - EXISTING LAND USE
TIF DISTRICT V
 Herrin, IL



MORAN
 ECONOMIC DEVELOPMENT



▪ **Lack of Community Planning**

Conditions indicative of a lack of community planning were found in the parcels which make up the Area. The property which makes up the Area was recently annexed into the City, so as unincorporated county property the land was not specifically part of the comprehensive plan for the City as a whole. A lack of community planning can result in inefficiencies in land use, which is evident in the proposed boundary Area. Additionally, if the property were to develop without the overall guidance of a plan it could result in fragmented or uncoordinated development. Without a redevelopment plan, individual developers may make decisions about land use and development in isolation, without considering the broader context of the community or surrounding properties. This can lead to fragmented development patterns that do not fit together cohesively, resulting in disjointed neighborhoods, inadequate infrastructure, and other problems. Additionally, a lack of community planning can result in a lack of investment in infrastructure such as roads, water systems, and sanitary sewer systems, as detailed prior.

▪ **Stagnant or Declining Property Values**

Current and historic equalized assessed valuation (“EAV”) information was researched to determine whether the Area qualifies for this factor. Table A depicts the annual growth rates both for the Area as a whole and the balance of the City, which is the total EAV of Herrin minus the EAV of the parcels in the Area, dating back to assessment year 2016.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	HERRIN ¹	PROJECT AREA ²	CHANGE %	BALANCE ³	CHANGE %
2021	\$207,210,053	\$75,945	6.87%	\$207,134,108	3.08%
2020	\$201,025,374	\$71,065	0.78%	\$200,954,309	3.66%
2019	\$193,923,383	\$70,515	0.92%	\$193,852,868	1.79%
2018	\$190,521,314	\$69,875	0.84%	\$190,451,439	1.14%
2017	\$188,371,750	\$69,290	0.87%	\$188,302,460	1.13%
2016	\$186,268,652	\$68,690	-	\$186,199,962	-

¹Total City Equalized Assessed Value (EAV). Source: Williamson County Clerk

²Total EAV of the Parcels in the Project Area. Source: Williamson County Property Tax Records

³Total City EAV Minus the EAV of the Parcels in the Project Area

This analysis shows that the parcels in the Area have been stagnant and have had a lower annual EAV growth rate than the balance of the City for four of the last five years. Table B shows the comparison of the Area growth rates to the Consumer Price Index for All Urban Consumers (“CPI”) published by the United States Department of Labor, and that the parcels in the Area are increasing at an annual rate that is less than the CPI for the last five years.

TABLE B - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	GROWTH %	CPI ²
2021	\$75,945	6.87%	7.00%
2020	\$71,065	0.78%	1.40%
2019	\$70,515	0.92%	2.30%
2018	\$69,875	0.84%	1.90%
2017	\$69,290	0.87%	2.10%
2016	\$68,690	-	-

¹Total EAV of the Parcels in the Project Area. Source: Williamson County Property Tax Records

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor

Thus, the Area meets both requirements set forth for this factor: the Proposed Redevelopment Project Area is increasing at an annual rate that is less than the balance of the municipality for at least three of the last five calendar years; and the Proposed Redevelopment Project Area is increasing at an annual rate that is less than the CPI for at least three of the last five calendar years.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. “Vacant land” is defined in the Act (also Sec. 11-74.4-2) as follows:

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

Once undeveloped property is found to be “vacant,” such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Williamson County Assessment and Tax Information System, it has been determined that there are parcels of land in the Area found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Since a portion of the Area was found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in this portion of the Area.

▪ **Obsolete Platting**

Similar to some of the conditions noted in the lack of community planning section for the developed portion of the Area, the vacant portion exhibits conditions that are indicative of obsolete platting. The property which makes up the Area will need to be subdivided and split in accordance with an overall redevelopment plan to ensure the acreage is able to be developed to its highest and best uses. This includes providing for parcels that are of a shape and size to conform to modern development guidelines, creating adequate rights-of-way to provide access to the property, and creating easements for utilities and necessary infrastructure to serve the properties.

▪ **Stagnant or Declining Property Values**

The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the Redevelopment Project Area. As such, the undeveloped portion of the Area also qualifies for this factor, as it was determined that the parcels in the Area meet both requirements of this factor.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the buildings in the area are 35 years or older, and the Area contains four factors present to a qualifying degree:

- Deterioration
- Inadequate Utilities
- Lack of Community Planning
- Stagnant or Declining Property Values

It is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area, as it exhibits an incidence of two factors present to a qualifying extent. The following summarizes those factors:

- Obsolete Platting
- Stagnant or Declining Property Values

F. Conclusion

The eligibility findings for the developed portion of the Area is found to exceed the threshold required to be a considered "conservation area." Additionally, the undeveloped portion of the Area is found meet the threshold required to be considered a "blighted area". It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a "conservation area" and "blighted area," and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long-term interests of the City, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act.

SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

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

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Area proposed for tax increment financing encompasses property totaling approximately 68.5 acres. The City, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The Herrin TIF V Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the City meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

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

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

The Area has generated little growth in real property taxes, and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the City or of the other affected taxing districts. From 2016-2021 the Project Area had a lower annual average growth rate than the balance of the City and the CPI for four years. These parcels cannot reasonably be anticipated to develop on par with the rest of the City without the adoption of tax increment financing. Therefore, this requirement is met.

E. The TIF Plan and Project Conform with the City’s Comprehensive Plan

The City has determined that this Redevelopment Plan is consistent with the goals and objectives of the City’s comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan and retirement of obligations issued to finance redevelopment project costs (including refunding bonds under Section 11-74.4-7 of the Act) may not be later than December 31 of the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted. If available and deemed appropriate by the City, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

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

The City finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The City pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur “but for” assistance from tax increment financing.

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

The City of Herrin will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the City. Although the projected impact is minimal, the negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them. In addition,

project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Williamson County

The nature of anticipated development and/or redevelopment within the Project Area is anticipated to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Regarding the impact on the County's tax base, the Project Area's total assessed value is less than 0.005% of the County as a whole, so any financial impact will be minimal.

Carterville District Unit #5

It is not anticipated that the proposed Redevelopment Plan will have a substantial impact on the services of the school district. Costs for the School District that arise as a result of the Redevelopment Project will be eligible for financial assistance through the TIF District Program, as the City has determined those costs are an appropriate use of TIF District revenues. The City will work closely with the school district to assess any impact of future developments, including any potential new residential development. In terms of assessed valuation, the Project Area's current EAV is less than 0.005% of that of the school district.

John A. Logan Community College District #530

It is not anticipated that any increase in enrollment as a result of the Redevelopment Plan and Project will have a significant effect on the Community College District. Regarding the impact on the District's tax base, the Project Area's total assessed value is less than 0.005% of the District as a whole, so any financial impact will be minimal.

Williamson County Fire Protection District

It is not anticipated that any service provided by the fire district serving the Area will be impacted by the Redevelopment Project. However, should demand for staffing and equipment be needed to provide adequate protection for new development the City could potentially provide assistance, as if there are costs directly attributable to the Redevelopment Project they are appropriate for funding through the TIF District Program. In terms of relative EAV the proposed TIF Area is just 0.02% of that of the fire district as a whole.

Anne West Lindsey Library

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on services offered by the library district. Also, the Project Area is approximately 0.035% of the library's total tax base, and considering the lack of EAV growth of the parcels in the Area any projected impact is expected to be minimal.

Once this Plan and related projects have been implemented, and the anticipated development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. The City, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

SECTION IV. REDEVELOPMENT PLAN

A. Introduction

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

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

B. General Use Plan

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit C. All Redevelopment Projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing;
2. Prevent the recurrence of those qualifying conditions which exist within the Area;
3. Enhance the real estate tax base for the City of Herrin and all other taxing districts which extend into the Area;
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will strengthen the economic base of the City and surrounding areas; and,
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

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

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan;
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan;
3. Actively market the Redevelopment Project Area to private-side developers;
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan;
5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area;
6. Monitor the public and private actions and activities occurring within the Area; and,
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

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

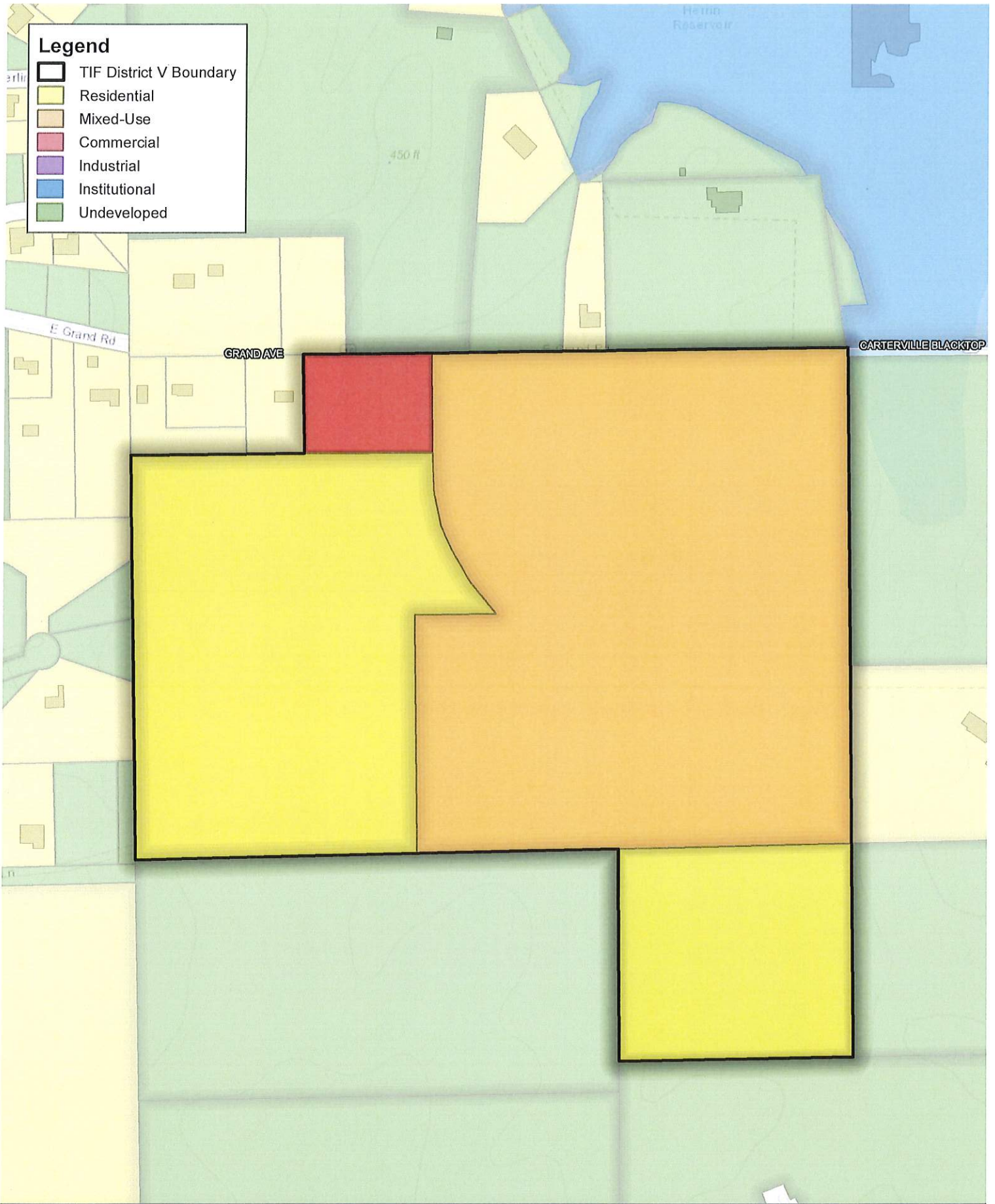
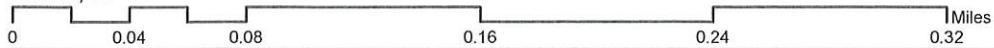


EXHIBIT C - GENERAL LAND USE PLAN
TIF DISTRICT V
 Herrin, IL



MORAN
 ECONOMIC DEVELOPMENT



E. Redevelopment Project

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

1. Private Redevelopment Activities

The private activities proposed for the Herrin TIF V Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades.
- Recruitment of new development to newly annexed portions of the City.
- Repairing, remodeling, and site improvements to existing buildings in the Redevelopment Project Area.
- Facilitation of the development of currently undeveloped properties in the Area.
- Land assembly and site preparation.

2. Public Redevelopment Activities

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

- Costs of engineering, architectural, or professional studies related to economic development of the Area.
- General utility improvements, including upgrading of the existing water and sewer systems and extension of those systems to underserved properties.
- General street and right-of-way improvements, including improvements to existing roadways and extension of the street network.
- Financing costs, including those related to the issuance of obligations.
- Facilitation of the development of the Redevelopment Project Area, through requisite infrastructure and utility improvements in those areas currently without adequate service.
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.
- 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.

SECTION V. IMPLEMENTATION STRATEGY

A. Introduction

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

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

B. Estimated Redevelopment Project Costs

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

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. These costs include fire protection district, school district, and library district capital costs.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - ii. 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;
 - iii. 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;
 - iv. 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;
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles

of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in Table C. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE C - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services;	\$2,525,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land;	\$2,280,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements;	\$1,275,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including storm and sanitary sewers, and lift stations);	\$3,950,000
Financing costs; including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project; Taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan;	\$3,245,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law;	\$225,000
TOTAL ESTIMATED BUDGET	\$13,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$13,500,000 plus any additional interest and financing costs as may be required.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately \$75,945. The County Clerk of Williamson County will verify the Base EAV amount upon the adoption of the City ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Herrin TIF V Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

E. Redevelopment Valuation

Contingent on the adoption of the Herrin TIF V Redevelopment Plan and Project, and commitment by the City to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. After discussions with the City, it has been estimated that private investment will increase the EAV by approximately \$8,025,000. This figure is in present day dollars and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$8,100,000.

F. Source of Funds

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

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the City of Herrin, pursuant to the authority granted to it under the Act, may issue bonds or

other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

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

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area. If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

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

H. Fair Employment Practices and Affirmative Action

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

I. Certifications

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study. The City of Herrin hereby certifies that the Herrin TIF V Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

SECTION VI. AMENDING THE TIF PLAN

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

SECTION VII. REPORTING AND MEETING

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

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PART OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILLIAMSON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 7 IN TOWNSHIP 9 SOUTH 2 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST LINE OF WILLIAMSON COUNTY SUPERVISOR OF ASSESSMENTS PARCEL WITH PROPERTY INDEX NUMBER (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL WITH PIN) 06-07-100-003; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 1,955 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-010; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 648 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 585 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 1,334 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO THE WEST LINE OF SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID WEST TOWNSHIP LINE AND THE WEST LINE OF SAID PARCEL A DISTANCE OF 1,115 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-017; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 480 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 06-07-100-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 272 FEET TO THE NORTH LINE OF SAID SECTION, ALSO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-06-300-021; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 06-07-100-003 A DISTANCE OF 1,511 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND THE POINT OF BEGINNING.

DISTANCES REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE WILLIAMSON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

06-07-100-003	06-07-100-010
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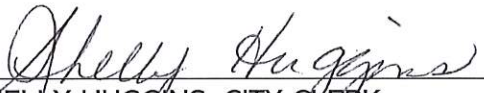
SHELLY HUGGINS, CITY CLERK
CITY OF HERRIN
300 NORTH PARK AVENUE
HERRIN, ILLINOIS 62948
(618)942-3175 · Fax (618)988-9115
Email: shuggins@cityofherrin.com

STATE OF ILLINOIS
WILLIAMSON COUNTY
CITY OF HERRIN

I, SHELLY HUGGINS, DO HEREBY CERTIFY that I am the duly qualified City Clerk of the City of Herrin, Illinois, Williamson County, and as such clerk I am the keeper of the records and files of the City Council of said City.

I further certify that on June 26, 2023 the Corporate Authorities of the above municipality passed and approved Ordinance 22-2023 Approving the Herrin Tax Increment Financing Redevelopment Plan and Redevelopment Project V.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the City of Herrin, Illinois at my office this 26th of June, 2023.



SHELLY HUGGINS, CITY CLERK
HERRIN, ILLINOIS

SEAL