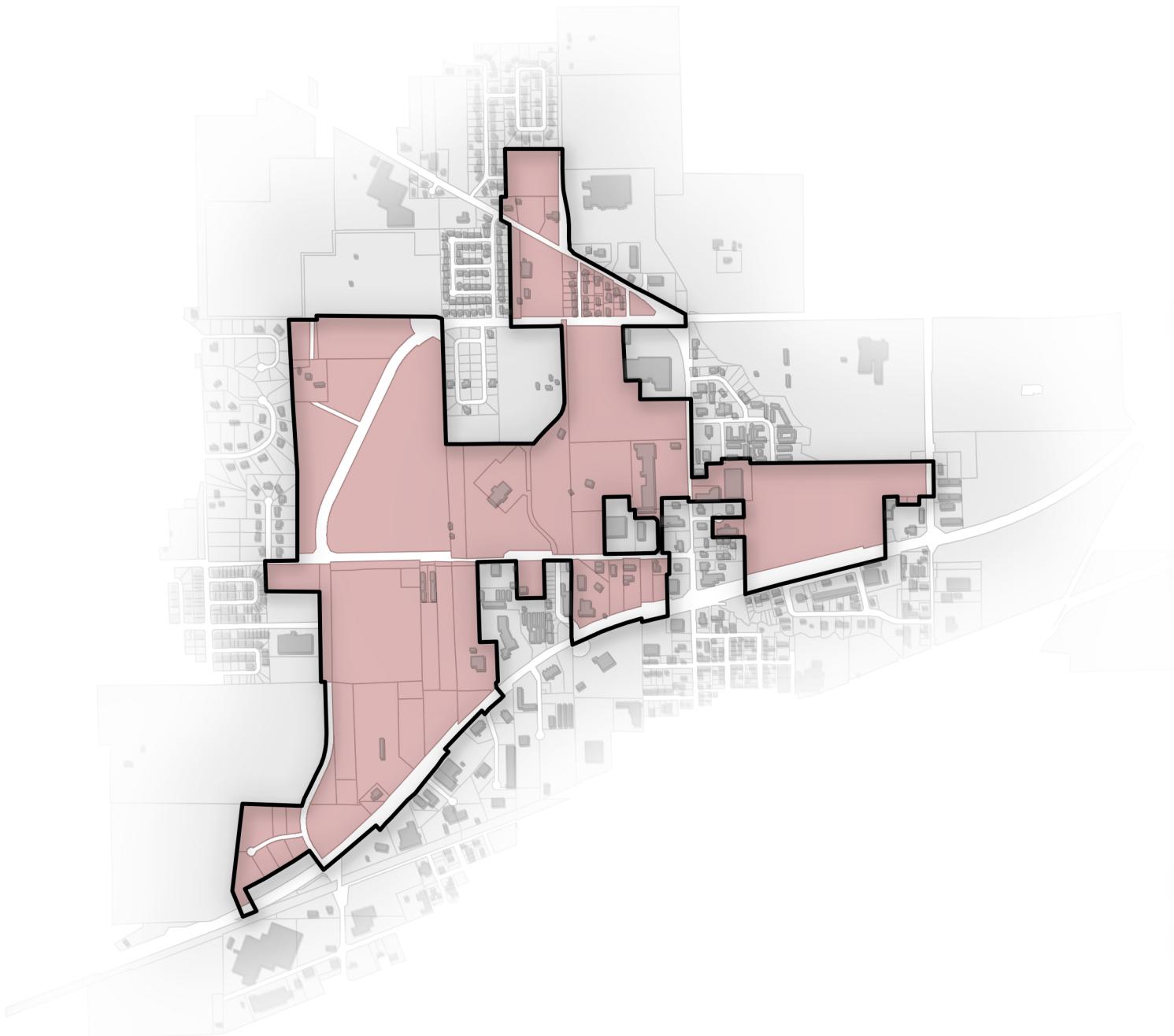


HIGHLAND TIF DISTRICT III REDEVELOPMENT PLAN

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



THE CITY OF
HIGHLAND, ILLINOIS
February 20, 2024



TABLE OF CONTENTS

SECTIONS		PAGE
Section I	Introduction	2
Section II	Eligibility Findings for the Area.....	3
Section III	Findings of Need for Tax Increment Financing	11
Section VI	Redevelopment Plan.....	13
Section V	Implementation Strategy	15
Section VI	Amending the TIF Plan	19
Section VII	Reporting and Meeting.....	20

EXHIBITS

Exhibit A	Boundary Map.....	Following Page 4
Exhibit B	Existing Land Use	Following Page 6
Exhibit C	Floodplain Area.....	Following Page 6
Exhibit D	General Land Use Plan.....	Following Page 14

TABLES

Table A	Qualification Factors Matrices.....	9
Table B	Estimated Budget for Redevelopment Project Costs.....	17

APPENDICES

Appendix A	Legal Description	23
Appendix B	Parcel ID Numbers.....	27

SECTION I. INTRODUCTION

On February 20, 2024, the Feasibility Study for the TIF District III Redevelopment Project Area was presented to the City of Highland (the “City”) City Council. The Feasibility Study provided a preliminary report of the qualifying factors found in the proposed TIF District III Redevelopment Project Area (the “Area”), and this information is referenced within this Redevelopment Plan (“Plan”).

The City of Highland intends to use tax increment financing to ameliorate some of the existing conditions found in the proposed Redevelopment Project Area to promote economic development. The proposed Redevelopment Project Area as a whole has not been subject to economic growth in terms of new development, will not likely be developed to its highest and best use without the implementation of a tax increment financing program. The goal of the Redevelopment Plan is to provide a resource for necessary infrastructure and utility upgrades throughout the Area, including improvements to the existing systems and the extension of those systems to properties that are currently not being served. Some redevelopment activities associated with the plan include, but are not limited to:

- Facilitate new development through the extension of utilities and infrastructure to sites currently underserved.
- Repairing and remodeling existing structures throughout the Redevelopment Project Area.
- Infrastructure and utility improvements throughout the Area, including upgrading the existing water and sanitary sewer systems.
- General street and right-of-way improvements, including maintenance and surface improvements.
- Marketing of properties within the Area for new development.
- Extension of the existing street network to provide access to right-of-way to facilitate the development of property within the Area.

Tax Increment Financing (“TIF”) 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 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 and field surveys 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.
- Contacts with City officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, infrastructure and utilities, and other related items.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Madison County real property tax assessment records.
- Research of the City's Comprehensive Plan related to the proposed future land use of properties in the Area, along with goals and objectives for the City as it relates to economic development and the use of redevelopment programs.
- Use of Federal Emergency Management Agency ("FEMA") flood insurance rate maps ("FIRM") and data.
- 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 90 parcels of property and rights-of-way in the City of Highland, generally located in the northern portion of the City. Parcels adjacent to the intersection of Frank Watson Parkway and US-40 make up the southwest portion of the Area, and it continues north taking in property north of US-40 to Koepfli Road. The Area extends east to take in property west of IL-160 and north of US-40, which makes up the southeast portion of the boundary. North of Koepfli Road the Area takes in property south of IL-143, and property north of IL-143 and west of Cally Lane makes up the northernmost portion of the boundary.

The findings of this analysis, outlined and detailed below, demonstrate that the Area could likely be considered a “conservation area” as defined within the Act. The initial analysis of the Area found that the following factors exist to a qualifying degree:

QUALIFICATIONS 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.” Per Madison County property tax information, historic aerial photography of the Area, and field investigations of the property, approximately 83% of the structures have been determined to be at least 35 years of age, and the median year of construction for structures in the Area is 1969. As such, the Area can be reviewed for its eligibility as a “conservation area.” The following is the review of existing factors in the Area:

- **Deterioration**

Deteriorated conditions were present in 63 of the 94 structures in the Area (67%), and in 33 of the 48 (69%) developed parcels. The field survey of main building conditions in the Area found 63 buildings to have notable defects in the secondary structural components, including roofs, windows, foundations, and fascia materials. This is not uncommon in areas with this many buildings over the age of thirty-five, as detailed previously, and much of the noted conditions which would be considered deteriorated could be attributed to general wear over time.

Surface deterioration was also prevalent throughout the Area, with the majority of the developed parcels exhibiting these conditions. Common forms of this type of deterioration are unkempt gravel areas, cracked and deteriorated surfacing, and grass or weed growth in some of the surface improvements. Overall, these conditions were noted in 69% of the developed parcels in the Area.

- **Inadequate Utilities**

The older portions of the Area were developed in the late 1950's and early 1960's, and the infrastructure serving these properties dates back to the same time period. The water and sewer lines in these areas consist of dated cast iron mains and clay tile pipes which are undesirable as compared to modern PVC lines due to the former's susceptibility to breakages and failure. Additionally, these older lines are unsuitable to serve new development in these portions of the City as they lack the proper capacity for more intensive uses.

Stormwater management infrastructure is also inadequate in those older portions of the Area, with flooding and standing water during heavy rain events. Other portions of the Area are within the floodway per FEMA FIRM data, and the City is in the process of working with FEMA engineers on the projected expansion of those flood areas. The existing floodplain areas, as shown in Exhibit C, already limit the development potential of those properties affected by the floodway, and the

expansion of those areas will further hinder any opportunities as well as cause increased stormwater management infrastructure improvements to be made.

Other portions of the Area exhibit inadequate utilities in that there is a lack of infrastructure serving the properties. Future development in these areas will require expansion of the infrastructure network and increased density may require improvements to be made to the existing utility systems beyond just the extension of the service area to ensure all properties have adequate capacity. The City's Comprehensive Plan details planned future land uses for property in the Area and much of the southwestern portion includes proposed industrial development, which is a very intensive type of development in terms of infrastructure and utility requirements.

- **Lack of Community Planning**

The City's first planning efforts began in 1977, when the first Comprehensive Plan was adopted. The Plan was subsequently updated in 1991, 2006, 2013, and amended again in 2017. With the median year of construction for structures in the Area being 1969, much of the property within the boundary was planned and developed without the guidance of a Comprehensive Plan. A lack of planning can contribute to difficulties in developing property, as there are parcels in the Area exhibiting conditions of obsolete platting, a lack of access to right-of-way, and inadequate infrastructure. It is not to suggest every future development scenario needs to be accounted for in the planning process, but in following a community plan when subdividing land and developing capital improvement programs those scenarios can be better accounted for and budgeted accordingly. Without this planning process future development can become difficult as the unforeseen costs associated with providing adequate infrastructure to properly planned development sites can be prohibitive. This can also contribute to economic challenges in facilitating development and growth, and the current Comprehensive Plan identifies goals related to this including the creation of an economically diverse tax base for the City which expands the employment base and commercial opportunities, through careful land planning that provides appropriate locations and distribution of revenue-generating business uses.

The obsolete or inadequate platting of land is an indication of a lack of community planning as well and can contribute to issues with future development. This can create inefficiencies in land use and lead to fragmentation of development, with limited infrastructure planning. Fragmented development patterns can impede well-connected City planning, and can complicate the implementation of planned roads, utilities, and drainage systems. These issues lead to increased construction costs, maintenance challenges for older developed areas, and difficulties providing services to residents and businesses. The Comprehensive Plan identifies the use of incentives and redevelopment programs in order to overcome challenges that have been created by issues associated with a lack of community planning in the development of some of the properties in the Area.

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 Madison County Assessment and Tax Information System, it has been determined that there are 42 parcels of land found to be vacant. Of those 42 parcels, 34 are parcels of real property without industrial, commercial, or residential buildings. The remaining eight have been used for commercial agricultural purposes but have been subdivided in accordance with the Act, and as such are considered vacant. Since portions of the Area were 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 a review of qualifying factors in this portion of the Area.

- **Obsolete Platting**

There are numerous examples of vacant parcels suffering from platting in irregular shapes or sizes, which makes them unlikely to be utilized properly due to their incompatibility with contemporary standards and requirements for development. Some of the larger undeveloped properties appear to have been subdivided on an as-needed basis as opposed to in accordance with a plan for development of the property as a whole. These conditions are indicative of a lack of community planning, which was discussed in detail prior. The future development of these properties will rely on a planned subdivision of the property to provide for adequate provisions for right-of-way, infrastructure, utilities, and other related site improvements. As it currently is, the platting exhibited in portions of the Area has left parcels that are unlikely to be utilized to their highest and best uses unless there is some reconfiguration, through splits or combinations, as part of an overall plan for the future development of the area.

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

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form.

DETERMINATION OF STAND-ALONE FACTORS IN VACANT PORTIONS OF THE AREA

In addition to the above qualifications for vacant property, the Act finds that if the sound growth of the redevelopment Area is impaired by a factor that is present (with that presence documented to a meaningful extent) and reasonably distributed throughout the vacant part of the redevelopment project Area it may qualify under an additional set of eligibility criteria.

- **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.**

FEMA floodplain data was used to overlay the proposed Area in relation to the floodway in the region, as shown in Exhibit C. This shows that properties in the Area are impacted by floodways categorized as Zone A, which indicates areas with a moderate flood hazard area between the limits of the base flood and the 0.2-percent-annual-chance flood. Zone A represents areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from one to three feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. These are areas considered to be high-risk and require flood insurance for development. Additionally, FEMA engineers are in the process of evaluating the expansion of these designated floodplain areas, which would further complicate development throughout this portion of the Area. Development opportunities in these areas will have to be carefully considered, and significant stormwater mitigation measures will have to be taken in order for any of the parcels in these areas to be utilized to their highest and

best uses. In addition to the floodplain areas, in discussions with City officials the inadequate stormwater mitigation infrastructure in portions of the Area contributes to regular flooding events during periods of heavy rain.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a "conservation area"; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 78 of the 94 structures (83%) being at least 35 years old; and the Area contains an incidence of at least three factors present to a qualifying degree.

It is found that the undeveloped portion of the Area contains conditions that qualify it as a "blighted area," exceeding the minimum number of factors present to a qualifying degree. Additionally, there were stand-alone factors found in the vacant portion of the Area.

All of the qualifying factors are presented in Table A.

TABLE A - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT		90	
QUALIFICATIONS OF DEVELOPED LAND			
Number of Parcels		48	
Number of Structures		94	
Buildings Over 35 Years of Age	78	83%	
Dilapidation	2	4%	
Obsolescence	3	6%	
<i>Structure Deterioration</i>	63	67%	
<i>Surface Deterioration</i>	33	69%	
Total Deterioration	33	69%	
Structures below minimum code	Not Determined		
Illegal Use of Structures	Not Determined		
Excessive Vacancies	0	0%	
Lack of Ventilation, Light, or Sanitary Facilities	0	0%	
Inadequate Utilities	YES		
Excessive Land Coverage	1	2%	
Deleterious Land Use or Layout	11	23%	
Lack of Community Planning	YES		
EPA Remediation Costs	Not Determined		
Stagnant/Declining EAV Growth for 3 of the Last 5 Years	NO		
Total # of Factors Existing	7		
Factors Existing to a Qualifying Extent	3		
50% or More of Area has 3 or More Factors Plus Age	YES		
QUALIFICATIONS OF VACANT LAND			
Number of Vacant Parcels	42		
Obsolete Platting	YES		
Diversity of Ownership	NO		
Tax Delinquent	NO		
Deterioration in Adjacent Areas	YES		
EPA Remediation Costs	NO		
Stagnant/Declining EAV Growth for 3 of the Last 5 Years	NO		
2 of the 6 Preceding Factors	YES		
STAND ALONE FACTORS OF VACANT LAND			
Unused Quarries, Mines, or Strip Mine Ponds	NO		
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO		
Area, Prior to its Designation, is Subject to Chronic Flooding	YES		
Illegal Disposal Site	NO		
Between 50-100 Acres Undeveloped for Designated Purpose	NO		
Qualified as Blighted Improved Area	NO		
1 of the 6 Preceding Factors	YES		

F. Conclusion

It is, therefore, found that the Area of Analysis for this Feasibility Study contains conditions that would likely qualify it as a combination of a “conservation area” and “blighted 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. The implementation of a tax increment financing redevelopment 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 “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 90 parcels of property totaling approximately 453.2 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 TIF District III 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, as a whole, has not been subject to significant growth in terms of new development due to some of the existing conditions posing as a barrier to new investment. The vast majority of the parcels (81%) have had a lower total growth percentage of assessed value from 2017-2022 than the balance of the City, which is the total equalized assessed value (“EAV”) of Highland minus the total EAV of the Redevelopment Project Area. 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.

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. Additionally, those conditions which cause the Area to qualify for tax increment financing pose as a barrier to future development, and without a program to remediate those conditions it is unlikely the Area could be developed to its highest and best use.

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

The City of Highland 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. Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Redevelopment Project Area. 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.

Highland CU#5

It is not anticipated that any development that is a result of the Redevelopment Plan will have a direct and substantial increase on the services of the school district. Should any costs for the school districts arise that are directly attributable to the Redevelopment Project the use of financial assistance through the TIF District Program would be appropriate. Additionally, the City has entered into an agreement with the school district to provide assistance on an annual basis for eligible redevelopment project costs in order to offset any potential impact of the establishment of the Redevelopment Project Area. In terms of assessed valuation, the Project Area's total EAV is less than 1.5% of that of CU #5 as a whole. As such the financial impact on the school districts is expected to be minimal.

Madison 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 0.1% of the County as a whole, so any financial impact will be minimal.

Southwestern Illinois College District #522

Any increase in enrollment as a direct result of the redevelopment project is expected to be insignificant and should not have an effect on the community college district. Regarding the impact on the District's tax base, the Project Area's total assessed value is 0.08% of the District as a whole, so any financial impact will be minimal.

Latzer Memorial Library

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on the services offered by the library district. Also, the Project Area is approximately 3% of the library's total tax base. Should there be an increase in the need for services provided by the library as a direct result of the implementation of the Redevelopment Plan, providing assistance for those costs would be an eligible use of project funds.

Helvetia Township/Road & Bridge, Saline Township/Road & Bridge

The development of the Project Area is not anticipated to impact the township or road and bridge districts. The total EAV of the proposed TIF District is approximately 3.2% of that of Saline Township/Road and Bridge, and 0.05% of Helvetia Township/Road and Bridge as a whole, so the financial impact associated with any potential incremental revenues would be minimal. Any requisite roadway and infrastructure improvements related to the development of the properties in the Area would be eligible costs for Redevelopment Project funding, which could be used for related projects.

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 TIF District III 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 D. 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 Highland and all other taxing districts which extend into the Area;
4. Provide for necessary infrastructure and utility improvements in the Area;
5. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas; and,
6. 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 Highland regarding 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 amended from time to time as determined by the City.

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 TIF District III Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades.
- Water and sanitary system improvements, including the extension to those areas currently underserved and replacement of aging infrastructure in those older areas.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- Stormwater mitigation improvements, including replacement of the inadequate drainage infrastructure and new improvements to offset any impact of the existing or future floodplain area designations.

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 the development of the Area.
- General utility and infrastructure improvements.
- General surface, street, and right-of-way improvements.
- Marketing of properties within the TIF District Area for new development, as well as infill development.
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area.
- 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.
- 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.
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; and,
 - 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.

Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost. 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 B. 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 B - 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.	\$3,125,000
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.	\$5,275,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements.	\$4,125,000
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 water system improvements, sanitary sewers, and related infrastructure).	\$10,125,000
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, and taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan.	\$7,475,000
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.	\$875,000
TOTAL ESTIMATED BUDGET	\$31,000,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$31,000,000 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 \$7,419,320. The County Clerk of Madison 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 TIF District III 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 TIF District III 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 \$22,500,000. This figure is in present day dollars and considers only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$30,000,000.

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 Highland, 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 Highland will ensure that all public and private redevelopment activities are conducted 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 if no certification is made that the implementation of the redevelopment plan will not result in the displacement of residents from 10 or more inhabited residential units. The City of Highland hereby certifies that the TIF District III 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 TIF District III 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.

APPENDIX A

LEGAL DESCRIPTION

(This page intentionally left blank.)

APPENDIX A – LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 29, 30, 31, AND 32 IN TOWNSHIP 4 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, SECTION 6 IN TOWNSHIP 3 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MADISON COUNTY ASSESSOR'S PARCEL (HEREAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 02-1-18-29-13-303-004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 529 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-003.001; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 255 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 107 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-17-301-001; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEFLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 559 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-001; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,420 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 967 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.012; THENCE NORtherly ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,384 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-30-00-000-013; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,388 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-009.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 47 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-008.005; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 307 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,660 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 356 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESTVIEW DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 333 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-31-00-000-043; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 589 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 997 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-31-00-000-017; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 43 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,422 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-034; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 656 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-032; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL AND SOUTHEASTERLY ALONG THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 01-2-24-06-00-000-031 A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORtheasterly ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 159 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID PARCEL; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 278 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 01-1-24-06-00-000-004.002; THENCE NORtheasterly ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 830 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRANK WATSON PARKWAY; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORtheasterly ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,940 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-022.C00; THENCE NORTH WESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO THE NORTH RIGHT-OF-WAY LINE OF US ROUTE 40 AND THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORtherly A DISTANCE OF APPROXIMATELY 515 FEET, WESTERLY A DISTANCE OF APPROXIMATELY 183 FEET, AND NORtherly A DISTANCE OF APPROXIMATELY 884 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 428 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-022.002; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 306 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORtherly ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 412 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-017; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 636 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLAZA DRIVE; THENCE SOUTHERLY A DISTANCE OF APPROXIMATELY 78 FEET TO THE WEST RIGHT-OF-WAY LINE OF PLAZA DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-13-301-015.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 218 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORtheasterly ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,155 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-14-301-007; THENCE NORtherly ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 459 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 29 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-14-301-006.002; THENCE NORtherly ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 74 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-020; THENCE NORtherly ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 605 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-017; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 294 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 47 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-018; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 602 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-022; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 181 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 344 FEET TO THE POINT OF INTERSECT WITH THE NORtherly EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-021; THENCE SOUTHERLY ALONG SAID NORtherly EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 219 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 348 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 631 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF US ROUTE 40; THENCE NORtheasterly ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,595 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-

TIF District III Redevelopment Plan and Project
City of Highland, Illinois

202-025; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 676 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-027; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 148 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-028; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 238 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-029; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 89 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-02-202-006; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 164 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 160; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 388 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE NORTH LINE OF SAID PARCEL; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 2,021 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 54 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-029; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 316 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAGLE WAY DRIVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 51 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-201-037; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 170 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-02-202-008; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 144 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 163 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 864 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-003; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 560, NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 215 FEET, WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 159 FEET, AND NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 604 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KOEPFLI LANE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 133 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,472 FEET TO THE EAST RIGHT-OF-WAY LINE OF CALY LANE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,108 FEET TO THE POINT OF INTERSECT WITH THE EASTERN EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-29-13-303-004; THENCE WESTERLY ALONG SAID EASTERN EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 633 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, AND POINT OF BEGINNING.

EXCEPTING THEREIN: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPORTSMAN ROAD, ALSO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 280 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.001; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 145 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 61 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.004; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-2-18-32-00-000-021.005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 628 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 555 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 02-1-18-32-00-000-021.006, AND 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.

(This page intentionally left blank.)

APPENDIX B

PARCEL ID LIST

(This page intentionally left blank.)

APPENDIX B - PARCEL ID LIST

01-1-24-06-00-000-004.001	02-1-18-31-00-000-011.002
01-2-24-06-00-000-028	02-1-18-31-00-000-012
01-2-24-06-00-000-029	02-1-18-31-00-000-013.006
01-2-24-06-00-000-030	02-1-18-31-00-000-017.001
01-2-24-06-00-000-031	02-1-18-31-00-000-018
01-2-24-06-00-000-032	02-1-18-31-00-000-018.001
01-2-24-06-00-000-033	02-1-18-31-00-000-018.006
01-2-24-06-00-000-034	02-1-18-31-00-000-018.007
01-2-24-06-08-202-006	02-1-18-32-00-000-001.001
02-1-18-29-13-303-004	02-1-18-32-00-000-001.004
02-1-18-29-17-301-003	02-1-18-32-00-000-001.005
02-1-18-29-17-301-003.001	02-1-18-32-00-000-001.006
02-1-18-29-17-301-003.002	02-1-18-32-00-000-003
02-1-18-29-17-301-005	02-1-18-32-00-000-021
02-1-18-29-18-301-001	02-1-18-32-00-000-021.001
02-1-18-29-18-301-002	02-1-18-32-00-000-021.002
02-1-18-29-18-301-003	02-1-18-32-00-000-022
02-1-18-29-18-301-004	02-1-18-32-00-000-022.009
02-1-18-29-18-301-005	02-1-18-32-00-000-022.C00
02-1-18-29-18-301-006	02-1-18-32-00-000-023
02-1-18-29-18-301-007	02-1-18-32-02-202-006
02-1-18-29-18-301-008	02-1-18-32-14-301-001
02-1-18-29-18-301-009	02-1-18-32-14-301-002
02-1-18-29-18-301-010	02-1-18-32-14-301-004
02-1-18-29-18-301-012	02-1-18-32-14-301-005
02-1-18-29-18-301-013	02-1-18-32-14-301-006.001
02-1-18-29-18-301-014	02-2-18-29-18-301-021
02-1-18-29-18-301-015	02-2-18-29-18-301-022
02-1-18-29-18-301-015.001	02-2-18-29-18-301-023
02-1-18-29-18-301-016	02-2-18-29-18-301-024
02-1-18-29-18-301-017	02-2-18-31-00-000-008.001
02-1-18-29-18-301-018	02-2-18-31-00-000-043
02-1-18-29-18-301-019	02-2-18-31-00-000-047
02-1-18-29-18-301-020	02-2-18-31-00-000-048
02-1-18-29-18-301-025	02-2-18-31-00-000-049
02-1-18-31-00-000-008	02-2-18-31-00-000-050
02-1-18-31-00-000-008.005	02-2-18-32-00-000-021.004
02-1-18-31-00-000-009	02-2-18-32-00-000-022.002
02-1-18-31-00-000-009.001	02-2-18-32-02-202-021
02-1-18-31-00-000-009.003	02-2-18-32-02-202-023
02-1-18-31-00-000-009.004	02-2-18-32-02-202-024
02-1-18-31-00-000-010	02-2-18-32-02-202-028
02-1-18-31-00-000-010.001	02-2-18-32-02-202-029
02-1-18-31-00-000-011	02-2-18-32-14-301-003
02-1-18-31-00-000-011.001	02-2-18-32-14-301-007.001