

ORDINANCE NO. 2816

**AN ORDINANCE ESTABLISHING THE HIGHLAND BUSINESS DISTRICT B;
APPROVING A BUSINESS DISTRICT PLAN; AUTHORIZING THE
IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH
BUSINESS DISTRICT; AND APPROVING CERTAIN ACTIONS IN
CONNECTION WITH THE ESTABLISHMENT OF SUCH BUSINESS DISTRICT.**

WHEREAS, the City of Highland, Illinois (the "City") is authorized pursuant to the provisions of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 et seq. as amended (the "Business District Law") to designate an area within its boundaries as a business district for purposes of carrying out the development or redevelopment of such area pursuant to a specific plan; and

WHEREAS, the City's exercise of the powers granted in the Business District Law is dedicated to the promotion of the public interest, the enhancement of the tax base within the City, the creation of employment and the eradication of blight, and the use of such powers for the creation, development, improvement, maintenance and redevelopment of business districts is hereby declared to be for the public safety, benefit and welfare of the residents of the City and the State of Illinois, essential to the public interest and for public purposes; and

WHEREAS, a business district plan has been prepared by the consulting firm of Moran Economic Development, dated August 21, 2017, entitled "*Highland Business District B Plan*" (the "Business District Plan"), which sets forth a plan for the development and redevelopment of an area which encompasses 401 parcels of property and rights-of-way in the City. Generally, the Proposed Business District B Area (the "Area") encompasses parcels in the downtown portion of the City most notably along Broadway and Main Street.

WHEREAS, the City on August 22, 2017 and August 23, 2017 published a notice of public hearing to be held with respect to the approval of the Business District Plan and the designation of the Business District, and the City held a public hearing as provided in such notice on September 5, 2017 at which members of the public were allowed to comment with respect to the provisions of the Business District Plan; and

WHEREAS, the City now desires to form the Business District, to authorize the imposition within the Business District of certain taxes, and to make such other findings as necessary pursuant to the Business District Law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HIGHLAND, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation of Recitals. The City Council hereby finds that the recitals to this Ordinance are true, complete and correct and hereby incorporates them into this Ordinance.

Section 2. Findings. The City hereby makes the following findings as supported by the Business District Plan:

- (a) The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be developed without the adoption of the Business District Development Plan;

- (b) The Business District Plan conforms to the comprehensive plan for the development of the City as a whole; and
- (c) The Business District is a blighted area due to the presence, individually and in combination, of several conditions representative of those outlined in the Act.

These include:

- Deterioration of Site Improvements
- Existence of Conditions Which Endanger Property by Fire
- Improper Subdivision or Obsolete Platting

Thus, the District is found to be eligible, as it represents a blighted portion of the City of Highland by reason of a predominance of deterioration of site improvements, the existence of conditions which endanger property by fire, and the improper subdivision or obsolete platting. These factors, in combination, contribute to the Proposed District Area being an economic and social liability to the City, and the Area being a menace to public health, safety, or welfare. Additionally, the property in the District would not be reasonably anticipated to be developed or redeveloped without the establishment of the Highland Business District B and adoption of the Highland Business District B Plan.

Section 3. Approval of the District Plan. The Business District Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved.

Section 4. Establishment of the Business District. The Business District is hereby established pursuant to the Business District Plan and the Business District Law. The boundaries of the Business District are legally described in Appendix A of the Business District Plan and depicted in Exhibit A of the Business District Plan, which legal description and depiction are incorporated herein by this reference. The Business District includes 401 parcels of real property which are directly and substantially benefitted by the Business District Plan. The City Council shall have and possess, without limitation, such powers with respect to the Business District as authorized under the Business District Law and the Business District Plan.

Section 5. Imposition of Business District Taxes.

(a) A Business District Retailers' Occupation Tax is hereby imposed upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail within the Business District at the rate of 0.50% of the gross receipts from such sales made in the course of such business; and a Business District Service Occupation Tax is hereby imposed upon all persons engaged, in the Business District, in the business of making sales of service, at the rate of 0.50% of the selling price of all tangible personal property transferred by such serviceman as an incident to a sale of service. This "Business District Retailers' Occupation Tax" and this "Business District Service Occupation Tax" shall not be applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

(b) An occupation tax is hereby imposed upon all persons engaged in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate of 0.50% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act, and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act.

(c) The taxes imposed pursuant to (a) and (b) above shall be for the planning, execution and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, including payment of bonds, notes or other obligations (the "Obligations") issued to finance such business district project costs. These taxes shall be in full force and effect until the earlier of (i) payment of all Obligations in accordance with the Business District Plan, or (ii) the Dissolution date (as such term is defined in the Business District Law) of the Business District.

(d) The imposition of these Business District taxes is in accordance with the provisions of subsections (b), (c) and (d), respectively, of Section 11-74.3-6 of the Business District Law.

(e) The taxes imposed pursuant to (a) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce such provisions of this Ordinance. The taxes imposed pursuant to (b) above and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City. The City shall have full power to administer and enforce such provisions of this Ordinance.

Section 6. Business District Tax Allocation Fund. The City hereby establishes the Highland Business District A Tax Allocation Fund in the custody of the City Treasurer and each distribution of taxes imposed by this Ordinance to the City from the Department of Revenue shall be deposited in such fund for the purpose of paying or reimbursing business district project costs and obligations incurred in the payment of the costs.

Section 7. Filing of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Department of Revenue on or before the 31st day of March, 2018.

Section 8. Severability. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof, and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 9. Governing Law. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

Section 10. Further Authorization. The Mayor is hereby authorized and directed to execute and deliver for and on behalf of the City, and the City Clerk is hereby authorized and directed where appropriate to attest, all certificates, documents, agreements or other instruments, and the Mayor or his designated representative is hereby authorized and directed to take any and all actions, as may be necessary, desirable, convenient or proper to carry out and comply with the provisions of all agreements or contracts, necessary or reasonably incidental to the implementation of this Ordinance.

Section 11. Repealer. All ordinances, resolutions and parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 12. Adoption. This Ordinance shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law. The imposition of these Business District taxes shall take effect on the first day of July 2018.

Passed by the City Council of the City of Highland, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the 6th day of November, 2017, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES: Schwarz, Frey, Bellm, Nicolaides

NOES: None

ABSENT: None

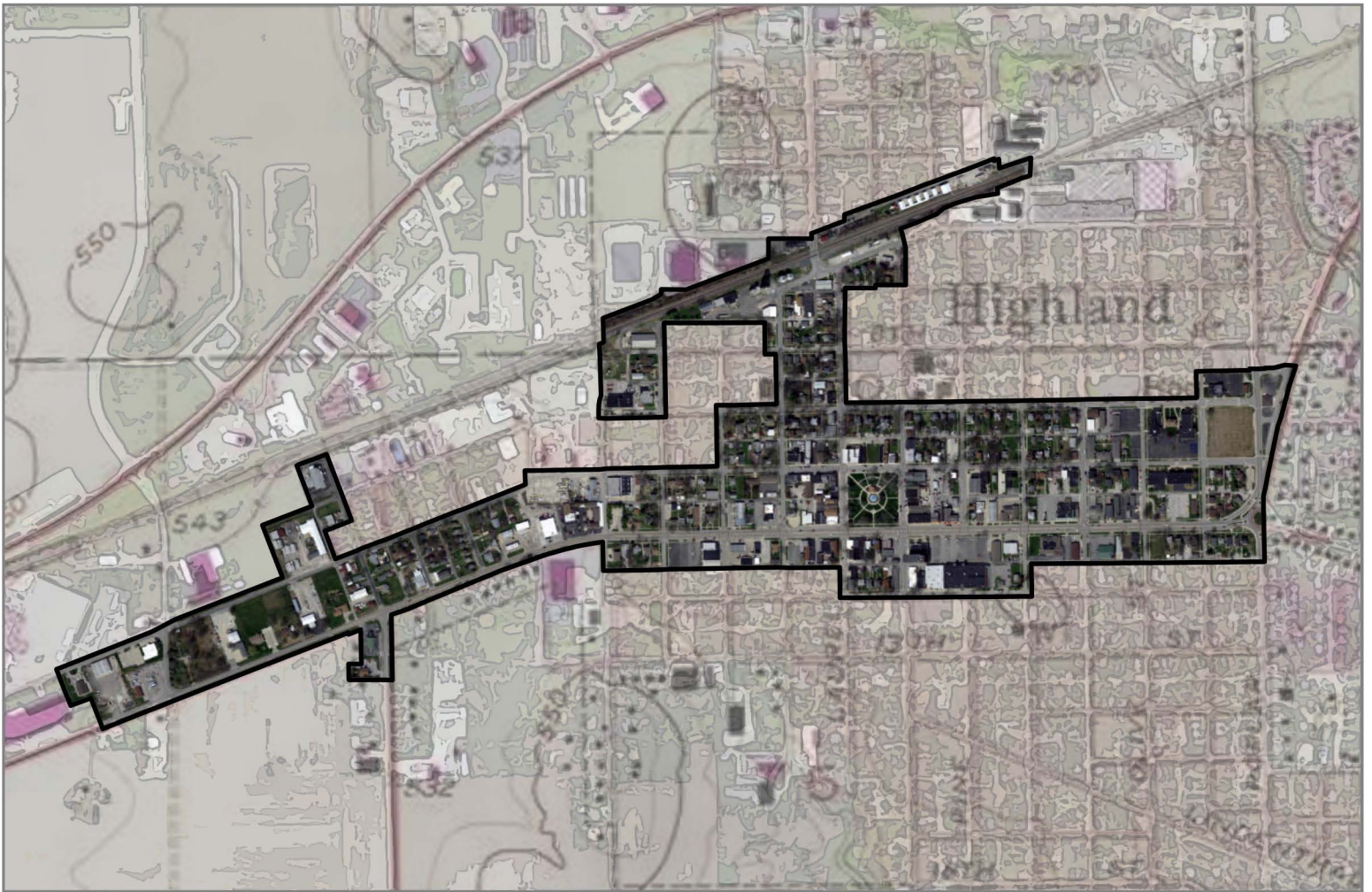
APPROVED:

Joseph R. Michaelis
Mayor
City of Highland
Madison County, Illinois

ATTEST:

Barbara Bellm
City Clerk
City of Highland
Madison County, Illinois

EXHIBIT A
BUSINESS DISTRICT PLAN



BUSINESS DISTRICT B

REDEVELOPMENT PLAN & PROJECT

August 21, 2017

The City of
HIGHLAND, IL

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SECTION I. INTRODUCTION



Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (the “Act”). The Act sets forth the requirements and procedures for establishing a Business District and a Business District Plan. The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the City, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax and hotel taxes if any, raised within the District to pay for certain eligible District costs.

The City of Highland (the “City”) desires to encourage investment and development throughout the City. The Business District Plan (the “Plan”) calls for balanced and carefully considered growth, downtown revitalization, enhanced public safety and economic stabilization. The intent of the Plan is to protect Highland’s rural character and promote economic development that creates jobs while protecting the City’s revenues to ensure they remain reliable for the long term. In order to achieve these goals the City has desired to establish a Business District Redevelopment Plan and Project.

The proposed Business District B (the “District”) encompasses 401 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the “Area”) includes the east-west downtown corridor of the City. Beginning at the eastern portion of the boundary the Area takes in parcels adjacent to Poplar Street and continues west, taking in property south of Ninth Street and north of Twelfth Street. At Laurel Street the Area takes in properties north to the railroad and west to Walnut Street. West of Walnut Street the Area continues to Chestnut Street and then southwest to take in properties between Highland Road and Monroe Street. The Area takes in parcels just east of Hemlock Street, which make up the westernmost portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

The Blight Analysis for the Area was presented to the City Council on August 21, 2017. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan (the “Plan”).

Legend

-  Business District B Boundary
-  Business District B Parcels

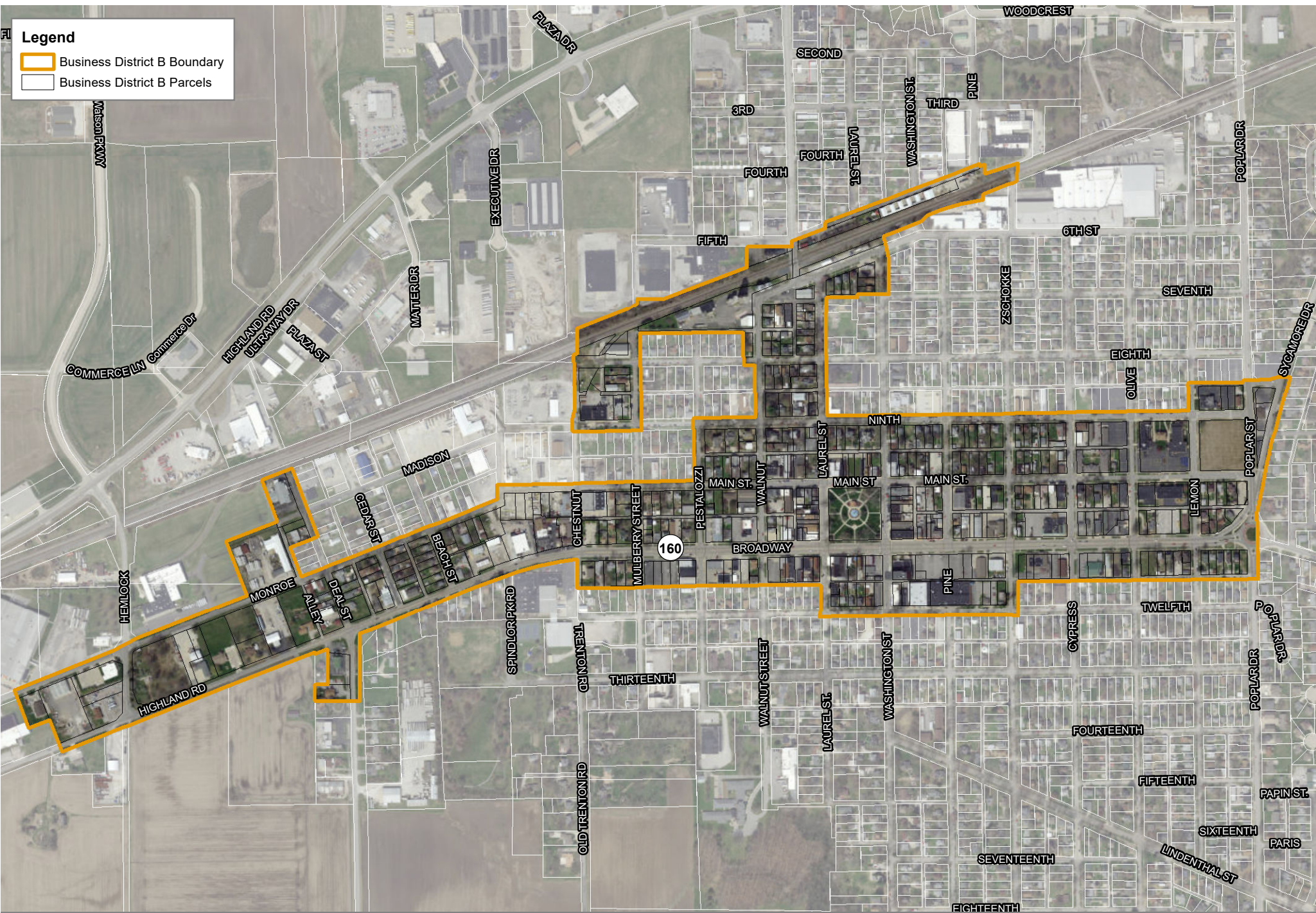


EXHIBIT A - BOUNDARY MAP
BUSINESS DISTRICT B
 Highland, IL



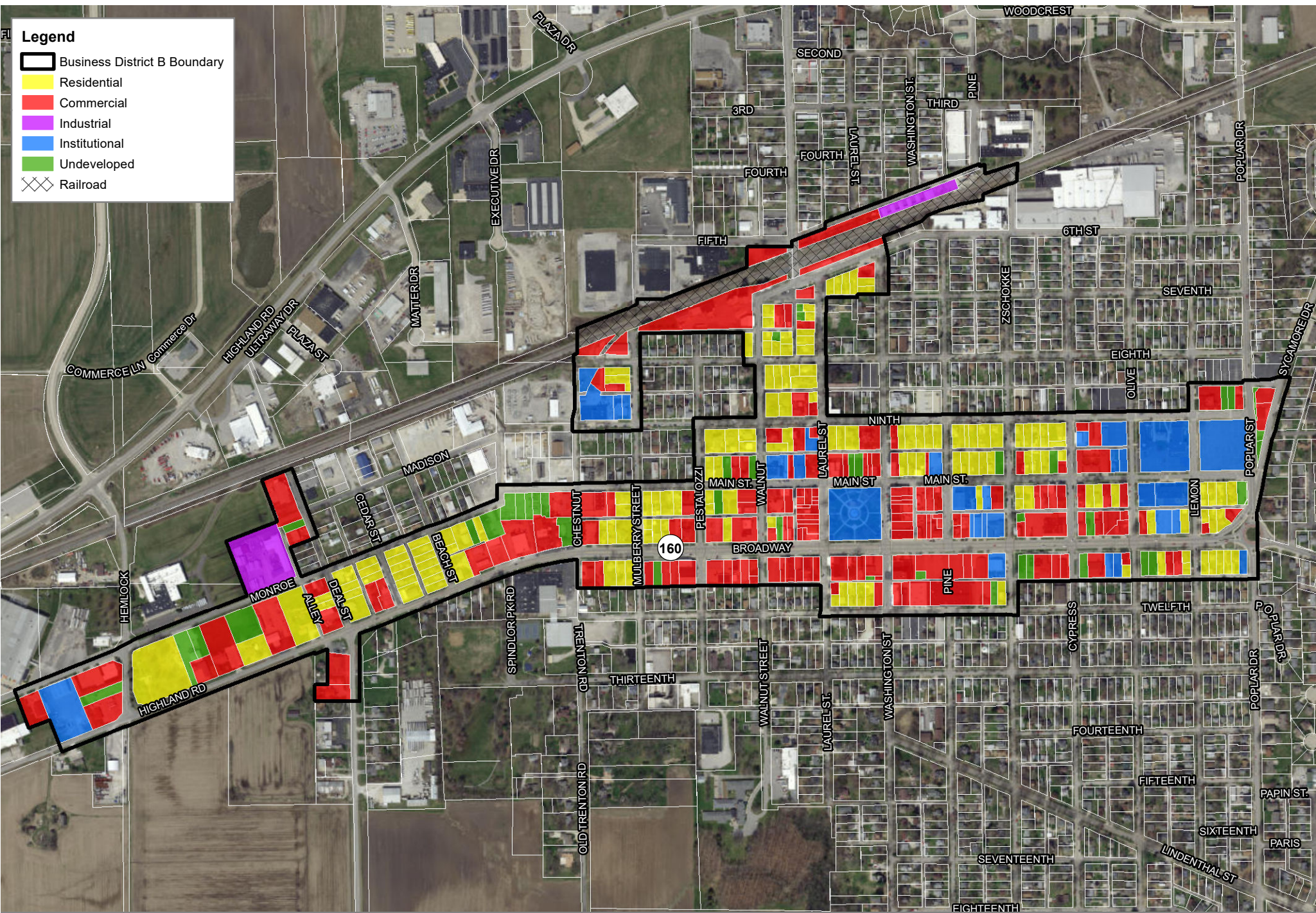


EXHIBIT B - EXISTING LAND USE
BUSINESS DISTRICT B
 Highland, IL



SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the*

State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.

- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*
- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the*

municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.

- *To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*
- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business*

district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

SECTION III. BLIGHT ANALYSIS

A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The City has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the City.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district (the "District") are outlined on the following pages.

B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.

C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Research of documentation and property records made available through the Madison County Supervisor of Assessments.
- Interviews with City engineers on the existing conditions of the utilities and infrastructure in the Area.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:
 - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
 - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.

- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

D. The Proposed District

The proposed Business District B (the "District") encompasses 401 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the "Area") includes the east-west downtown corridor of the City. Beginning at the eastern portion of the boundary the Area takes in parcels adjacent to Poplar Street and continues west, taking in property south of Ninth Street and north of Twelfth Street. At Laurel Street the Area takes in properties north to the railroad and west to Walnut Street. West of Walnut Street the Area continues to Chestnut Street and then southwest to take in properties between Highland Road and Monroe Street. The Area takes in parcels just east of Hemlock Street, which make up the westernmost portion of the boundary.

E. Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Deterioration of Site Improvements**

The majority of the Area exhibits deteriorated site improvements in some form, which can be classified as either structural or surface improvements. Approximately 68% of the 464 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. The Area encompasses the older portion of the City, and as such many of the deterioration present in the structures can be attributed to general age.

Additionally 66% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit clear signs of deterioration. Similarly to the structural deterioration much of the surface deterioration can be attributed to general age, as over time vehicular wear and exposure to the elements degrades the improvements. This is especially true in northern and western portions of the area.

In addition to the structural and surface deterioration, deteriorated utilities exist in one form or another throughout the area. Conversations with City officials and utility experts have confirmed that much of the water and sewer piping in the Area is antiquated.

Portions of the system serving the main thoroughfares date back to the 1920's, with cast iron lines that are considerably outdated due to their susceptibility to breakage. In addition to the outdated lines some of the mains in the Area are undersized, and in combination these two factors could lead to fire suppression issues, which are detailed further below.

- **Existence of Conditions Which Threaten Property by Fire**

The aged and deteriorated utilities in the Area could potentially limit fire suppression. Additionally the undersized mains may be inadequate for sufficient fire flows. These problems become more threatening in the older portion of the Area where there are examples of excessive land coverage and overcrowding of structures. These conditions are representative of the over-intensive use of property and the crowding of buildings and accessory facilities onto a site, such as 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. These issues are further discussed below as they relate to the improper subdivision or obsolete platting, but they also contribute to the conditions which threaten property by fire in that it creates an increased threat of the spread of fire due to the close proximity of buildings.

- **Improper Subdivision or Obsolete Platting**

Many of the parcels within the Study Area are characterized by improper subdivision or obsolete platting. The existing platting does not meet the needs of the contemporary commercial users, as described below:

A number of the uses in the Area have changed over time, and consequently the manner in which they were platted makes little sense for their current use and would hamper future land use. These parcels contribute to parking issues and are an inefficient use of land and represent improper subdivision and obsolete platting.

In addition, numerous parcels especially in the north and western area are narrow with configurations of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and parking/loading requirements. These parcels do not allow for sufficient access to and frontage along the nearest rights-of-way.

Further, there are several parcels which remain vacant due to a combination of odd shape, inadequate drainage, and lack of adequate access to, or visibility from the street. These parcels are, or will likely become, usable and begin to contribute to the City's tax base upon the redevelopment of all or a portion of the Area.

Lastly, the improper subdivision or obsolete platting is evidenced by the overcrowding of structures and excessive land coverage detailed prior, which in turn contributes to other blighting factors in the Area.

The Area, by reason of a predominance of the deterioration of site improvements, existence of conditions which threaten property by fire, and improper subdivision or obsolete platting constitutes an economic and social liability to the City. Additionally, a menace to the public health, safety, morals, or welfare is present because of the existing conditions in the Area.

The presence of deteriorated conditions can create a perception of an area in decline, where investment or reinvestment is not occurring. The Area consists of the City's older downtown commercial area and some of the older residential blocks. When reinvestment does not occur in aging properties then the structural and surface improvements decline, and in turn property values decrease. This is notable in the vast majority of the parcels in the Area, and contributes to the economic liability of the Area. This liability can be analyzed in terms of the relative equalized assessed valuation (EAV) growth rate of the Proposed District compared to the balance of the City, which is the City's EAV minus the EAV of the Business District properties. This comparison is illustrated in Table A.

TABLE A - EAV GROWTH RATES

YEAR	HIGHLAND ¹	BUSINESS DISTRICT ²	%	BALANCE ³	%
2016	\$186,123,330	\$14,707,190	0.28%	\$171,416,140	1.96%
2015	\$182,790,762	\$14,666,590	-0.44%	\$168,124,172	-0.05%
2014	\$182,931,002	\$14,731,020	0.70%	\$168,199,982	2.38%
2013	\$178,912,610	\$14,629,310	-3.68%	\$164,283,300	-2.15%
2012	\$183,079,397	\$15,187,750	-1.15%	\$167,891,647	-0.77%
2011	\$184,554,189	\$15,364,120	-	\$169,190,069	-

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

²Total EAV of the Parcels in the Project Area. Source: Madison County Supervisor of Assessments



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

From 2011-2016 the properties in the Business District had lower annual EAV growth rates than the balance of the City. Additionally, the properties in the Area had several years of negative EAV growth, averaging a loss of 0.86% annually. Of the 401 parcels in the Area, 368 (92%) have lost value since 2011. This predominance of a lack of economic growth is illustrated in Exhibit C. This is evidence that the properties in the District are not only failing to maintain comparable growth rates to the balance of the City, but also that they are declining in value. As such, the properties pose as an economic liability to the City.







The social liability can be assessed in terms of the loss of property tax revenues which provide for essential services to City residents, particularly police, fire, and emergency services. The Highland Police, Fire, and EMS departments are facing financial challenges and require additional support to maintain current levels of service going forward. The properties in the Area that have declined in value since 2011, as shown in Exhibit C, combine to total over \$1M in lost EAV over this time period. This equates to lost tax revenues which are used to fund essential services for the public. As such, the District poses a social liability to the City.

The blighting conditions in the Area, in combination, create a menace to the public health, safety, and welfare. This is largely represented by the social liability discussed prior, but the fact that the properties in the District are declining in value creates a liability to those services funded by the associated tax revenues. When the services are police, fire, and EMS, then there are conditions present which create a menace to public health, safety, and welfare. Additionally, failures in the aged and deteriorated utilities could lead to fire protection issues.

Legend

-  Business District B Boundary
-  Tax Exempt

EAV Loss 2011-2016

-  No EAV Growth
-  (\$999.00) - (\$1,000.00)
-  (\$4,999.00) - (\$1,000.00)
-  (\$9,999.00) - (\$5,000.00)
-  (\$24,999.00) - (\$10,000.00)
-  More Than (\$25,000.00)

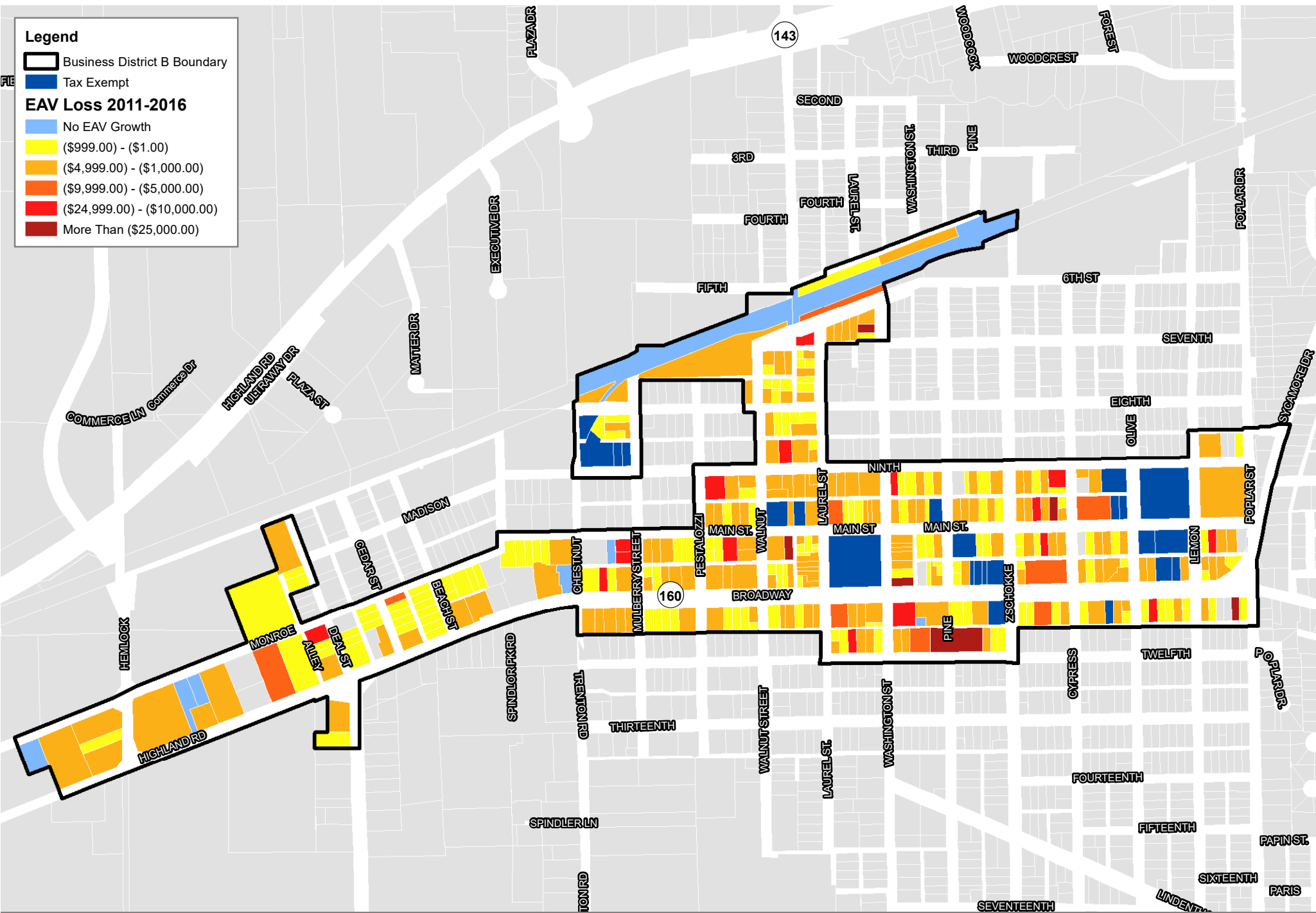


EXHIBIT C - EAV LOSS
BUSINESS DISTRICT B
 Highland, IL



F. Qualification Summary & Findings

The District is found to be eligible as “blighted” due to the presence conditions representative of those outlined in the Act. These include:

- Deterioration of Site Improvements
- Existence of Conditions Which Threaten Property by Fire
- Improper Subdivision or Obsolete Platting

The above factors, in combination, contribute to the Proposed District Area being an economic and social liability to the City, and the Area being a menace to public health, safety, or welfare. Additional findings for the Proposed Business District Area include:

- **The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.**
The properties in the Area, in combination, have had an average annual growth rate of -0.86% since 2011.
- **The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.**
It cannot reasonably be anticipated that without the adoption of the Business District the properties in the Area would be redeveloped, nor could the blighting conditions be remediated, which is a barrier to development.
- **The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.**

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The City of Highland, Illinois is considering the approval of the Business District B Plan in order to provide an important tool for the remediation of blighting conditions present in the City. In looking to achieve this end, the City will seek to adhere to certain objectives and policies.

A. Objectives

The objectives of the Plan are to:

- Continue to redevelop and revitalize downtown as a City center with a small town character which has a sense of place, is aesthetically attractive, and provides residential and commercial activities, and accommodates both vehicles and pedestrians.
- Provide the highest level of emergency medical care and public safety to the community.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Evaluate the uses, walkability, design, and architectural styles of the general downtown to plan for future development.
- Reclaim the City's historic downtown through (re)development utilizing historic architecture, design and materials, for both public and private investment.
- Make downtown more accessible to residents and visitors, by integrating parking needs into land use planning and zoning.
- Ameliorate the blighting conditions within the District.
 - Upgrade the utilities throughout the Area, including the water distribution system and sanitary sewer system.
 - Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Enhance the sales tax base of the District.
 - Recruit new retail businesses to promote future sales tax growth.
 - Retain small businesses to the community.
- Enhance the property tax base of the District.
 - Recruit new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.
- Promote continued investment in the City's infrastructure and services (water, sewer, electric, public safety, internet and telecommunications) to ensure quality, affordable utilities to serve Highland's present and future needs. Incremental upgrades to the city's aging infrastructure and public works are recommended to avoid costly one-time expenditures and allow the city to spread the costs out over several years.

B. Policies

The City of Highland will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

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

C. Components of the Business District Plan

1. Boundary Delineation

A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

Field investigators employed by Moran Economic Development conducted research of the area and environs in order to ascertain the existence and prevalence of blighting factors. Moran Economic Development was assisted by information from Madison County and the City of Highland. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the City, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed Business District B (the “District”) encompasses 401 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area (the “Area”) includes the east-west downtown corridor of the City. Beginning at the eastern portion of the boundary the Area takes in parcels adjacent to Poplar Street and continues west, taking in property south of Ninth Street and north of Twelfth Street. At Laurel Street the Area takes in properties north to the railroad and west to Walnut Street. West of Walnut Street the Area continues to Chestnut Street and then southwest to take in properties between Highland Road and Monroe Street. The Area takes in parcels just east of Hemlock Street, which make up the westernmost portion of the boundary.

2. The Development Project

The development goals of the City of Highland for Business District B envision a program resulting in the redevelopment of the downtown corridor in the City, through repair and rehabilitation of the existing improvements and construction of new improvements. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the City, as well as provide a revenue source for the City to make necessary infrastructure improvements throughout the Area. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders,

from developers and property owners in the Area to the City itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the City. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the City.

Key Projects for the Plan include:

- Construction of a new public safety facility which will serve this area and others;
- Fire and EMS Capital Costs as determined by the City;
- Repair, renovation or remodeling of existing buildings, to include both exterior and interior improvements;
- Expansion of existing buildings to promote business growth and improve the marketability of existing buildings;
- Creation of a Façade Improvement Program;
- Creation and maintenance of public parking areas especially downtown;
- Improve existing streetscape and signage;
- Incorporate landscape elements designed to concentrate or remove silt and pollution from surface runoff water;
- Installation of storm sewer culverts;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements, replacing the existing overhead utility lines;
- Improvements to infrastructure including, improvement of the interior and exterior street network within the area;
- Construction and reconstruction of sidewalks throughout the Area;
- Continue to improve handicap accessibility throughout the Area;
- Further implementation of a Business Recruitment & Business Retention Program.
- Continued streetscape improvements along Broadway and other area roads, including lighting and banners to correspond with the existing improvements;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table B on the following page.

Table B should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s).

3. Name of Business District

The name of the District is Business District B.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the City (the “Pledged Revenues”) as discussed below, is presented in Table B - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table B are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table B. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the City.

TABLE B - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;	\$800,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$1,000,000
Site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;	\$2,200,000
Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;	\$3,000,000
Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;	\$2,500,000
Costs of installation or construction within the business district of buildings, including public safety buildings, structures, works, streets, improvements, equipment, utilities, or fixtures	\$9,000,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;	\$500,000
TOTAL ESTIMATED BUDGET	\$19,000,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$19,000,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District B Redevelopment Area (collectively, the "Pledged Revenues").

6. Anticipated Type and Terms of Any Obligations to be issued

In order to expedite the implementation of the Business District Plan, The City of Highland, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The City anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 0.5% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A. Formal Findings

The City of Highland makes the following formal findings with respect to establishing the Business District B Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the City limits of Highland, Illinois.

The City's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Highland, Illinois.

The Business District is a blighted area; that, by reason of defective, non-existent, or inadequate street layout, existence of conditions which threaten property by fire, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic and social liability of the Area in its present condition and use, and create a menace to public health, safety, or welfare.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the City Council.

B. Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District B Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

Beginning at the southwest corner of Sycamore Street and Ninth Street:

Proceed southerly along Sycamore Street to Poplar Street. Continue south along Poplar Street to the east-west alley, one half (1/2) block south of Broadway. Go west along said alley to Zschokke Street. Go south one half (1/2) block to Twelfth Street. Go west on Twelfth Street to Laurel Street and go north on Laurel Street one half (1/2) block to the east-west alley. Proceed west in the alley(s) to Old Trenton Road, going north on Old Trenton Road one half (1/2) block to Broadway. Go west on Broadway to New Trenton Road (IL Route 160). Go south until you reach the south line of the American Legion property (Tax Parcel ID No. 01-1-24-06-12-201-035), following said line west until reaching the west property line. Turn north until reaching the north line of said American Legion property, then turn east and follow said north line until you reach the west line of the Ryder Inn property (Tax Parcel ID No. 01-1-24-06-12-201-034). Proceed north along said west line to Highland Road. Proceed west along Highland Road to the west property line of the new City of Highland Street and Alley facility (Tax Parcel ID No. 01-2-24-06-00-000-011). Go north along said west line to the south line of the Highland Animal Shelter (Tax Parcel ID No. 01-2-24-06-00-000-014.001). Turn west and follow said line to the west line of said Highland Animal Shelter property. Go north along said west line to Monroe Street. Proceed east along Monroe Street to the Klaus Service Center property (Tax Parcel ID No. 01-2-24-06-08-201-003). Go northerly along said west line to the north line of said Klaus Service Center property. Turn east and proceed along said north line to the alley that runs along the east side of said property. Turn north and follow the alley to the north line of the Korte and Richter Meat Processing property (Tax Parcel ID No. 01-2-24-06-08-201-010). Proceed easterly along said north line to Deal Street. Turn and go southerly along Deal Street to the south line of Skip's Automotive Service (Tax Parcel ID No. 01-2-24-06-08-201-008). Turn west and follow said line to the alley. Proceed south along the alley to Monroe Street. Turn easterly on Monroe Street until you reach Main Street at Center Street. Follow Main Street east to Pestalozzi Street. Go north on Pestalozzi Street to Ninth Street and go east on Ninth Street to Walnut Street, continuing north on Walnut Street to Eighth Street. At Eighth Street, go west one lot and turn north along the west line of said lot (Tax Parcel ID No. 02-2-18-32-18-302-018) until reaching the east-west alley. Proceed west along the alley until you reach Mulberry Street. Follow Mulberry Street south to Ninth Street. Go west along Ninth Street to Chestnut Street. Proceed north along Chestnut Street to the north line of the CSXT Railroad. Go east along said north line until reaching the west line of Railshake Brewery (Tax Parcel ID No. 02-2-18-32-18-302-004). Go north along the said west line until reaching Fifth Street. Turn east along Fifth Street until you reach Zschokke Street. Go south on Zschokke Street to the south line of the CSXT Railroad. Proceed west along said south line to the east line of a parcel of land at 917 Sixth Street (Tax Parcel ID No. 02-118-32-19-402-012). Turn south along said east line and continue south along Washington Street to Seventh Street. Then go west along the south property line of 620 Washington Street (Tax Parcel ID No. 02-2-18-32-19-403-019) and continue west along the east-west alley until reaching Laurel Street going south along Laurel Street to Ninth Street. Go east along Ninth Street to Lemon Street and proceed north one half (1/2) block to the east-west alley. Go east through said alley crossing Poplar Street and continue east along Ninth Street to the Point of Beginning.

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID NUMBERS

01-1-24-04-05-101-003	01-2-24-05-05-103-036.05C	01-2-24-05-06-103-012
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01-1-24-04-05-101-004	01-2-24-05-05-103-036.07C	01-2-24-05-06-103-014
01-1-24-04-05-101-006	01-2-24-05-05-103-036.08C	01-2-24-05-06-103-015
01-1-24-04-05-101-006.001	01-2-24-05-05-103-036.09C	01-2-24-05-06-103-016
01-1-24-06-00-000-010	01-2-24-05-05-103-036.10C	01-2-24-05-06-103-017
01-1-24-06-00-000-010.001	01-2-24-05-05-103-036.11C	01-2-24-05-06-103-018
01-1-24-06-12-201-034	01-2-24-05-06-101-001	01-2-24-05-06-103-019
01-1-24-06-12-201-035	01-2-24-05-06-101-002	01-2-24-05-06-103-020
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APPENDIX B - PARCEL ID NUMBERS (CONT.)

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01-2-24-05-06-104-027	01-2-24-05-07-202-013	01-2-24-05-07-203-033
01-2-24-05-06-104-028	01-2-24-05-07-202-014	01-2-24-05-07-203-034
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01-2-24-05-06-104-045	01-2-24-05-07-202-030	01-2-24-05-08-201-024
01-2-24-05-06-104-046	01-2-24-05-07-202-031	01-2-24-05-08-201-025
01-2-24-05-06-104-047	01-2-24-05-07-202-031.001	01-2-24-05-08-201-026
01-2-24-05-06-104-048	01-2-24-05-07-202-031.002	01-2-24-05-08-201-027
01-2-24-05-06-104-049	01-2-24-05-07-202-032	01-2-24-05-08-201-028
01-2-24-05-07-201-009	01-2-24-05-07-202-033	01-2-24-05-08-201-029
01-2-24-05-07-201-010	01-2-24-05-07-202-034	01-2-24-05-08-201-030
01-2-24-05-07-201-011	01-2-24-05-07-202-034.001	01-2-24-05-08-201-031
01-2-24-05-07-201-012	01-2-24-05-07-203-013	01-2-24-05-08-201-032
01-2-24-05-07-201-013	01-2-24-05-07-203-014	01-2-24-05-08-201-033
01-2-24-05-07-201-014	01-2-24-05-07-203-015	01-2-24-05-08-201-039
01-2-24-05-07-201-015	01-2-24-05-07-203-016	01-2-24-05-08-201-040
01-2-24-05-07-201-016	01-2-24-05-07-203-017	01-2-24-05-08-201-041
01-2-24-05-07-201-017	01-2-24-05-07-203-019	01-2-24-05-08-201-042
01-2-24-05-07-201-018	01-2-24-05-07-203-020	01-2-24-05-08-201-043
01-2-24-05-07-201-019	01-2-24-05-07-203-021	01-2-24-05-08-201-045
01-2-24-05-07-201-020	01-2-24-05-07-203-022	01-2-24-05-08-201-046
01-2-24-05-07-201-021	01-2-24-05-07-203-023	01-2-24-05-08-202-012
01-2-24-05-07-201-022	01-2-24-05-07-203-024	01-2-24-05-08-202-012.001
01-2-24-05-07-201-023	01-2-24-05-07-203-025	01-2-24-05-08-202-013
01-2-24-05-07-201-024	01-2-24-05-07-203-026	01-2-24-05-08-202-014
01-2-24-05-07-201-024.001	01-2-24-05-07-203-027	01-2-24-05-08-202-015
01-2-24-05-07-201-025	01-2-24-05-07-203-028	01-2-24-05-08-202-016
01-2-24-05-07-202-009	01-2-24-05-07-203-029	01-2-24-05-08-202-017

APPENDIX B - PARCEL ID NUMBERS (CONT.)

01-2-24-05-08-202-020	01-2-24-05-08-204-017.001	01-2-24-06-12-201-023
01-2-24-05-08-202-021	01-2-24-05-08-204-018	01-2-24-06-12-201-024
01-2-24-05-08-202-022	01-2-24-05-08-204-019	01-2-24-06-12-201-025
01-2-24-05-08-202-023	01-2-24-05-08-204-020	01-2-24-06-12-201-027
01-2-24-05-08-202-024	01-2-24-05-08-204-022	01-2-24-06-12-201-028
01-2-24-05-08-202-025	01-2-24-05-08-204-023	01-2-24-06-12-201-029
01-2-24-05-08-202-026	01-2-24-05-08-204-024	02-1-18-32-18-302-904
01-2-24-05-08-202-026.001	01-2-24-05-08-204-025	02-1-18-32-19-402-012
01-2-24-05-08-202-028	01-2-24-05-08-204-026	02-1-18-32-19-402-013
01-2-24-05-08-202-029	01-2-24-05-08-204-027	02-1-18-32-19-402-014
01-2-24-05-08-202-030	01-2-24-05-09-101-002	02-1-18-32-19-402-904
01-2-24-05-08-202-031	01-2-24-05-09-101-003	02-2-18-32-18-302-004
01-2-24-05-08-202-032	01-2-24-05-09-101-004	02-2-18-32-18-302-006
01-2-24-05-08-202-033	01-2-24-05-11-201-003	02-2-18-32-18-302-018
01-2-24-05-08-202-034	01-2-24-05-11-201-004	02-2-18-32-18-302-019
01-2-24-05-08-202-035	01-2-24-05-11-201-005	02-2-18-32-18-302-020
01-2-24-05-08-202-036	01-2-24-05-11-201-006	02-2-18-32-18-302-021
01-2-24-05-08-202-037	01-2-24-05-11-201-007	02-2-18-32-18-302-022
01-2-24-05-08-203-013	01-2-24-05-11-201-008	02-2-18-32-18-302-023
01-2-24-05-08-203-014	01-2-24-05-11-201-009	02-2-18-32-18-302-024
01-2-24-05-08-203-015	01-2-24-05-11-202-001	02-2-18-32-18-302-024.001
01-2-24-05-08-203-016	01-2-24-05-11-202-002	02-2-18-32-18-302-025
01-2-24-05-08-203-018	01-2-24-05-11-202-003	02-2-18-32-18-302-025.001
01-2-24-05-08-203-019	01-2-24-05-11-202-004	02-2-18-32-18-302-026
01-2-24-05-08-203-020	01-2-24-05-11-202-007	02-2-18-32-18-302-026.001
01-2-24-05-08-203-021	01-2-24-05-11-202-008	02-2-18-32-19-403-001
01-2-24-05-08-203-022	01-2-24-05-11-202-009	02-2-18-32-19-403-002
01-2-24-05-08-203-023	01-2-24-06-00-000-009	02-2-18-32-19-403-002.001
01-2-24-05-08-203-024	01-2-24-06-00-000-011	02-2-18-32-19-403-002.002
01-2-24-05-08-203-025	01-2-24-06-00-000-014.001	02-2-18-32-19-403-003
01-2-24-05-08-203-026	01-2-24-06-08-201-003	02-2-18-32-19-403-004
01-2-24-05-08-203-027	01-2-24-06-08-201-008	02-2-18-32-19-403-005
01-2-24-05-08-203-028	01-2-24-06-08-201-009	02-2-18-32-19-403-006
01-2-24-05-08-204-007	01-2-24-06-08-201-010	02-2-18-32-19-403-007
01-2-24-05-08-204-008	01-2-24-06-12-201-002	02-2-18-32-19-403-013
01-2-24-05-08-204-009	01-2-24-06-12-201-003	02-2-18-32-19-403-014
01-2-24-05-08-204-010	01-2-24-06-12-201-003.001	02-2-18-32-19-403-015
01-2-24-05-08-204-011	01-2-24-06-12-201-007	02-2-18-32-19-403-016
01-2-24-05-08-204-012	01-2-24-06-12-201-008	02-2-18-32-19-403-017
01-2-24-05-08-204-013	01-2-24-06-12-201-015	02-2-18-32-19-403-018
01-2-24-05-08-204-014	01-2-24-06-12-201-018	02-2-18-32-19-403-019
01-2-24-05-08-204-015	01-2-24-06-12-201-019	
01-2-24-05-08-204-016	01-2-24-06-12-201-020	
01-2-24-05-08-204-016.001	01-2-24-06-12-201-021	
01-2-24-05-08-204-017	01-2-24-06-12-201-022	

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APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

1 NAGEL LN	1016 DEAL ST	12052 HIGHLAND RD
1000 9TH ST	1016 LAUREL ST	12053 SPORTSMAN RD
1000 BEECH ST	1017 BROADWAY	1208 9TH ST
1000 BROADWAY	1017 PINE ST	1208 MAIN ST
1000 BROADWAY STE 100	1018 9TH ST	1209 MAIN ST
1000 CEDAR ST	1018 LAUREL ST	1212 9TH ST
1000 LAUREL ST	1020 LAUREL ST	1212 MAIN ST
1000 ZSCHOKKE ST	1021 DEAL ST	1213 MAIN ST
1001 DEAL ST	1023 BROADWAY	1222 BROADWAY
1001 MAIN ST	1024 BEECH ST	1223 BROADWAY
1001 WASHINGTON ST	1025 BROADWAY	12275 HIGHLAND RD
1001 ZSCHOKKE ST	11 DORSETT LN	12323 HIGHLAND RD
1002 CHESTNUT ST	110 EXECUTIVE DR	12335 HIGHLAND RD
1003 BROADWAY	1100 5TH ST	12347 HIGHLAND RD
1004 9TH ST	1100 9TH ST	12359 HIGHLAND RD
1004 BEECH ST	1100 BROADWAY	12365 HIGHLAND RD
1004 CEDAR ST	1105 BROADWAY	12430 BUCKEYE RD
1004 MULBERRY ST	1105 MAIN ST	12822 BELLM RD
1005 CEDAR ST	1106 BROADWAY	1300 MAIN ST
1005 WASHINGTON ST	1106 NEW TRENTON RD	1304 BROADWAY
1007 BROADWAY	1108 9TH ST	13054 TRESTLE RD
1007 MAIN ST	1108 BROADWAY	13103 TRESTLE
1008 BROADWAY	1108 LEMON ST	1311 BROADWAY
1008 DEAL ST	1108 OLIVE ST	1312 BROADWAY
1008 LAUREL ST	1109 17TH ST	1312 OLD TRENTON RD
1009 CEDAR ST	1109 MAIN ST	13140 FAWN CREEK RD
1009 DEAL ST	1110 LAUREL ST	1315 BROADWAY
1009 WASHINGTON ST	1110 WASHINGTON ST	1317 PESTALOZZI ST
1009 ZSCHOKKE ST	1111 6TH ST	1320 BROADWAY
1010 CEDAR ST	1112 9TH ST	1321 BROADWAY
1010 LAUREL ST	1112 ZSCHOKKE ST	13300 STATE ROUTE 40
1010 LEMON ST	1113 MAIN ST	1331 26TH ST
1010 MULBERRY ST	1115 BROADWAY	13320 SUGAR CREEK RD
1010 WALNUT ST	1115 BROADWAY ST	135 SUNDEW LN
1011 BROADWAY	1117 WASHINGTON ST	13601 SAINT ROSE RD
1011 MAIN ST	1119 WASHINGTON ST	13732 STATE ROUTE 143
1011B BROADWAY	1120 9TH ST	13811 FREY ACRES DR
1012 9TH ST	1122 BROADWAY	1405 BROADWAY
1012 BEECH ST	11225 LAKE RD	1408 BROADWAY
1012 LAUREL ST	1130 NEW TRENTON RD	1412 9TH ST
1013 BROADWAY	12010 ARCHVIEW DR	1412 BROADWAY
1014 LAUREL ST	1202 9TH ST	1416 BROADWAY
1014 PINE ST	1203 MAIN ST	150 QUAIL DR E
1015 WALNUT ST	1204 9TH ST	1500 LEMON ST
1016 BEECH ST	1204 MAIN ST	1500 MAIN ST
1016 BROADWAY	1205 MAIN ST	1500 PINE ST

APPENDIX C - ADDRESS LIST (CONT.)

1501 9TH ST	318 WASHINGTON ST	701 LAUREL ST
1501 BROADWAY	322 W MONROE ST	701 WALNUT ST
1502 OLIVE ST	3307 STATE ROUTE 160	704 MAIN ST
1505 BROADWAY	3414 FAIRWAY DR	708 9TH ST
1514 BROADWAY	35 ARROWLEAF ST	708 MAIN ST
1515 27TH ST	3911 MEADOW LN	712 BROADWAY
1515 BROADWAY	401 BROADWAY	712 LAUREL ST
1515 MAIN ST	405 MAIN ST	712A BROADWAY
1518 BROADWAY	415 BROADWAY	715 WALNUT ST
1520 MAIN ST	425 BROADWAY	716 LAUREL ST
1522 MAIN ST	425 WALNUT ST	719 8TH ST
1602 ZSCHOKKE ST	429 STE 2 BROADWAY	720 LAUREL ST
1633 BROADWAY	433 BROADWAY STE 4	721 BROADWAY
17 LEN DR	433 BROADWAY STE A1	722 BROADWAY
1709 MAIN ST	484 PIKE DR W	75 MEMORIAL CT
1712 PINE ST	5 W MONROE ST	800 8TH ST
175 SINFISH DR	500 8TH ST	800 LAUREL ST
175 SUNFISH DR	500 MAIN ST	800 MULBERRY ST
1765 KLAUS GEIGER RD	501 WALNUT ST	801 9TH ST
180 QUAIL DR E	504 WALNUT ST	801 BROADWAY
1801 PINE ST	508 BROADWAY	801 MAIN ST
1816 PARKVIEW DR	510 W MONROE ST	802 9TH ST
1880 KLAUS GEIGER RD	511 BROADWAY	806 8TH ST
1931 PAPIN ST	512 BROADWAY	806 9TH ST
20 LEN DR	515 BROADWAY	806 BROADWAY
20 S PORTE DR	518 BROADWAY	806 MULBERRY ST
2006 BROADWAY	519 BROADWAY	807 9TH ST
21 CARDINAL	520 BROADWAY	808 8TH ST
2117 SAINT MICHAEL CT S	60 BARRACUDA DR	808 BROADWAY
23 STONE DR	600 MAIN ST	808 LAUREL ST
24 MADONNA CT	601 13TH ST	809 8TH ST REAR
25 ARBOR CREST DR	601 WALNUT ST	809 BROADWAY
255 SUNFLOWER DR	605 BROADWAY	809 MAIN ST
265 SUNFLOWER	605 WALNUT ST	810 8TH ST
2720 GARDENIA	609 BROADWAY	810 BROADWAY
2720 GARDENIA ST	610 BROADWAY	810 DEAL ST
2819 EIFFEL DR	614 MAIN ST	811 BROADWAY
2867 SPORTSMANS LAKE RD	616 MAIN ST	812 MAIN ST
290 KINGSBURY CT	620 BROADWAY	814 LAUREL ST
30 APEX DR	621 BROADWAY	815 BROADWAY
30 ELIZABETH TERRACE	65 BARRACUDA DR	817 9TH ST
303 BROADWAY	700 9TH ST	817 MAIN ST
305 COURTLAND DR	700 BROADWAY	820 BROADWAY
31 STONE DR	700 LAUREL ST	821 MAIN ST
311 W MONROE ST	700 MAIN ST	823 9TH ST
315 BROADWAY	700 WALNUT ST	823 MAIN ST

APPENDIX C - ADDRESS LIST (CONT.)

90 SUNDEW LN
900 9TH ST
900 CHESTNUT ST
900 LAUREL ST
902 WALNUT ST
904 9TH ST
904 WALNUT ST
905 12TH ST
906 BROADWAY
906 BROADWAY ST
907 MAIN ST
908 6TH ST
908 LAUREL ST
910 6TH ST
910 A CYPRESS ST
911 WALNUT ST
913 6TH ST
914 BROADWAY
915 12TH ST
915 DEAL ST
915 HEMLOCK ST
915 PESTALOZZI ST
917 MAIN ST
919 MAIN ST
919 WASHINGTON ST
920 9TH ST
920 BROADWAY
923 MAIN ST
95 ARROWLEAF ST

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