

Prairie St

PRAIRIE STREET DOWNTOWN BUSINESS DISTRICT

REDEVELOPMENT PLAN & PROJECT

August 14, 2017

The Village of
BETHALTO, IL

MORAN

ECONOMIC DEVELOPMENT

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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 Village, 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 Village of Bethalto (the “Village”) desires to encourage investment and redevelopment throughout the Village, with a particular focus repair and rehabilitation of the aging and deteriorated utilities along Prairie Street and Plegge Boulevard. Infrastructure improvements throughout the Area are needed, particularly in the water and sewer system. Utility expenses have been increasing, particularly in the sewer system where the service income has not met expenses over the past several years. Despite a recent increase in service rates, the Village is in need of additional revenue sources to make the extensive upgrades needed. In order to provide a funding mechanism for infrastructure improvements, remediate the blighting conditions present in the Area, and to generally promote economic development the Village has desired to establish a Business District Redevelopment Plan and Project. These plans are consistent with the Comprehensive Plan for the Village as a whole, which states (in an Economic Development Objective) the Village should “*evaluate locations where the use of Tax Increment Financing, Business Districts, Enterprise Zones and other economic development programs can assist in redevelopment activities...*”.

The proposed Prairie Street Downtown Business District (the “District”) encompasses 145 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the “Area”) includes properties along Prairie Street, the downtown portion of the Village, and along Plegge Boulevard. Beginning on Prairie Street just north of Route 140, the Area takes in parcels on both sides of the roadway and extends north to Mill Street. The Area takes in Village hall and extends west to Oak Street, taking in properties along Central and Main Streets. The Area then continues southwest and takes in Plegge Boulevard and the properties south to Sherman Street. Several parcels adjacent to the intersection of Plegge Boulevard and Ashbrook Street 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 Village Board on August 14, 2017. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan (the “Plan”).

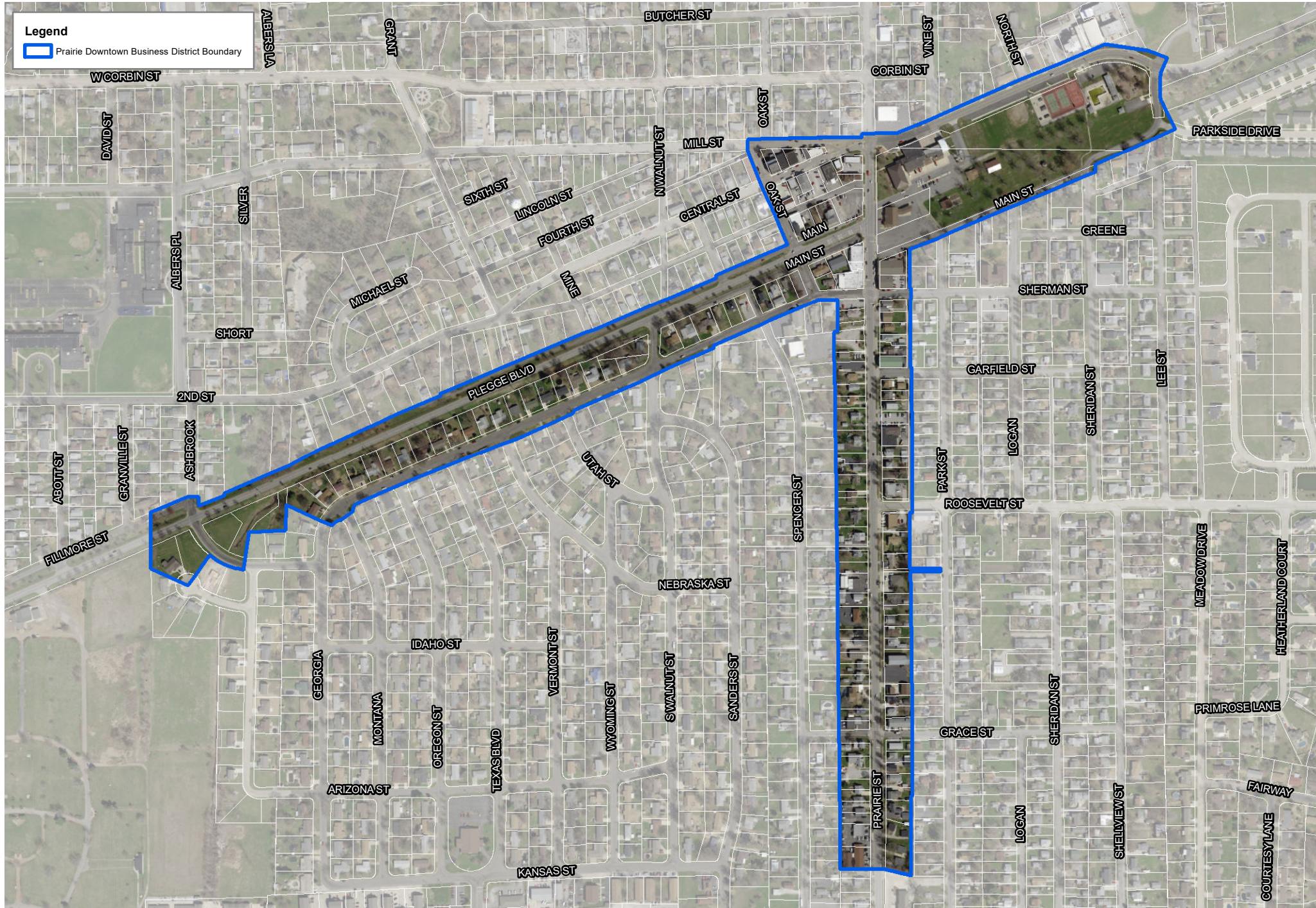
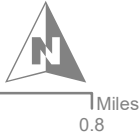


EXHIBIT A - BOUNDARY MAP
PRAIRIE DOWNTOWN BUSINESS DISTRICT
Bethalto, IL



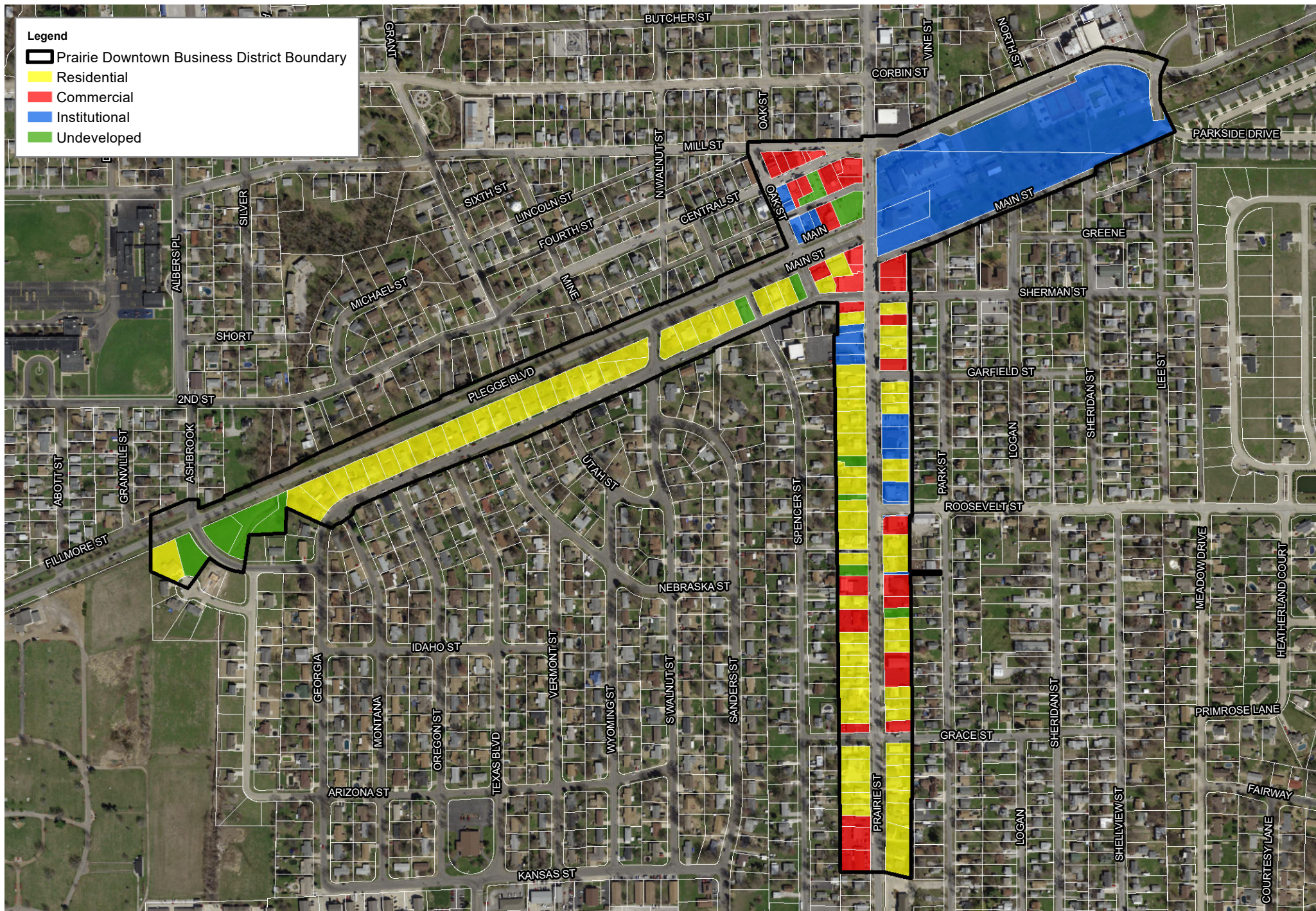


EXHIBIT B - EXISTING LAND USE
PRAIRIE DOWNTOWN BUSINESS DISTRICT
 Bethalto, IL



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.*
- *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 Village has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the Village.

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 Village 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 Prairie Street Downtown Business District (the "District") encompasses 145 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the "Area") includes properties along Prairie Street, the downtown portion of the Village, and along Plegge Boulevard. Beginning on Prairie Street just north of Route 140, the Area takes in parcels on both sides of the roadway and extends north to Mill Street. The Area takes in Village hall and extends west to Oak Street, taking in properties along Central and Main Streets. The Area then continues southwest and takes in Plegge Boulevard and the properties south to Sherman Street. Several parcels adjacent to the intersection of Plegge Boulevard and Ashbrook Street 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:

- **Unsanitary or Unsafe Conditions**

Unsanitary conditions exist within the Area as a result of infrastructure failures. The sanitary and storm sewer system is currently a combined system, and as a result the sanitary system can become overwhelmed during periods of heavy rain. Additionally the sewer infrastructure consists of clay tile lines, which are highly susceptible to breakages. These breakages are another means by which the sanitary sewer system can become infiltrated. This infiltration leads to overflows of the lift stations and causes backups in the system. Village public works officials have indicated that there have been instances where residences have had raw sewage pumped into basements due to these backups, which creates both unsanitary and unsafe conditions. Sewage contains bacteria, viruses, and other germs that can cause disease and make a contaminated house unfit for occupation.

- **Existence of Conditions which Endanger Property**

The Illinois State Geological Survey (ISGS) maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which shows portions of the Area that are undermined. The mined area is shown in addition to two proximity zones, per the ISGS. Zone 1 includes the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Zone 2 surrounds Zone 1, and represents additional land that could be affected due to uncertainty about the exact location of the mine and the extent of its workings. Mine subsidence is the downward movement of rocks and soils triggered

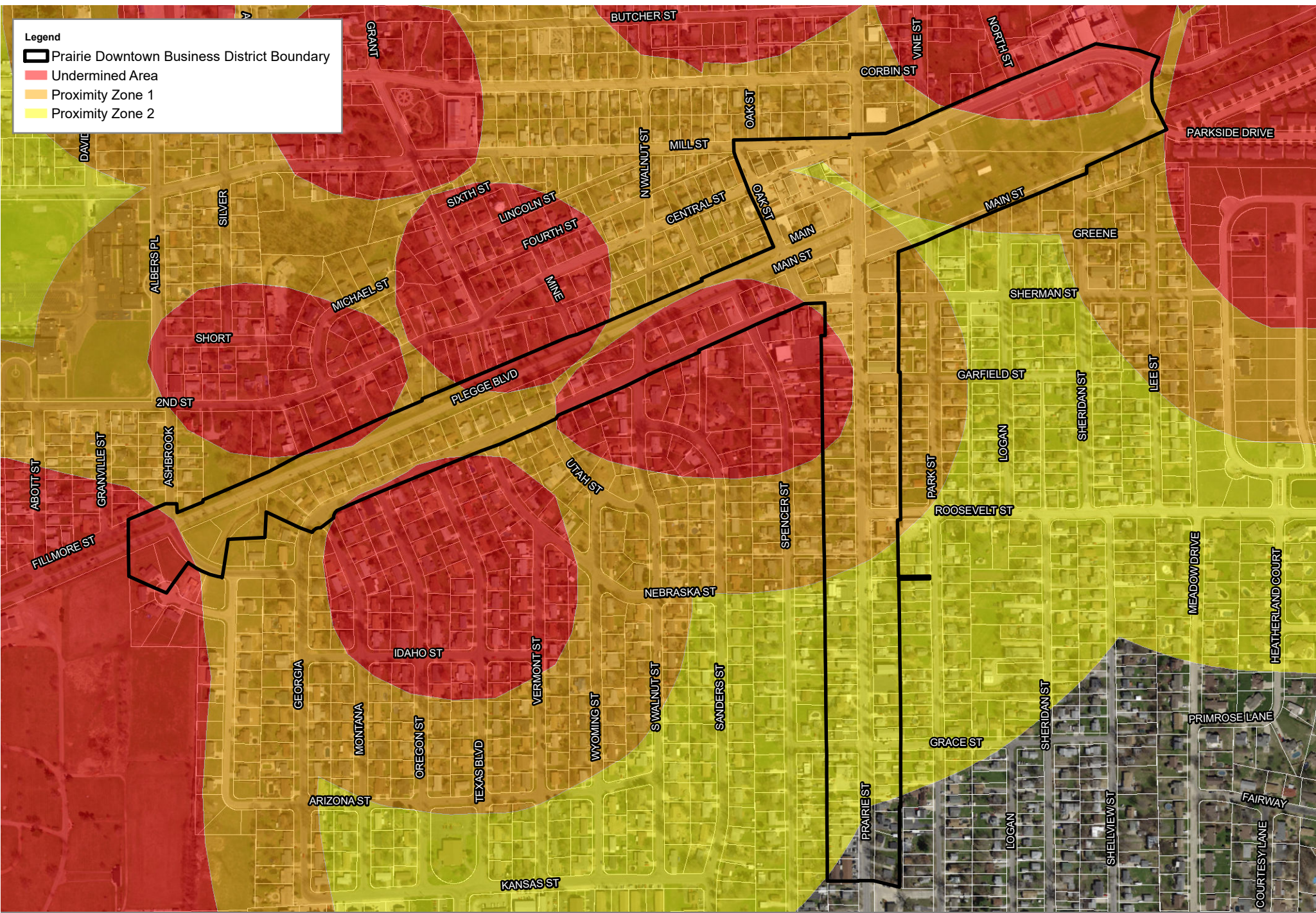


EXHIBIT C - UNDERMINED AREA
ROUTE 140 BUSINESS DISTRICT
Bethalto, IL



by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and range from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines.

These conditions pose a potential barrier to future development, as mine subsidence could threaten any structural improvements over undermined areas. The Madison County Hazard Mitigation Plan details the risks associated with the undermined area in throughout the County, and as part of the Multi-Jurisdictional Risk Assessment classifies the Village has “High” risk for subsidence, landslides, and land failures.

Another example of the existence of conditions which threaten property is related to the fire suppression capabilities in the Area. Much of the water distribution system in the Area is aged, having been constructed approximately 60-70 years ago. Village officials indicated that the water mains throughout the Area are dilapidated and are desperately in need of some sort of intervention. At the time of the interview public works officials expressed there had been as many as ten water main breaks over a one-month period and three breaks in the three days prior. These undersized, aged, and unreliable mains pose a significant threat to fire suppression in the Village, which in turn creates a considerable threat to the property in the Area. Further, when fire suppression is limited then the threat of the spread of fire is increased, which compounds the issue and creates a danger to any surrounding areas.

- **Deterioration of Site Improvements**

Deteriorated site improvements in some form were present throughout the Area, which can be classified as either structural or surface improvements. Approximately 56% of the 175 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.

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, and driveways lack proper pavement and exhibit clear signs of deterioration.

In addition to the deteriorated structural and surface improvements, many of the utility improvements in the Area are in need of repair or replacement. The deteriorated utilities contribute to the unsanitary or unsafe conditions, as well as the existence of conditions which threaten property, which were both discussed prior.

The Area, by reason of both a predominance of each of, as well as a combination of, unsanitary or unsafe conditions, existence of conditions which endanger property, and the deterioration of site improvements constitutes an economic liability to the City.

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 Village, which is the Village's EAV minus the EAV of the Business District properties. This comparison is illustrated in Table A.

TABLE A - EAV GROWTH RATES

YEAR	BETHALTO ¹	BUSINESS DISTRICT ²	%	BALANCE ³	%
2016	\$142,318,312	\$3,718,920	-0.25%	\$138,599,392	0.51%
2015	\$141,622,626	\$3,728,160	1.39%	\$137,894,466	1.59%
2014	\$139,411,899	\$3,676,940	-1.36%	\$135,734,959	0.34%
2013	\$139,001,938	\$3,727,700	-2.07%	\$135,274,238	-1.72%
2012	\$141,447,590	\$3,806,390	-2.55%	\$137,641,200	-2.04%
2011	\$144,417,315	\$3,906,090	-	\$140,511,225	-

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

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

³Total Village 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 Village. Additionally, the properties in the Area had negative EAV growth for all but one of the years. This is evidence that the properties in the District are not only failing to maintain comparable growth rates to the balance of the Village, but also that they are declining in value. Without some program of intervention the factors which contribute to the blighting conditions found in the Area, particularly those related to the infrastructure and utility systems, are unlikely to be remediated and it is reasonable to expect the properties in the Area to continue to decline in value. As such, the properties are an economic liability to the Village.

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:

- Unsanitary or Unsafe Conditions
- Existence of Conditions which Endanger Property
- Deterioration of Site Improvements

The above factors, in combination, contribute to the Proposed District Area being an economic liability to the Village. 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.**

As previously outlined in the Blight Analysis, development in the Area has been stagnant as compared to the rest of the Village and property values have been decreasing.

- **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 requisite redevelopment would occur in the future.

- **The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.**

The Village's Comprehensive Plan has specific goals and objectives which cite the creation of a Business District as a means to assist with such redevelopment activities outlined in the Redevelopment Plan.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

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

A. Objectives

The objectives of the Plan are to:

- Identify the Village's "downtown" and redevelop and revitalize it as a Village 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.
- Evaluate the uses, walkability, design, and architectural styles of the general downtown area so that the Village can formalize a defined boundary of Bethalto's actual downtown.
- Reclaim the Village'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.
- 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.

B. Policies

The Village of Bethalto will follow certain policies to achieve the objectives outlined above.

These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize Village 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 Village.

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 Village of Bethalto. One particular strategy was to include those areas where significant utility improvements were needed. Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of redevelopment needs within the Village, and the location of the blighting factors found, the boundaries of the District were determined.

The proposed Prairie Street Downtown Business District (the “District”) encompasses 145 parcels of property and rights-of-way in the Village. Generally, the Proposed Business District Area (the “Area”) includes properties along Prairie Street, the downtown portion of the Village, and along Plegge Boulevard. Beginning on Prairie Street just north of Route 140, the Area takes in parcels on both sides of the roadway and extends north to Mill Street. The Area takes in Village hall and extends west to Oak Street, taking in properties along Central and Main Streets. The Area then continues southwest and takes in Plegge Boulevard and the properties south to Sherman Street. Several parcels adjacent to the intersection of Plegge Boulevard and Ashbrook Street make up the westernmost portion of the boundary.

2. The Development Project

The development goals of the Village of Bethalto for the Prairie Street Downtown Business District envision a redevelopment program resulting in the upgrading of the infrastructure throughout the Area, as well as to support commercial development. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the Village, as well as provide a revenue source for the Village to make the 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 Village 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 Village. Thus, no specific users or tenants are presently identified;

rather, as Developers are attracted to redevelop the Area, these will be considered by the Village.

Key Projects for the Plan include:

- Upgrading the aged and undersized water mains;
- Utility trunk lines (e.g. water, sanitary sewer, telephone, etc.) constructed or reconstructed in road right-of-way or other public easements;
- Improvements to infrastructure including, improvement of the interior and exterior street network within the area;
- 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;
- Improve existing streetscape and signage;
- Incorporate landscape elements designed to concentrate or remove silt and pollution from surface runoff water. (Bioswales);
- Improve handicap accessibility;
- The facilitation of private investment within the District; and
- Other activities or costs permitted under the Act.

The Village 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 Village 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 Village and any developer(s).

3. Name of Business District

The name of the District is the Prairie Street Downtown Business District.

4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the Village (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 Village.

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;	\$115,000
Property assembly costs, including but not limited to acquisition of land and other real or personal property;	\$285,000
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;	\$975,000
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;	\$1,425,000
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;	\$525,000
Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures	\$1,150,000
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;	\$475,000
TOTAL ESTIMATED BUDGET	\$4,950,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$4,950,000 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 Prairie Street Downtown Business District 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 Village of Bethalto, 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 Village 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 1.0% 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 Village of Bethalto makes the following formal findings with respect to establishing the Prairie Street Downtown Business District 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 Village limits of Bethalto, Illinois.

The Village'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 Village of Bethalto, Illinois.

The Business District is a blighted area; that, by reason of the existence of unsanitary or unsafe conditions, existence of conditions which endanger property, and the deterioration of site improvements. These factors, in combination, constitute an economic liability of the Area in its present condition and use.

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 Village Board.

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 Prairie Street Downtown Business District 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 northeast corner of Erwin Plegge Boulevard and Ashbrook Street; thence northeasterly along the northwesterly line of Erwin Plegge Boulevard / West Main Street to the southwesterly line of Oak Street; thence northwesterly along said southwesterly line to the north line of Mill Street; thence east along said north line to the northwesterly line of East Central Street; thence northeasterly along said northwesterly line to the southwesterly line of a tract of land owned by the Village of Bethalto (Tax Parcel ID No. 15-2-09-06-13-304-033.002); thence southeasterly along said southwesterly line to the southernmost corner of said Village of Bethalto tract; thence southerly to the northwesterly corner of another tract of land owned by the Village of Bethalto (Tax Parcel ID No. 15-1-09-06-00-000-014); thence southerly along the westerly line of said Village of Bethalto tract to the southwest corner of said tract, said point also being on the easterly line of another tract of land owned by the Village of Bethalto (Tax Parcel ID No. 15-1-09-06-13-304-034); thence southerly along said easterly line to the southeast line of said Village of Bethalto tract; thence southwesterly along said southeast line and the southwesterly prolongation thereof to the northeast corner of Sheridan Street and East Main Street; thence south along the east line of Sheridan Street to the northeasterly prolongation of the southeasterly line of East Main Street; thence southwesterly along said southeasterly line the northeasterly prolongation thereof to east line of a north-south alley, just east of and parallel with South Prairie Street; thence south along said east line to the north line of Roosevelt Street; thence southerly to the northeast corner of Lot 1 of "Isaac Cox's Addition" (Tax Parcel ID No. 15-2-09-07-05-101-001); thence south along the east line of said Lot 1 and Lots 2 through 5 of said "Isaac Cox's Addition" to the southeast corner of said Lot 5; thence east along the south line of Lot 6 of said "Isaac Cox's Addition" to the west line of Park Street; thence south along said west line to the northeast corner of Lot 27 in Block 1 of "Balster's Green Acres"; thence west along the north line of said Lot 27 to the northeast corner of Lot 1 in said Block 1; thence south along the east line of said Lot 1 and Lots 2 through 14 in said Block 1 to the north line of East Grace Street; thence southerly to the northeast corner of Lot 1 in Block 2 of "Balsters Green Acres"; thence south along the east line of said Lot 1 and Lots 2, 3 and 4 in said Block 2 to the northeast corner of a parcel of land owned in trust by Janice K. Hines (Tax Parcel ID No. 15-1-09-07-05-105-005); thence southerly along the easterly line of said Hines parcel to the west line of a north-south alley; thence south along said west line to the northerly line of a parcel of land owned by The Bank of Edwardsville (Tax Parcel ID No. 15-1-09-07-09-101-003); thence westerly along said northerly line to the east line of South Prairie Street; thence westerly to the southeast corner of Lot 27 of "Cottrell First Addition"; thence west along the south line of said Lot 27 to the west line of said Lot 27; thence north along the west line of said Lot 27 and Lots 26 through 1 of said "Cottrell First Addition" to the northwest corner of said Lot 1; thence northerly to the southwest corner of a tract of land owned by Daniel L. Perkhiser and Violet M. Perkhiser (Tax Parcel ID No. 19-1-08-12-08-204-025); thence north along the west line of said Perkhiser tract and a tract of land owned by Brendan James Shreve (Tax Parcel ID No. 19-1-08-12-08-204-026) to the southwest corner of Lot 16 of "Jesse Starkey's Addition"; thence north along the west line of said Lot 16 and Lots 15 through 1 of said "Jesse Starkey's Addition" to the south line of Lot 14 of "Village of Bethalto" (Tax Parcel ID No. 19-2-08-01-20-404-021); thence east along said south line to the east line of said Lot 14; thence north along said east line to the south line of West Sherman Street; thence westerly along said south line to the southeasterly prolongation of the northeasterly line of Lot 366 of "Aljets & Kutters 10th Addition"; thence northwesterly along said northeasterly line and the southwesterly prolongation thereof to the west line of said Lot 366; thence south along said west line to the north line of Lot 23 of "Kutter Aljets Place"; thence west along said north line and the north line of Lot 22 of said "Kutter Aljets Place" to the west line of said Lot 22; thence south along said west line to the southwesterly line of Ashbrook Street; thence northwesterly along said southwesterly line to the most northerly corner of Lot 19 of said "Kutter Aljets Place"; thence southwesterly along the northwesterly line of said Lot 19 and the southwesterly prolongation thereof to the center of the cul-de-sac on Delaware Court; thence northwesterly along the southwesterly line of Lot 17 of said "Kutter Aljets Place" and the southeasterly prolongation thereof to the west line of said Lot 17; thence north along said west line and the northerly prolongation thereof to the northwesterly line of Erwin Plegge Boulevard / Fillmore Street; thence northeasterly along said northwesterly line to the east line of Ashbrook Street; thence south along said east line to the Point of Beginning.

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APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

15-1-09-06-13-304-034	19-2-08-01-20-402-022	19-2-08-12-07-201-013
15-1-09-06-17-301-001	19-2-08-01-20-402-023	19-2-08-12-07-201-014
15-1-09-06-17-301-002	19-2-08-01-20-403-014	19-2-08-12-07-201-015
15-1-09-07-05-105-005	19-2-08-01-20-403-015	19-2-08-12-07-201-016
15-1-09-07-09-101-001	19-2-08-01-20-403-016	19-2-08-12-07-201-017
15-1-09-07-09-101-002	19-2-08-01-20-403-017	19-2-08-12-07-201-018
15-2-09-06-17-301-004	19-2-08-01-20-403-018	19-2-08-12-07-201-019
15-2-09-06-17-301-005	19-2-08-01-20-403-019	19-2-08-12-07-201-020
15-2-09-06-17-302-001	19-2-08-01-20-403-020	19-2-08-12-07-201-021
15-2-09-06-17-302-002	19-2-08-01-20-403-021	19-2-08-12-07-201-022
15-2-09-06-17-302-003	19-2-08-01-20-403-022	19-2-08-12-08-201-001
15-2-09-06-17-302-004	19-2-08-01-20-403-023	19-2-08-12-08-201-002
15-2-09-06-17-302-005	19-2-08-01-20-403-024	19-2-08-12-08-201-003
15-2-09-06-17-302-006	19-2-08-01-20-403-025	19-2-08-12-08-204-019
15-2-09-06-17-302-007	19-2-08-01-20-403-026	19-2-08-12-08-204-020
15-2-09-06-17-302-008	19-2-08-01-20-403-027	19-2-08-12-08-204-021
15-2-09-06-17-302-009	19-2-08-01-20-404-001	19-2-08-12-08-204-022
15-2-09-06-17-302-010	19-2-08-01-20-404-002	19-2-08-12-08-204-023
15-2-09-06-17-302-011	19-2-08-01-20-404-003	19-2-08-12-08-204-024
15-2-09-06-17-302-012	19-2-08-01-20-404-004	19-2-08-12-08-204-027
15-2-09-06-17-302-013	19-2-08-01-20-404-005	19-2-08-12-08-204-028
15-2-09-06-17-302-014	19-2-08-01-20-404-006	19-2-08-12-08-204-029
15-2-09-06-17-302-015	19-2-08-01-20-404-007	19-2-08-12-08-204-030
15-2-09-06-17-302-015.001	19-2-08-01-20-404-008	19-2-08-12-08-204-031
15-2-09-07-05-101-001	19-2-08-01-20-404-009	19-2-08-12-08-204-032
15-2-09-07-05-101-001.003	19-2-08-01-20-404-010	19-2-08-12-08-204-033
15-2-09-07-05-101-002	19-2-08-01-20-404-011	19-2-08-12-08-204-034
15-2-09-07-05-101-003	19-2-08-01-20-404-012	19-2-08-12-08-204-035
15-2-09-07-05-101-004	19-2-08-01-20-404-013	19-2-08-12-08-204-036
15-2-09-07-05-101-006	19-2-08-01-20-404-014	19-2-08-12-08-204-037
15-2-09-07-05-101-007	19-2-08-01-20-404-015	19-2-08-12-08-204-038
15-2-09-07-05-101-008	19-2-08-01-20-404-016	19-2-08-12-08-204-039
15-2-09-07-05-101-008.001	19-2-08-01-20-404-017	19-2-08-12-12-204-021
15-2-09-07-05-101-009	19-2-08-01-20-404-018	19-2-08-12-12-204-022
15-2-09-07-05-101-010	19-2-08-01-20-404-019	19-2-08-12-12-204-023
15-2-09-07-05-101-011	19-2-08-01-20-404-020	19-2-08-12-12-204-024
15-2-09-07-05-101-012	19-2-08-12-01-101-017	19-2-08-12-12-204-025
15-2-09-07-05-101-013	19-2-08-12-01-101-018	19-2-08-12-12-204-026
15-2-09-07-05-101-014	19-2-08-12-01-101-021	19-2-08-12-12-204-027
15-2-09-07-05-101-028	19-2-08-12-01-101-036	19-2-08-12-12-204-028
15-2-09-07-05-105-001	19-2-08-12-01-101-037	19-2-08-12-12-204-029
15-2-09-07-05-105-002	19-2-08-12-07-201-005	19-2-08-12-12-204-030
15-2-09-07-05-105-003	19-2-08-12-07-201-006	19-2-08-12-12-204-031
15-2-09-07-05-105-004	19-2-08-12-07-201-007	19-2-08-12-12-204-032
19-1-08-12-08-204-025	19-2-08-12-07-201-008	19-2-08-12-12-204-033
19-1-08-12-08-204-026	19-2-08-12-07-201-009	19-2-08-12-12-204-034
19-2-08-01-20-402-019	19-2-08-12-07-201-010	19-2-08-12-12-204-035
19-2-08-01-20-402-020	19-2-08-12-07-201-011	
19-2-08-01-20-402-021	19-2-08-12-07-201-012	

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APPENDIX C

ADDRESS LIST

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APPENDIX C - ADDRESS LIST

108 S PRAIRIE ST	BETHALTO IL 62010	411 S PRAIRIE ST	BETHALTO IL 62010
109 QUAIL RUN	BETHALTO IL 62010	415 S PRAIRIE ST	BETHALTO IL 62010
109 S PRAIRIE ST	BETHALTO IL 62010	426 S PRAIRIE ST	BETHALTO IL 62010
109 SOUTH PRAIRIE ST	BETHALTO IL 62010	430 S PRAIRIE ST	BETHALTO IL 62010
112 S PRAIRIE ST	BETHALTO IL 62010	431 S PRAIRIE ST	BETHALTO IL 62010
114 S PRAIRIE ST	BETHALTO IL 62010	439 S PRAIRIE ST	BETHALTO IL 62010
115 WEST CENTRAL 55	BETHALTO IL 62010	440 S PRAIRIE ST	BETHALTO IL 62010
117 S PRAIRIE ST	BETHALTO IL 62010	443 S PRAIRIE ST	BETHALTO IL 62010
118 W CENTRAL ST	BETHALTO IL 62010	447 S PRAIRIE ST	BETHALTO IL 62010
118 W SHERMAN AVE	BETHALTO IL 62010	452 S PRAIRIE ST	BETHALTO IL 62010
119 S PRAIRIE ST	BETHALTO IL 62010	455 S PRAIRIE ST	BETHALTO IL 62010
120 W CENTRAL ST	BETHALTO IL 62010	456 S PRAIRIE ST	BETHALTO IL 62010
124 S PRAIRIE ST	BETHALTO IL 62010	460 S PRAIRIE ST	BETHALTO IL 62010
125 W CENTRAL ST	BETHALTO IL 62010	463 S PRAIRIE ST	BETHALTO IL 62010
127 W CENTRAL ST	BETHALTO IL 62010	466 S PRAIRIE ST	BETHALTO IL 62010
128 W CENTRAL ST	BETHALTO IL 62010	467 S PRAIRIE ST	BETHALTO IL 62010
13 DELAWARE CT	BETHALTO IL 62010	4677 E GOLIKE LN	BETHALTO IL 62010
130 W CENTRAL ST	BETHALTO IL 62010	469 SANDERS	BETHALTO IL 62010
201 S PRAIRIE ST	BETHALTO IL 62010	471 S PRAIRIE ST	BETHALTO IL 62010
203 UTAH PL	BETHALTO IL 62010	476 S PRAIRIE ST	BETHALTO IL 62010
204 E CENTRAL ST	BETHALTO IL 62010	4835 ROCKY BRANCH RD	BETHALTO IL 62010
210 S PRAIRIE ST	BETHALTO IL 62010	502 W SHERMAN ST	BETHALTO IL 62010
211 S PRAIRIE ST	BETHALTO IL 62010	504 S PRAIRIE ST	BETHALTO IL 62010
211 W MAIN ST	BETHALTO IL 62010	507 S PRAIRIE ST	BETHALTO IL 62010
212 N PRAIRIE ST	BETHALTO IL 62010	510 W SHERMAN ST	BETHALTO IL 62010
213 N PRAIRIE ST	BETHALTO IL 62010	511 S PRAIRIE ST	BETHALTO IL 62010
215 S PRAIRIE ST	BETHALTO IL 62010	512 S PRAIRIE ST	BETHALTO IL 62010
215 W MAIN ST	BETHALTO IL 62010	514 S PRAIRIE ST	BETHALTO IL 62010
220 N PRAIRIE ST	BETHALTO IL 62010	514 W SHERMAN ST	BETHALTO IL 62010
220 S PRAIRIE ST	BETHALTO IL 62010	515 S PRAIRIE ST	BETHALTO IL 62010
223 S PRAIRIE ST	BETHALTO IL 62010	518 S PRAIRIE ST	BETHALTO IL 62010
303 S PRAIRIE ST	BETHALTO IL 62010	518 W SHERMAN ST	BETHALTO IL 62010
307 S PRAIRIE ST	BETHALTO IL 62010	519 S PRAIRIE ST	BETHALTO IL 62010
311 W MAIN ST	BETHALTO IL 62010	523 S PRAIRIE ST	BETHALTO IL 62010
316 S PRAIRIE ST	BETHALTO IL 62010	524 S PRAIRIE ST	BETHALTO IL 62010
321 S PRAIRIE ST	BETHALTO IL 62010	528 WHISPERING OAKS DR	BETHALTO IL 62010
323 WHISPERING OAKS DR	BETHALTO IL 62010	542 S PRAIRIE ST	BETHALTO IL 62010
326 E CENTRAL ST	BETHALTO IL 62010	602 W SHERMAN ST	BETHALTO IL 62010
328 S PRAIRIE ST	BETHALTO IL 62010	606 W SHERMAN ST	BETHALTO IL 62010
331 S PRAIRIE ST	BETHALTO IL 62010	607 WHISPERING OAKS DR	BETHALTO IL 62010
333 S WALNUT ST	BETHALTO IL 62010	610 W SHERMAN ST	BETHALTO IL 62010
335 S PRAIRIE ST	BETHALTO IL 62010	614 W SHERMAN ST	BETHALTO IL 62010
336 S PRAIRIE ST	BETHALTO IL 62010	6409 SUNNY LN	BETHALTO IL 62010
340 S PRAIRIE ST	BETHALTO IL 62010	706 W SHERMAN ST	BETHALTO IL 62010
340 WHISPERING OAKS DR	BETHALTO IL 62010	710 W SHERMAN ST	BETHALTO IL 62010
344 S PRAIRIE ST	BETHALTO IL 62010	714 W SHERMAN ST	BETHALTO IL 62010
344 TIMBERWOOD DR	BETHALTO IL 62010	802 W SHERMAN ST	BETHALTO IL 62010
350 PRAIRIE ST	BETHALTO IL 62010	806 W SHERMAN ST	BETHALTO IL 62010
350 S PRAIRIE ST	BETHALTO IL 62010	808 W SHERMAN ST	BETHALTO IL 62010
356 S PRAIRIE ST	BETHALTO IL 62010	810 W SHERMAN ST	BETHALTO IL 62010
400 W SHERMAN ST	BETHALTO IL 62010	905 S MORELAND AVE	BETHALTO IL 62010
402 ROOSEVELT ST	BETHALTO IL 62010	910 W SHERMAN ST	BETHALTO IL 62010
402 W SHERMAN ST	BETHALTO IL 62010	914 W SHERMAN ST	BETHALTO IL 62010
403 S PRAIRIE ST	BETHALTO IL 62010	918 W SHERMAN ST	BETHALTO IL 62010
408 W SHERMAN ST	BETHALTO IL 62010		

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